

AGENDA



For a meeting of the
DEVELOPMENT CONTROL COMMITTEE
to be held on
TUESDAY, 6 AUGUST 2013
at
1.00 PM
* PLEASE NOTE TIME OF MEETING *
(THE LATE REPORT WILL BE EMAILED TO MEMBERS ON THE FRIDAY BEFORE THE MEETING)
in the
COUNCIL CHAMBER, COUNCIL OFFICES, ST PETERS HILL, GRANTHAM
Beverly Agass, Chief Executive

Committee Members:	Councillor Mark Ashberry, Councillor Michael Cook, Councillor David Higgs, Councillor Reginald Howard, Councillor Mrs Rosemary Kaberry-Brown, Councillor Vic Kerr, Councillor Michael King, Councillor Charmaine Morgan, Councillor Alan Parkin, Councillor Helen Powell, Councillor Mrs Judy Smith, Councillor Jacky Smith (Vice-Chairman), Councillor Judy Stevens, Councillor Adam Stokes, Councillor Brenda A Sumner, Councillor Martin Wilkins (Chairman) and Councillor Debbie Wren
Committee Support Officer:	Malcolm Hall Tel: 01476 406118

**(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 16TH JULY 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 , however this may be subject to change, at the discretion of the Chairman of the Committee.

6. SERVICE OF URGENT WORKS NOTICE UNDER SECTIONS 54-55 OF THE LISTED BUILDINGS ACT 1990 IN RESPECT OF THE GRADE II LISTED BUILDING KNOWN AS TOLL HOUSE COTTAGE, BOURNE ROAD, FOLKINGHAM, SLEAFORD, NG34 0HA

Report number PLA1002 by the Principal Conservation Officer. **(Enclosure)**

7. S13/1262 - MODIFICATION OF PLANNING OBLIGATION IN RELATION TO SECTION 106 AGREEMENT (LOCATION OF PLAY EQUIPMENT). LAND AT THE REAR OF 113-135 DYSART ROAD, GRANTHAM.

Report number PLA1000 by the Development Management Service Manager. **(Enclosure)**

8. MODIFICATION OF PLANNING OBLIGATION - LAND AT POPLAR FARM, BARROWBY ROAD, GRANTHAM

Report PLA1005 from the Service Manager Development Services **(Enclosure)**

9. INFORMATION RELATING TO DEVELOPMENT CONTROL AND OTHER PLANNING ACTIVITY

Report No. PLA1004 by the Development Management Service Manager. **(Enclosure)**

10. 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:

Meeting Date	Notification Deadline
Tuesday 6 August, 1pm	Monday 5 August 2013, 1pm
Tuesday 27 August 2013, 1pm	Friday 23 August 2013, 1pm Early due to Bank Holiday
Tuesday 17 September 2013, 1pm	Monday 16 September 2013, 1pm
Tuesday 8 October 2013, 1pm	Monday 7 October 2013, 1pm
Tuesday 29 October, 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
Tuesday 21 January 2014, 1pm	Monday 20 January 2014, 1pm
Tuesday 11 February 2014, 1pm	Monday 10 February 2014, 1pm
Tuesday 4 March 2014, 1pm	Monday 3 March 2014, 1pm
Tuesday 25 March 2014, 1pm	Monday 24 March 2014, 1pm
Tuesday 15 April 2014, 1pm	Monday 14 April 2014, 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, 16 JULY 2013



COMMITTEE MEMBERS PRESENT

Councillor Mark Ashberry
Councillor Michael Cook
Councillor David Higgs
Councillor Reginald Howard
Councillor Vic Kerr
Councillor Michael King
Councillor Charmaine Morgan
Councillor Alan Parkin

Councillor Helen Powell
Councillor Jacky Smith (Vice-Chairman)
Councillor Judy Stevens
Councillor Adam Stokes
Councillor Brenda A Sumner
Councillor Martin Wilkins (Chairman)
Councillor Rosemary H Woolley

OFFICERS

Head of Development Services (Mark Williets)
Development Management Service Manager (Pat Reid)
Area Planning Officers (Phil Moore, Nigel Bryan and Paul Milne).
Environmental Protection Team Leader (Pete Rogers)
Systems Support Officer (Gavin Hutchinson)
Committee Support Officer (Malcolm Hall)
Solicitor (Paul Rushworth)

OTHER MEMBERS

Councillor Harrish Bisnauthsing
Councillor Kelham Cooke

(In accordance with Council Procedure Rule 16.5, Councillor Bisnauthsing spoke in connection with application S13/0702 (NB1)).

140. 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 Mrs Judy Smith, for this meeting only

141. APOLOGIES

Apologies for absence were received from Councillor Mrs Kaberry-Brown.

142. DISCLOSURE OF INTERESTS

Councillor Morgan advised that she had been appointed as a Governor on the West Grantham Academy, the applicants in S13/1205 (PJM1).

143. MINUTES OF MEETING HELD ON 25 JUNE 2013

The minutes of the meeting held on 25th June 2013 were accepted as a correct record of decisions taken.

144. PLANNING MATTERS

Decision:-

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

PWM1

Application ref: S13/1034/OUT
Description: Residential development (4 dwellings)
Location: Land to the rear of, 13, Church Street, Long Bennington
Decision: Approved

Noting comments made during the public speaking session from:-

Rick Jones – objecting
Sarah Hewardine-Miller – objecting
Michael Manley – objecting
Mike Sibthorp – agent

together with no objection from the Community Archaeologist, Highway Authority, Anglian Water and the SKDC Arboriculturalist, comments from the SKDC Projects Officer (Drainage), Upper Witham Internal Drainage Board and the Parish Council, and a number of representations from nearby residents; late information report circulated to Members before the meeting, including a further letter of objection from a member of the public and a representation from the

Ward Councillor, report of site inspection and comments made by Members at the meeting.

It was proposed that the application be approved, subject to a small amendment to proposed condition 4, and the reason, to include a requirement for details of both surface and foul water to be submitted. The proposition was seconded.

The proposition was put to the vote and agreed, subject to the summary of reasons set out by the Case Officer in the circulated report, and subject also to the following conditions:-

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the approval of the last of the reserved matters, whichever is the later.
2. Details of the reserved matters set out below shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:
 - (a) appearance;
 - (b) landscaping.

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

3. When application is made for approval of the 'reserved matters', that application shall show details of arrangements to enable a motor vehicle to turn within the site so that it can enter and leave the highway in forward gear.
4. When application is made for approval of the 'reserved matters', that application shall show details of a surface and foul water drainage scheme (based on sustainable drainage principles). The approved drainage works shall be completed in accordance with the details and timetable agreed to the satisfaction of the Local Planning Authority.
5. When application is made for approval of the 'reserved matters', that application shall include a tree protection plan and method statement showing how the trees and hedges would be protected during construction. Development shall be carried out in accordance with the agreed details
6. A no dig construction method shall be used for any parts of the proposed buildings and private drive which fall within the root protection areas of any trees on or adjacent to the site (as identified in the details required

by condition 5), details of which shall be submitted to and agreed in writing by the Local Planning Authority before any development is commenced. The development shall proceed in accordance with the approved details.

7. The development hereby permitted shall be carried out in accordance with the following list of approved plans submitted as part of the application: MSP.979/002 received 17 April 2013.

Note(s) to Applicant

1. Prior to the commencement of any access works within the public highway, you should contact the Divisional Highways Manager on 01522 782070 for application specification and construction information.
2. This road is a private road and will not be adopted as a highway maintainable at the public expense (under the Highways Act 1980) and as such the liability for maintenance lies with the frontagers.
3. The landscaping details to be submitted with a 'reserved matters' application shall include retention of the existing trees and hedgerows on the site as well as new planting.
4. You are advised that the application site falls within an area affected by Radon. You are asked to contact the Council's Building Control section (telephone number 01476 406187) to ascertain the level of protection required and whether a geological assessment is necessary.

NB1

Application ref: S13/0702/MJNF

Description: Variation of conditions 6 & 8 of permission S10/0682 (to allow wider public access to the sports hall and students to use the car park)

Location: Land R/o Existing Sports Hall, Conduit Road, Stamford

Decision: Approved

Noting comments made during the public speaking session from:-

Councillor Harrish Bisnauthsing – local Member
Geoff Woodcock – objecting
Guy Bell – objecting (statement read by Geoff Woodcock)
Chris Finch – applicants

together with an objection from the Highway Authority, comments from the Heritage Trust of Lincolnshire and no objection from Stamford Town Council, together with submissions in support and objecting from local residents and submissions in support from then applicants; late information report circulated to Members before the meeting, including comments from the applicants and

officer comment thereon, report of site inspection and comments made by Members at the meeting.

Following comments from Members, the Development Management Service Manager confirmed that there was currently no residents' parking scheme in operation in Conduit Road.

It was then proposed and seconded that the application be approved, subject to a condition limiting the permission to a trial period of 12 months.

The Chairman then read a suggested proposition to include the condition mentioned above. The proposer and seconder indicated their agreement.

Following further comments from Members in relation to the operation of the proposed Management Plan, the Chairman then amended the proposition and read it to the Committee. The proposer and seconder again indicated their agreement. Members made further comments in relation to the drawing up and review of the plan and the highway implications if the application was to be approved against the Highway Authority's recommendation.

The Chairman then adjourned the meeting to enable the final proposition to be formulated.

(The meeting adjourned from 2.58pm to 3.22pm).

On the resumption of the meeting, the Head of Development Services read the suggested proposition, as follows:-

“That the committee is minded to delegate approval of the application to officers in consultation with the Chairman and Vice-Chairman to settle conditions requiring the prior submission of a management plan before the temporary 12 month trial use commences.

The management plan shall include provisions for membership of the sports hall to be limited to no more than 300 members, identify the use of the existing school car parking for members, the provisions for enforcement and monitoring, the publication of the enforcement and monitoring protocol including the identification of a designated officer responsible for monitoring car parking, confirmation of hours of opening and require the submission of a monitoring report to the Local Authority detailing alleged breaches, investigations and actions taken. Should at any time the applicant be unable to demonstrate compliance then the use shall cease.

The management plan shall be reported to the Development Control Committee for decision.”

In response to comments from Members, the Chairman confirmed that a fresh application would be required to discharge the conditions. The Head of

Development Services confirmed that the usual process of consultation would be followed.

The proposer and seconder of the original proposition indicated their agreement, and on being put to the vote the application was approved as indicated above.

NB2

Application ref: S13/0942/FULL
Description: Erection of 4 dwellings
Location: R/O 13, Eastgate, Deeping St. James, Peterborough
Decision: Approved, subject to the completion of a Section 106 agreement

Noting no objection from the Highway Authority or Planning Policy and comments from the Parish Council, Communities Leisure Officer, Education Authority, Drainage Project Officer, Heritage Lincolnshire and Partnership Leisure Officer, together with no objections from nearby residents and a note of the proposed Section 106 agreement Heads of Terms, report of site inspection and comments made by Members at the meeting.

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

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. 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.

NB3

Application ref: S13/1105/FULL

Description: Erection of replacement dwelling (including demolition of existing amendments to decision S13/0426)

Location: 2, The Lane, West Deeping, Peterborough, Lincolnshire

Decision: Approved

Noting comments made during the public speaking session from:-

Mr P Bragg - objecting
Mrs Lightbeown – objecting

together with no objection from the Conservation Officer or Heritage Lincolnshire, comments from the Highway Authority, objections from nearby residents , report of site inspection and comments made by Members at the meeting.

It was proposed and seconded that the application be approved.

A proposition that any approval include landscaping on the northern boundary of the site to protect the privacy of the properties on the opposite side of the road was lost.

The proposition to approve was then put to the vote and agreed, 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.
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 extension, enlargement or other alteration of the building(s) shall be carried out without Planning Permission obtained from the Local Planning Authority.
4. 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.

5. Before the first occupation of the dwelling hereby permitted, the first floor side window(s) in the left flank shall be fitted with obscure glazing (to a minimum obscurity of Pilkington Level 3 or equivalent) and if any part of the window(s) is less than 1.7m above the floor of the room in which it is installed, it shall be non opening. The window(s) shall be retained as such thereafter.
6. The development hereby permitted shall be carried out in accordance with the following list of approved plans submitted as part of the application:

2218 001 rev B
2218 002 rev B
2218 003 rev B
2218 004 rev A

NB4

Application ref: S13/1206/CAC

Description: Demolition of bungalow

Location: 2, The Lane, West Deeping, Peterborough, Lincolnshire

Decision: Approved

Noting no objection from the Conservation Officer or Lincolnshire Heritage and letters of objection from nearby residents, report of site inspection and comments made by Members at the meeting.

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

1. The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.
2. The development hereby permitted shall be carried out in accordance with the following list of approved plans submitted as part of the application:

2218 E001

PJM1

Application ref: S13/1205/FULL

Description: Ground works to create a mountain bike track including jumps and raised platform

Location: The West Grantham Academy St Hughs, The Avenue, Grantham

Decision: Approved

Noting comments made during the public speaking session from:-

Sarah Perry – applicants

together with no objection from the Highway Authority, Environmental Protection or Heritage Lincolnshire and an objection from a neighbouring resident, report of site inspection and comments made by Members at the meeting.

During questions to the Case Officer, it was suggested that a condition be imposed to restrict the use to non-powered vehicles/cycles only. The Case Officer indicated that such a condition could reasonably be imposed.

Further discussion took place in relation to a possible extension of the hours of operation to provide a general benefit to pupils for longer than the requested school hours. The Development Management Service Manager reminded Members that they could only deal with the application as submitted, which was for a use during school hours, and that consultation had taken place on this basis.

It was proposed and seconded 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, and the additional condition referred to above:-

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby approved shall be used by pupils of The West Grantham Academy St. Hughs School only and shall not be used by or made available to general members of the public.
3. The development hereby approved shall only be used during school opening hours
4. 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 W127-07 received on 7th May 2013
Drawing Number W127-05 Rev C received on 26th June 2013

5. The use hereby approved shall be restricted to non-powered vehicles/cycles only.

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.

PL1

Application ref: S13/1370/ADV

Description: Installation of 3 non-illuminated crests

Location: Bourne Corn Exchange, Abbey Road, Bourne

Decision: Approved

(A Member queried whether or not she had any interest, as a Member of Bourne Town Council. The Solicitor advised that there was no interest).

Noting no objection from Bourne Town Council or the Conservation Officer, and comments made by Members at the meeting.

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

This consent shall expire 5 years from the date of this notice.

RV1

Application ref: S13/0925/HSB

Description: New access and footpath for disable access

Location: 38, East End, Langtoft, Peterborough, Lincolnshire

Decision: Approved

Noting no objection from the Highway Authority or Conservation Officer,

together with comments made by Members at the meeting.

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

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.

Note(s) to Applicant

1. Prior to the submission of details of any access works within the public highway you must contact the Divisional Highways Manager on 01522 782070 for application, specification and construction information.

(4.36pm – Councillor King left the meeting).

145. INFORMATION RELATING TO DEVELOPMENT CONTROL AND OTHER PLANNING ACTIVITY

The Development Management Service Manager submitted his report 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 2nd July 2013 was also submitted, together with a schedule showing planning applications performance as at April/May 2013.

146. SITE VISITS/TRAINING

The Chairman advised Members that, contrary to an email he had sent, there would not be any site visits on the Wednesday before the next meeting. The training session previously notified for that day would, however, continue although the timing would be put back to 4.30pm rather than 4pm, to allow Members undertaking Licensing Committee training on that day to attend. A confirming email would be sent to Members.

147. CLOSE OF MEETING

The meeting closed at 4.41pm

Agenda Item 5

COMMITTEE: 6 August 2013

	NO	PAGE	PROPOSAL AND LOCATION	REC
AH1	S13/1217	1	Demolition of existing builders office/yard and erection of 4 no. detached dwellings and associated garaging and new double garage with room over to No. 19 Horsegate, Deeping St James 23 Horsegate, Deeping St James, PE6 8EN	AC
KJC1	S10/1805	19	Residential development for the creation of nine flats including demolition of the existing building 20b Swinegate, Grantham, NG31 6RJ	AC
NB1	S13/1634	29	Erection of 4 dwellings Land off, Stephens Way, Deeping St James	AC
PWM1	S13/1286	37	Single storey agricultural dwelling (for occupation in connection with adjacent Poultry Farm granted under S12/2038) Mill Farm, Caythorpe Heath Lane, Caythorpe, Grantham, NG32 3EZ	R
PWM2	S13/1351	44	Two storey agricultural dwelling (for occupation in connection with adjacent Poultry Farm granted under S12/2038) Mill Farm, Caythorpe Heath Lane, Caythorpe, Grantham, NG32 3EZ	R

Applicant	Mr P Burke 23, Horsegate, Deeping St James, Peterborough, Lincolnshire, PE6 8EN
Agent	Paul Sharman Architecture 7, Still Close, Market Deeping, Peterborough, Lincolnshire, PE6 8JZ
Proposal	Demolition of existing builders office/yard and erection of 4 No. detached dwellings and associated garaging and new double garage with room over to No. 19 Horsegate
Location	23, Horsegate, Deeping St James, Peterborough, Lincolnshire, PE6 8EN
App Type	Full Planning Permission
<u>Parish(es)</u>	Deeping St James
<u>Reason for Referral to Committee</u>	This application has been referred to Committee at the request of the local member as being one of local interest.
<u>Recommendation Summary</u>	<p>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 SAP H1 of the Site Allocations and Policies Development Plan Document Submission (Incorporating Modifications) (June 2012). 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.</p> <p>The proposed development by reason of its scale and design would be sufficiently in keeping with the character of the locality and would not have a sufficiently overbearing, overshadowing or overlooking impact on adjoining properties and their associated garden areas 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 and the use of garages to serve the proposed dwellings would not give rise to levels of noise, disturbance and light pollution that would be significantly detrimental to the residential amenities of existing surrounding properties. 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).</p>

Key Issues

- The planning policy implications of the scheme;
- Highway considerations;
- Impact on the visual amenities of the area;
- Whether the development is acceptable with regard to residential amenity;
- Water/drainage/land contamination issues;
- Impacts on the natural and historic environments.

Technical Documents Submitted with the Application

- Planning Application Forms and Supporting Correspondence
- Site Survey and Proposed Housing Layout Plans
- Elevation drawings and associated technical documentation.
- Design and Access Statement (including Planning Statement).
- Drainage Strategy and Tree Survey/Assessment.

REPORT

Application Category

This application is categorised as a 'minor' application.

Reason for Referral to Committee

This application has been referred to Committee at the request of the local member as being one of local interest.

The Proposal

This application for full planning permission relates to the proposed erection of 4 No. two storey dwellings with associated garaging and parking provision served by a private shared surface access drive off Horsegate, Deeping St James along with the provision of a new double garage to the rear garden area of the existing dwelling at No. 19 Horsegate. The proposed 'executive style' detached properties are of 4 and 5 bedrooms and are proposed to incorporate sustainable construction and design measures. The proposed dwellings are each provided with two No. parking spaces and 2 No. garage spaces. In terms of the proposed layout, the proposed tarmac surfaced access drive from Horsegate runs alongside the eastern boundary of the site (adjacent to No. 25 Horsegate) and one dwelling (on Plot 4) - with a detached garage in its rear garden area - is proposed to the Horsegate frontage of the site. The other three plots are grouped around a paved courtyard area towards the rear of the site. The northernmost dwellings (on Plots 1 and 2) each have detached double garages, adjacent to the rear boundary of the site. The dwelling on Plot 3 has an integral double garage and is situated immediately to the south of Plot 2.

The application as originally submitted was accompanied by a Design and Access Statement (including a planning statement), a drainage strategy report and a tree survey and assessment.

Further to the submission of the original scheme officers have engaged in substantive negotiations with the applicants agents to secure revisions to the scheme in relation to seeking to address highway safety matters, concerns in respect of the impact of the scheme on the residential amenities of surrounding properties and concerns in respect of the potential loss of a mature Ash tree (which the Council's Consultant Arboriculturalist considered was worthy of retention). The revised plans received as a consequence of the negotiations between officers and the applicants agents provides for the following final amendments :-

- The re-siting of the proposed detached garages to the dwellings on Plots 1 and 2 further away from the boundary of the site with dwellings on Swift Close to achieve a minimum separation distance of 0.6 metres (the original plans having showed a minimum distance of 0.35 metres).
- The proposed dwelling on Plot 2 has been redesigned to have a building element of a single storey scale where the proposed property adjoins the boundary with dwellings on Swift Close with the principal two storey element of the building set some 5.0 metres away from the boundary (the original plans showed the two storey dwelling to be some 1.8 metres from the boundary).
- The retention of the Ash tree in front of the proposed dwelling on Plot 2 (the original scheme having proposed its removal).

- The first floor element of the two storey/single storey outshot extension to the rear of the dwelling on Plot 3 has been reduced in depth by 1.5 metres so that it is now a minimum distance of 9.1 metres from the north-eastern boundary; with the single storey element being 7.6 m from the boundary. It is also proposed that the first floor window to the rear elevation of the outshot be reduced in size, and have fixed (non-opening) lights and be obscure glazing and that a new similar window - but with opening lights and clear glazing - be installed to the adjacent (northern) external wall to the bedroom.

The revised plans also show that the canopy over the front door to the dwelling on Plot 4 has been redesigned.

The final plans for the relocation of the dwelling on Plot 2 (further) away from the retained Ash tree and for amendments to the dwelling on Plot 3 were accompanied by a tree root protection area plan and a cross-section plan to show the relationship between the proposed detached garage on Plots 1 and the rear of the dwelling at No. 129 Swift Close (i.e. Daylight Factors) and by supporting correspondence from the applicants agent which advises inter alia that:-

- As a final effort to appease all concerned the dwelling on Plot 2 has been moved a further 0.8 m to the east of the Ash tree and that this now results in a loss of root area to the Ash tree of 3.23% of its whole. Thus to actually only remove 3.2% in this instance - together with the aerating of the soil around it and generally improving the trees living conditions - will not harm the tree.
- The Council are reminded of the comments of the applicants Consultant Arboriculturalist (in the report to accompany the application submission) that the "(Ash) is considered to be categorised as grade C3, it is over-mature, has been infested with heavy ivy cover for a number of years, and its form reflects this. With the current climate of tree diseases and in particular Chalara ash dieback, safe life expectancy is predicted at a further 10 years only. Removal and replacement with a suitable alternative is recommended to ensure future tree cover on the site."
- The applicants feel they have now done more than is required in this situation and would ask that this is all seen as a most positive action and that with respects to the tree a positive recommendation for approval is put to the planning committee members.
- In respect of the amendments to Plot 3, whilst the applicant is of the opinion that these are rather excessive and bearing in mind the other local examples of an adjacent property (elsewhere) being in a worse situation the applicants do not want the application refused or deferred and as such ask as for the tree that they feel that they have now done more than is required in this situation and would ask that this is all seen as a most positive action and that a positive recommendation for approval is put to the planning committee members.

The Application Site and its Surroundings

The application site, which is roughly 'T-shaped' in its overall form and occupies a land area of some 3,180 square metres, is located off the northern side of Horsegate, Deeping St James. The application site, which is relatively flat, presently comprises a building company business with its associated storage yard area along with part of the rear garden area to the existing dwelling at No. 19 Horsegate.

The north-western boundary of the application site is adjoined by the rear garden areas of the two storey dwellings fronting onto Swift Close and the southern boundaries are adjoined by the (longer)

rear gardens to the dwellings at Nos. 11-19 Horsegate and No. 25 Horsegate respectively. The site is adjoined to the south-west by the rear garden area to No. 9 Horsegate and to the north-east by the rear garden area to No. 33A Horsegate. The site boundaries comprise a mix of approx. 1.8 - 2.0 metre high fencing and mature trees and shrubs. There are number of trees within the rear area of the site, including a mature Ash tree.

Site History

None relevant to the proposed residential development of the application site at No. 23 Horsegate, although the property at No. 19 Horsegate already has the benefit of a full planning permission for the erection of a detached double. The approved scheme shows a new garage to be sited some 3 metres away from the proposal which forms part of the current application

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

Site Allocation and Policies Development Plan Document

Policy SAP H1 in relation to 'Other Housing Development' indicates that:-

"In accordance with Policy SP1 of the Core Strategy new housing development will also be provided in Bourne, Stamford, Market Deeping, Deeping St James and the 16 Local Service Centres through the development of suitable brownfield redevelopment sites and small infill sites within the built up parts of these settlements.

Other than those sites which are allocated, new greenfield sites on the edges of the towns and villages will not be considered acceptable for housing development.

Planning permission will only be granted for small infill (sites of 10 or fewer houses) and redevelopment sites provided that the development:

- i) can be satisfactorily accommodated by:
 - the existing local highway network,
 - the waste water treatment and transmission network,
 - the local education and health provision.

- ii) will not have a detrimental impact upon the quality of life of adjacent residents and properties.
- iii) will not compromise the nature and character of the settlement.
- iv) is in accordance with the criteria of Policies EN1, EN2, and EN4 of the Core Strategy.”

Representations Received

The following comments were received in relation to the application as originally submitted.

Deeping St James Parish Council: comments that there are no objections to the number or size of the houses but request that consideration be given to re-arranging the layout of the site, for example, re-locating the garage of No. 19 (Horsegate) so that the overbearing impact of the house on Plot 2, and nearby garages, is minimised on the neighbouring properties in Swift Close.

Peterborough City Council: has no comments on the application.

Lincolnshire County Council Highways: raises no objections subject to conditions.

Council's Environmental Protection Section advises that in the light of the fact that the existing site and building have a commercial use that as a precautionary approach a condition of any approval should require that measures be put in place to deal with any land contamination that may be discovered as the development of the site is progressed.

The Environmental Protection Section: also suggest that in order to mitigate impacts of noise during building works on to surrounding dwellings that construction works shall only be carried out between the hours of 7:30 am to 6:00 pm Monday to Friday and 9:00 am to 1:00 pm on a Saturday and at no time on Sundays or Public Holidays.

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

Council's Consultant Arboriculturist: commented that the supporting arboricultural survey rated all the trees at the site as a Low (C) in terms of the BS5837 (2012) guidelines and these conclusions were agreed with in all cases with the exception of an Ash Tree in close proximity to Plot 2. The Consultant Arboriculturist commented that this Ash - whilst presently covered in ivy - appeared to have a full vigorous crown and was not, in his view, exhibiting symptoms of decline and as such it was considered that the tree is worthy of a Moderate (B) Category designation in terms of the guidelines in the BS5837 Table 1

Consequently, it was the Council's Consultant Arboriculturist recommendation that the current site layout be re-considered with a view to retaining the Ash tree 1 (subject to the removal of the ivy and a further assessment) as its loss would detract from an area which has an inherent shortage of established trees. The Consultant Arboriculturist also commented that the remaining trees at the site are much smaller and are not considered to contribute to any great extent to the visual amenity of the area and as such there are no great reservations with regard to the loss of these trees. The Consultant Arboriculturist also indicates that a landscape condition should be attached to any approval and this should include mitigating tree planting.

District Council's Drainage Section: have no comments on the submissions.

Anglian Water: advises that they have no comment to make on this occasion.

Welland and Deepings Internal Drainage Board: note the drainage strategy provides for the surface water from the site to be attenuated to current run-off rates and therefore have no comments to make.

Further to the receipt of the revised plans, the County Highway Authority, the Council's Consultant Arboriculturist and Deeping St James Parish Council were re-consulted.

The County Highway Authority: has re-iterated that they have no objections to the scheme in principle.

The Council's Consultant Arboriculturist: comments that the revised site layout goes some way to mitigating my concerns relating to the potential for above ground conflict between the new dwelling (on Plot 2) the canopy of ash tree 1. There appears to be more room for new growth.

Accordingly, if planning permission is granted for the development then it should be subject to a condition/s requiring sympathetic techniques for the construction of the driveway and the new house. To meet with the guidelines for best practice it is recommend that the applicant seek specialist arboricultural advice and that the construction design for the house and driveway should be pile & beam (or similar) and no dig respectively.

Consultant Arboriculturist also recommends that a further detailed tree protection plan and method statement should be required by condition. Site specific detail including timings of work, erection of scaffolding inside RPA, temporary ground protection, protective barriers, new landscaping (if any) inside the RPA should be supplied.

Any further comments received from Parish Council will be reported to the Committee on the late items sheet.

Representations as a Result of Publicity

Letters of representation were received from and on behalf of the owner/occupiers of eight existing adjoining residential properties on Swift Close and Horsegate raising objections/concerns to the proposed development as originally submitted for the reasons summarised as follows :-

There will be overlooking from the new dwellings on the proposed development towards the existing dwellings and their garden areas on Swift Close and on Horsegate with a resultant loss of privacy to residents.

The proposed dwellings on Plots 1 and 2 are close to the boundaries with the south facing and short rear garden areas of the dwellings on Swift Close and to the garden areas of properties fronting onto Horsegate. The proposed dwellings would have an overbearing and overshadowing impact on the adjoining dwellings and their garden areas resulting in a loss of light/sunlight to the residents concerned.

The proposed dwellings on Plots 1 and 2 would give rise to overlooking towards surrounding properties and their garden areas with a resultant loss of privacy to the residents concerned.

The proposed garages on Plots 1 and 2 are situated on the common boundary with the rear gardens of the dwellings on Swift Close and would have an overbearing and overshadowing impact on these adjoining dwellings and their garden areas.

The surrounding properties have established Rights to Light under the relevant Act given and it is considered that any application should be subject to detailed report in relation to impacts on the light presently enjoyed by existing properties.

The proposed dwelling on Plot 3 would have a two storey rear outshot with a window unit to its rear elevation which would be close to the boundaries with the rear garden area of the dwelling at No. 33A Horsegate. This would result in the proposed dwelling having an overbearing, overshadowing and overlooking impact on the adjoining dwelling and its garden area. The development would also further compound the negative impacts on the adjoining dwelling at No. 33A Horsegate of another recent housing development scheme.

There are insufficient details provided of proposed boundary treatments which means that there could also be overlooking impacts from the ground floor windows of dwellings towards adjoining dwellings.

The proposed dwellings are larger in scale than existing surrounding properties and would be prominent and visually dominant in this locality.

It is considered that the application should be judged and refused as the per the recent application for the erection of a single storey dwelling to the rear of No. 33a Horsegate (the application being refused planning permission inter alia in relation to having an unacceptable relationship dwellings on Swift Close, representing an overdevelopment of the site and not having sufficient amenity space).

It is considered that the use of the access road and garages to the proposed properties would give rise to levels of noise and activity that would be likely to be detrimental to the residential amenities of the existing surrounding properties.

The headlights from cars using garages on the application site are likely to be detrimental to residents on Swift Close.

There will be a loss of mature trees on the site, which are used by birds for nesting and which together with trees in surrounding gardens provide a habitat for bats.

The development will be detrimental to the values of surrounding properties and will make it difficult for existing residents to sell their properties.

Residents point out that they moved to Swift Close to get away from a situation whereby their property was overlooked and are thus aggrieved that a similar situation will now arise should this proposed development proceed

The existing views of the natural environment from properties on Swift Close will be lost.

Works on the application site in relation to construction works are likely to result in damage to/loss of trees from the garden areas of adjoining properties.

The proposed development would be too dominating and visual intrusively in terms of its impact on the locality and the closeness of the proposed dwellings to the garden areas of surrounding properties is not in keeping with the locality.

The scheme will result in the loss of number of trees on the site and the impartiality and standard of the applicant's consultants tree survey is questioned. Accordingly, it is requested that this tree survey report be independently assessed.

Concerns are expressed that given the height of the proposed dwellings that in the future the occupiers will convert the roof areas to habitable accommodation – with associated new windows and rooflights – leading to greater overlooking impacts on surrounding properties.

Some of the letters of representation indicated that residents would not raise objections in principle to the redevelopment of the site, but variously considered that any development should be in the form of bungalows, that Plot 2 should be deleted from the scheme, that the dwellings and garages should be moved further away from the boundaries with existing properties, that the heights of dwellings and garages be reduced, that substantial planting be proposed/retained to boundaries/within the garden to No. 19 Horsegate and that the developers be requested to sell areas of the site to adjoining residents in order to enable them to undertake tree planting to provide screening to any new development. There were also requests from a number of residents in the correspondence received that the development site be viewed from dwellings on Swift Close and it is pointed out that officers have viewed the site from the rear garden area of No. 121 Swift Close and that the members of the Committee on their site visit viewed the site from No. 125 Swift Close. Officers have, of course, also undertaken the necessary detailed inspection of the application site itself.

Members are advised that the local residents have also been re-consulted on the revised scheme and any comments received will be reported on the late items sheet.

Officer Evaluation

The main issues for consideration in relation to the proposed development are the planning policy implications, 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) and these policies in principle provide for new residential development to be directed towards the built up area of Deeping St James.

To supplement these Core Strategy policies the emerging Site Allocations and Policies Development Policy Document has been produced and because is in the examination stage little weight can, therefore, be given to emerging policies within it. Policy SAP H1 allows for development on suitable brownfield redevelopment sites and small infill sites within the built-up part of settlements. It is considered that the development of this site would in principle meet the locational criteria set out in Policy SAP H1 (although the visual and residential impacts of the scheme are considered in full below).

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

The proposed development of four No. dwellings is proposed to be served by a 4.2 metre wide private shared access drive from Horsegate, which is a similar arrangement to that which serves the relatively recently completed residential infill scheme to the north-east of the application site at

Horsegate Farm. The County Highway Authority raises no objections in principle to the scheme subject to conditions. .

Water/Drainage/Land Contamination Issues

The proposed foul water will be connected to the mains sewer and Anglian Water advise that they have no comment to make on this occasion. The Welland and Deepings Internal Drainage Board have no comments to make on the drainage strategy given that it provides for the surface water from the site to be attenuated to current run-off rates. The District Council's Drainage Section also have no objections to the scheme and the application site does not fall within any flood zone.

The District Council's Environmental Protection Section do not raise any objections to the scheme, but advise that given that the existing site and building have a commercial use that as a precautionary approach a condition of any approval should require that measures be put in place to deal with any land contamination that may be discovered as the development is progressed.

Impacts on Visual and Residential Amenities

With regard to the proposed dwellings on Plots 1, 2 and 3 it is noted that there were substantive objections to the proposals from local residents on the original submissions in terms of overlooking, overbearing and overshadowing impacts. Deeping St James Parish Council also requested that consideration be given to re-arranging the layout of the site so that the overbearing impact of the house on Plot 2, and nearby garages, is minimised on the neighbouring properties in Swift Close. The concerns raised in respect of the originally submitted scheme in relation to relationship with adjoining dwellings were also shared by officers in relation to Plots 2 and 3 and as outlined in this report changes to the scheme have been secured by officers. The impacts on residential amenities of the scheme as now revised are thus considered in respect of the each dwelling on the development site in turn.

The proposed dwelling on Plot 1, which occupies the south-western part of the roughly 'T-shaped' site, remains as originally proposed and has a maximum height to its roof ridge of approx. 9.0 metres above ground level. Given that the proposed dwelling would be situated a minimum distance of 17 metres from the nearest dwelling, would have a rear garden area with a minimum depth of 15 metres and that the proposed dwelling would essentially be situated at right angles to existing dwellings on Swift Close and on Horsegate, the proposed dwelling would in principle have a satisfactory relationship with existing properties. It is also noted that given the proposed first floor window units to the southern side elevation - to serve the stair/landing area and a bedroom - face directly onto the turning area to the proposed double garage to serve No. 19 Horsegate that there would be no significant overlooking of the private amenity space to No. 19 or towards the rear garden areas of the dwellings at Nos. 15 and 17 Horsegate.

The proposed dwelling on Plot 2, which has a maximum height to its roof ridge of approx. 9 metres above ground level, occupies the north-eastern part of the site. The dwelling was revised during the course of the application process so that it now has a building element of a single storey scale where the proposed property adjoins the boundary with properties on Swift Close. Consequently the principal two storey element of the proposed building is now set some 5.0 metres away from the rear boundary of the site so that the proposed dwelling would be situated a minimum distance of 19.7 metres from the two storey element of the adjoining dwelling at No. 125 Swift Close and some 15 metres away from the nearest point of the dwelling at No. 121 Swift Close. Given this proposed physical separation the proposed dwelling on Plot 2 would not have a sufficiently overbearing or overshadowing impact on the adjoining and nearby properties on Swift Close to warrant a refusal of planning permission. Furthermore, given the minimum 11 metres depth of the rear garden area to the proposed dwelling on Plot 2 - in relation to the rear garden area to No. 33A Horsegate - and the angle of any views from habitable windows to the proposed property in terms of the relationship

with the existing dwelling at No. 121 Swift Close and its garden area, it is also noted that the proposed dwelling would not in principle have a sufficiently overlooking impact on adjoining properties so as to warrant a refusal of planning permission. Any approval should be subject to a condition requiring that the proposed rooflights to the north-western side elevation of the single storey scale element - serving a bathroom and a dressing room to the first floor accommodation - be obscured glazed and have fixed (i.e. non-opening) lights.

The proposed dwelling on Plot 3 lies immediately to the south of Plot 2 and is adjoined to the north-east by the rear garden area to the dwelling at No. 33A Horsegate and to the south-east by the rear garden area of No. 25 Horsegate. The proposed dwelling on Plot 3, which has a maximum height to its roof ridge of approx. 9.2 metres above ground level, also has a proposed two storey/single storey outshot to the rear of the dwelling. The two storey element of the proposed outshot is now proposed to be a minimum distance of 9.1 metres from the boundary with No. 33A Horsegate; with the single storey element being 7.6 m from the boundary. It is also proposed that the first floor window to the rear elevation of the outshot have fixed (i.e. non-opening) lights and obscure glazed; with a similar window - but with opening lights and clear glazed - to the adjacent (northern) external wall to serve the first floor bedroom.

In terms of its physical impact, the development as now proposed for Plot 3, would not have a sufficiently overbearing, overshadowing impact on the adjoining dwelling at No. 33A Horsegate and its associated garden area so as to justify a reason for refusal provided a condition of any approval requires that the proposed obscure glazed/fixed light first floor window to the rear elevation of the outshot are secured in perpetuity. The proposed dwelling on Plot 3 would not give rise to any significant overbearing, overshadowing or overlooking impacts on the existing adjoining dwelling to the south-east (No. 25 Horsegate) and its garden area.

With regard to the proposed dwelling to Plot 4, this would occupy a position on the road frontage to Horsegate and having regard to its scale, siting and the fenestration treatments being proposed the new dwelling would have an acceptable relationship with the existing adjoining and surrounding properties. The dwelling remains as originally proposed and has a maximum height to its roof ridge of approx. 9.6 metres above ground level.

With regard to the proposed garages on Plots 1 and 2, which have a maximum height to their roof ridge of 5.7 metres, having regard to the scale of the proposed garages, the fact the roofs slope away from the adjoining dwellings on Swift Close and the separation distances involved, that the proposed structures would not have a significantly overbearing or overshadowing impact on the dwellings on Swift Close. The proposed new double garages to serve Plot 4 and existing property at No. 19 Horsegate would not give rise to any significant physical impacts on the adjoining properties.

Insofar as future potential alterations to dwellings and their associated garages are concerned, it is agreed with local residents that any conversion of roof areas to habitable accommodation – possibly with associated new windows and rooflights – could give rise to overlooking impacts on surrounding properties. Consequently, it is recommended that conditions of any approval for the development site should provide for future controls on works that would be otherwise be permitted development where such development would be above ground floor level. In relation to the currently proposed scheme a boundary treatment provision condition could mitigate any potential overlooking impacts from ground floor windows proposed to the new dwellings on the development. It would be unreasonable to seek to restrict permitted development rights for future alterations and extension at ground floor level given the relationship between the proposed development and surrounding existing dwellings.

With regard to the wider impact of the scheme on the visual amenities of the area, whilst in their overall scale the proposed dwellings will exceed the height of the surrounding existing dwellings,

the proposed development will be sufficiently in keeping with the character of the predominantly modern residential development in the locality.

The use of the access road or garages to dwellings 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. It is also considered that any impacts of car lights can be adequately addressed by the boundary treatment condition referred to above.

In relation to the impact of construction works as the development is undertaken on the site, in line with the comments of the Council's Environmental Protection Section it is recommended any approval be subject to a condition requiring the building works shall only be carried out between the hours of 7:30 am to 6:00 pm Monday to Friday and 9:00 am to 1:00 pm on a Saturday and at no time on Sundays or Public Holidays. This would mitigate impacts of noise to the residents of surrounding dwellings.

Impacts on the Natural and Historic Environment

Having regard to the existing natural environment, the site contains a number of trees one of which - an Ash tree - is now proposed for retention as part of the scheme. This retention was secured in line with the recommendations of the Council's Consultant Arboriculturist who considered that the tree contributes to the visual amenities of the locality. The Council's Consultant Arboriculturist also seeks by means of planning conditions the provision of adequate protection for the tree during the construction works at the site.

It is noted that residents have also raised objections to the loss of other trees within the site in terms of its impact on the visual amenities of the locality. The Council's Consultant Arboriculturist, however, comments that the remaining trees at the site are much smaller and are not considered to contribute to any great extent to the visual amenity of the area and as such there are no great reservations with regard to the loss of these trees. The Consultant Arboriculturist nevertheless indicates that a landscaping condition should be attached to any approval and this should include mitigating tree planting.

It is also recognised that objections/concerns have been raised by local residents that with the loss of existing trees there will be a resultant loss of habitat for birds and bats. In the long term the planting of new trees as part of any approved detailed landscaping scheme will provide mitigation. It is nevertheless, recognised that it will take time for such new planting to become established and to mature and such it in the short term any potential impacts on roosting bats and nesting birds in the locality could be successfully mitigated by a condition of any planning permission requiring the provision of bat roosts and bird boxes. A condition would also provide controls on vegetation clearance in relation to impacts on nesting birds. These mitigation measures are altogether considered to represent 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.

Other Matters

It is noted that residents have raised objections to the scheme on the loss of value to surrounding properties and loss of views, however, these are not relevant planning considerations. Rights of light falls out with the planning act and thus subject to other legislation. The issue of any works on the application site giving rise to potential damage to/loss of trees in the garden areas of adjoining properties is a private legal matter between the parties concerned.

Furthermore, and notwithstanding the references made by local residents to other nearby developments and the suggestions for other changes to be made to the submitted scheme, it is also pointed that any development proposal needs to be considered on its own relevant merits and having due regard to the planning considerations set out in this report this application is recommended for approval subject to conditions.

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.

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 SAP H1 of the Site Allocations and Policies Development Plan Document Submission (Incorporating Modifications) (June 2012). 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 sufficiently in keeping with the character of the locality and would not have a sufficiently overbearing, overshadowing or overlooking impact on adjoining properties and their associated garden areas 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 and the use of garages to serve the proposed dwellings would not give rise to levels of noise, disturbance and light pollution that would be significantly detrimental to the residential amenities of existing surrounding properties. 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 and the formal application stage in relation to addressing issues in respect of impacts on residential and visual amenities and in relation to highway safety. As such it is considered that the decision is in accordance with paragraphs 186 -187 of the National Planning Policy Framework.

Recommendation

That planning permission be granted subject to the attached conditions.

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. PB/02/B (Site Location Plan) received on 29 May 2013

Drawing No. PB/04/A (Site Survey) received on 26 April 2013

Drawing No. PB/SK/04 Revision P received on 11 July 2013

Drawing No. PB/SK/10D received on 13 May 2013

Drawing No. PB/SK/11C received on 26 April 2013

Drawing No. PB/SK/12B received on 2 July 2013

Drawing No. PB/SK/13C received on 2 July 2013

Drawing No. PB/SK/14D received on 11 July 2013

Drawing No. PB/SK/15E received on 11 July 2013

Drawing No. PB/SK/16A received on 26 April 2013

Drawing No. PB/SK/17B received on 8 July 2013

Drawing No. PB/SK/18C received on 13 May 2013

Drawing No. PB/SK/19C received on 13 May 2013

Drawing No. PB/SK/20C received on 29 May 2013

Drawing No. PB/SK/21A received on 13 May 2013

Drawing No. Stafford IE - 8670-107B received on 19 July 2013

Drawing No. Stafford IE - 8670-109B received on 19 July 2013

Reason: To define the permission and for the avoidance of doubt; the original submissions having been considered to have been likely to have had a detrimental impact on residential and visual amenities.

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. No development shall commence on the site until details of the proposed finished floor levels of the proposed dwellings and proposed finished ground levels within the site (in comparison to a fixed datum point and the existing ground levels) 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 and residential amenities of the locality and in accordance with Policy EN1 of the South Kesteven Core Strategy (2010).

5. 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 also identify all trees and shrubs to be retained on the site as part of the development. 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; to enhance the biodiversity of the development site.

6. Notwithstanding the submitted details no development shall commence on the site until details of a tree protection plan/method statement in respect of activities during the building works in relation to the Ash tree/other trees and shrubs to be retained as part of the development are submitted to and approved in writing by the Local Planning Authority. The details shall include timings of work, the erection of scaffolding inside the Root Protection Area (RPA), temporary ground protection and protective barriers. The protection scheme shall be implemented 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.

7. 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 should also identify any existing boundary treatments to be retained to serve the development. 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).

8. 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).

9. No development shall commence on the site until details of a scheme for the provision of bat roosts and bird boxes 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 maintaining/enhancing the biodiversity of the area and in accordance with Policy EN1 of the South Kesteven Core Strategy (2010).

10. No development shall commence on the site before the detailed design of the arrangements for foul water drainage and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The scheme(s) shall be implemented in strict accordance with the agreed details and no dwelling shall be occupied before it is first connected to the agreed drainage system(s).

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; to ensure satisfactory foul water drainage provision.

11. No development shall commence on the site until details of any street lighting/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. If, as result of excavation and construction works during the course of the development hereby permitted, contamination is found to be present at the site no further development shall be carried out (unless otherwise agreed in writing with the Local Planning Authority) until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with, together with a programme of implementation. Any agreed remediation strategy shall be implemented in accordance with the approved details and the approved programme.

Reason: In the interests of the amenities of future residents of the site and the adjoining existing residents having regard to the use of the site as a builder's yard.

13. No construction works in relation to the development hereby permitted shall be undertaken outside the hours of between 07:30 to 18:00 Monday to Friday and between 09:00 to 13:00 on a Saturday. No construction work shall be carried out on Sundays or Public Holidays. Construction works shall include the use of mobile and fixed plant/machinery, (e.g. generators) and the delivery of construction materials.

Reason: In the interests of the residential amenities of surrounding residents.

14. No dwelling on the development hereby permitted shall be first occupied until such time as the visibility splays to the new shared access drive from its junction with the public highway on Horsegate have been completed. The visibility splays shall have an 'x' distance of 2.4 metres and a 'y' distance of 43 metres in the north-eastward and south-westward directions along Horsegate as shown on Drawing No. PB/SK/04 Revision P received on 11 July 2013.

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

15. Before the new shared access drive is first brought into use all obstructions exceeding 0.6 metres high shall be cleared from the land between the highway boundary and the visibility splays indicated on drawing number PB/SK/04 Revision P received on 11 July 2013 and

thereafter the visibility splays shall be kept free of obstacles exceeding 0.6 metres in height at all times .

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

16. The approved parking and garaging facilities to each dwelling shown on Drawing No. PB/SK/04 Revision P received on 11 July 2013 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. The approved arrangements for the turning/manoeuvring of vehicles as shown on Drawing PB/SK/04 Revision P 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.

18. The construction and surfacing of the private shared access drive as shown on Drawing No. PB/SK/04 Revision P received on 11 July 2013 shall be undertaken in accordance with a phased programme of works to be first agreed in writing with the Local Planning Authority prior to the commencement of works on the site. The construction and surfacing works shall be undertaken on the site in accordance with the agreed phasing programme (unless otherwise agreed in writing with the Local Planning Authority).

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

19. Obscure glazing to level 3 and fixed lights (i.e. non-opening window units) shall be installed to the proposed roof lights to the north-western side elevation of the proposed dwelling on Plot 2 (as identified on Drawing No. PB/SK/04 Revision P received on 11 July 2013 and Drawing Nos. PB/12/B and PB/13/C received on 2 July 2013) before the dwelling is first occupied and shall thereafter be permanently retained as such at all times.

Reason: To safeguard the privacy of the occupiers of the adjoining properties and in accordance with national guidance contained in National Planning Policy Framework.

20. Obscure glazing to level 3 and fixed lights (i.e. non-opening window units) shall be installed to the proposed first floor window unit to the north-eastern (rear) elevation of the two storey/single story outshot to the proposed dwelling on Plot 3 (as identified on Drawing No. PB/SK/04 Revision P received on 11 July 2013 and Drawing Nos. PB/14/D and PB/15/E received on 11 July 2013) before the dwelling is first occupied and shall thereafter be permanently retained as such at all times.

Reason: To safeguard the privacy of the occupiers of the adjoining properties and in accordance with national guidance contained in National Planning Policy Framework.

21. 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 (including the conversion of any roof spaces into habitable accommodation) shall be carried out above ground floor level to any of the dwellings or their associated garages on Plots 1, 2, 3 and 4 inclusive as identified

on Drawing No. PB/SK/04 Revision P received on 11 July 2013 without Planning Permission having been first obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development above ground floor level (including the insertion of additional windows and rooflights, conversion of roof spaces to habitable accommodation etc.) 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. The County Highway Authority advises 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.
2. 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.
3. 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.
4. The District Council's Consultant Arboriculturalist indicates that in relation to the condition above providing for a tree protection plan and method statement during the building works in relation to the Ash tree that sympathetic techniques are proposed for the construction of the driveway and the new dwelling on Plot 2 and recommends that to meet with the guidelines for best practice the applicant seeks specialist arboricultural advice and that the construction design for the house and driveway should be pile and beam (or similar) and no dig respectively.
5. The District Council's Environmental Services recommends that the applicant shall take all necessary steps to minimise dust emissions during site preparation works and construction.

* * * * *

Applicant	Mr S Turner, Grantham Roofing Services Ltd Withambrook Park, Alma Park, Grantham, NG31 9ST
Agent	Richard Diggle 194, Broad Gate, Weston Hills, Spalding, Lincs, PE12 6DQ
Proposal	Residential Development for the creation of nine flats including demolition of the existing building
Location	20b, Swinegate, Grantham, NG316RJ
App Type	Full Planning Permission
<u>Parish(es)</u>	Grantham
<u>Reason for Referral to Committee</u>	This application has been referred to committee because the scheme may require a Section 106 legal agreement.
<u>Recommendation Summary</u>	It is considered that the scale, design and layout proposed is acceptable and would respect the character of the area, the conservation area and setting of adjacent listed buildings. Whilst concern has been raised in relation to overlooking and loss of privacy, given the relationship between the proposed and existing residential properties in the locality it is considered that the development would not be harmful to the residential amenity through a dominating, overlooking or overshadowing. The application is therefore deemed to comply with policies EN1, H1, SP1 and SP4 of the Core Strategy and sections 1, 3, 4, 6,7 and 11 of the National Planning Policy Framework; there are no other material planning considerations to indicate that the application should be determined otherwise.

Key Issues

- Residential Amenity
- Impact on Heritage Assets
- Parking Provision

Technical Documents Submitted with the Application

- Design and Access Statement
- Heritage Impact Assessment

REPORT

Application Category

This application is categorised as a minor application.

Reason for Referral to Committee

This application has been referred to committee because the scheme potentially requires a Section 106 legal agreement subject to viability.

The Proposal

This application is for full planning permission for the construction of 9 flats in two 3 storey blocks. Access to the site would be via a covered access off Swinegate and the retention of the existing access onto the adjacent public car park. There would be no vehicular access and the scheme does not propose any on site car parking as a town centre location.

The block fronting Swinegate would contain a one bedroom flat at ground floor and a two bedroom flat at first and second floor (three). The rear block would contain 2 two bedroom flats at ground, first and second floor, (six), giving a total of nine units.

Windows to the main habitable rooms would face east, south and west towards Swinegate, the adjacent car park and Watergate.

There would be a paved courtyard area, cycle shelter and bin storage.

The scheme would require the demolition of the existing commercial garage and car repair business. Conservation area consent has already been granted for the demolition of the existing building (Planning Ref: S09/0923).

The application site and its surroundings

The application site is approximately 0.05 hectares and is located off Swinegate adjacent to the Watergate Public Car Park approximately 30 metres from the junction of Swinegate and Brooks Street. The site is level and is currently occupied by a commercial garage which ceased operation a number of years ago.

There are a number of properties to the north, east and west of the site. These are a mix of commercial and residential premises.

Directly to the north of the site is 21 Swinegate, a listed building. There are a number of listed buildings to the south of the site along Swinegate and Watergate. The site is located within the Grantham conservation area.

The site has been advertised as affecting the setting of a listed building and the conservation area.

Site History

SK 1043/88 – Outline planning permission was granted for a mixed use development of public house, restaurant, flats, shops and offices on 13th September 1988.

SK 97/1074 – Planning permission was granted for a change of use of garage to timber retailing 19th March 1998.

S09/0923 – Conservation area consent was granted for the demolition of the existing building on 8th June 2009.

Policy Considerations

National Planning Policy framework

- 1 – Building a strong and competitive economy
- 4 - Promoting sustainable transport
- 6 - Delivering a wide choice of high quality homes
- 7 – Requiring good design
- 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

Representations Received

Conservation Officer

Comments in full:

“The site lies adjacent to a grade II listed building and within Grantham Conservation Area which has been identified by English Heritage as a Conservation Area at Risk.

Swinegate is characterised by a mix of two and a half and three storey buildings constructed of red brick which date from the 18th century which are interspersed with 17th and early 18th century stone buildings. Clay pantiles, chimneys and sliding sash windows are key features of the street. Post war developments are relatively plain in design and are built to a similar scale as the traditional buildings although the use of UPVC windows and doors are inconsistent features which detract from the quality of the street.

The application proposes a three storey development fronting Swinegate with two three storey blocks to the rear arranged on an inverted L shaped plan. There is a degree of separation from the proposed development and the adjacent listed building for access, whilst the mass of the rear blocks is broken up by the flat roofed stairwell which partially reduces the bulk of the rearward projection. Therefore the development will not overly dominate the setting of the listed

building. The rear blocks will not obscure any important views within the conservation area as the northern view is restricted by the rear elevations of the three storey buildings which front Brook Street. Likewise the view from Watergate is partially obscured by the outbuilding to No. 43 Watergate with only the roofs of the buildings along Swinegate visible.

The design incorporates some of the features present on the traditional buildings such as the dormer windows and arched brick lintels above the windows.

There is an issue over the proposed use of materials. The use of concrete interlocking concrete pantiles for the roof and UPVC windows and doors is not in keeping with the character of Swinegate and would cause further harm to the overall character of the conservation area.

Timber sliding sash windows and timber doors should be used together with red/orange clay pantiles for the roof in the interest of the visual amenity and character of the conservation area. Profiles and further details of the windows and joinery are requested prior to the commencement of work on site.

As chimneys are an important feature of Swinegate, the front elevation would benefit from the provision of a chimney, possibly at the gable adjacent to the listed building. Whilst it is acknowledged that this would be a mock feature, it is important to maintain the interest of the roofscape along the street.

It is noted that it is intended to build a new brick boundary wall with railings to the car park although this has not been illustrated on the plans and further details are requested.

A heritage impact assessment has been undertaken and it meets the requirements of relevant government guidance.”

Community Archaeology

A condition should be attached to any grant of planning permission requiring the following submission of a scheme of investigation.

Partnerships and Project Officer (Affordable Housing)

There is a requirement for the provision of 35% affordable housing. (3.15 units). Due to the size and layout of the development in this instance it would appear more appropriate for the units to be provided 'off site' through an agreed commuted sum.

Local Highway Authority

The local highway authority does not wish to restrict the grant of planning permission. It is considered that the proposed development will not be detrimental to highway safety or traffic capacity, due to its town centre location and such close proximity to public car parks.

Representations as a result of publicity

The application has been advertised in accordance with the adopted statement of community involvement. One letter of objection has been received. A summary of the main concerns are:

- I am the owner of the property next door and I object on the grounds that my property would be overlooked by the proposed development and would result in a huge loss of privacy.

- I also object to the development due to the height of the proposed buildings. At present the existing building is one storey tall and the proposal is for a building that would be three storeys which would result in a loss of light and a feeling of overcrowding of my property.

Supporting information from the Applicant

The applicant has submitted a letter to demonstrate why there is no requirement for any on site parking provision. A summary of the main points are listed below:

- the location of the site in close proximity to the Swinegate traffic lights is not ideally suited to a development requiring vehicular access.
- the location of the site, and the types of units proposed are such that the occupiers are unlikely to be car owners or car users. Purchasers/tenants would occupy knowing that there is no onsite parking.
- Swinegate has limited on-street car parking with yellow line restrictions elsewhere. The existing road side parking is generally at capacity for the majority of the day. The development in such circumstances will not affect traffic flow or parking levels from their present situation.
- the site immediately adjoins a public car park.
- within 300 metres of the application site there are 3 car parks offering annual or 6 month season tickets for long-term car parking (Conduit Lane, Conservative Club (Castlegate) and Elm House (Elmer Street). These are available and accessible from the site. Season tickets are also available at Welham Street (500m).
- LCC parking standards make clear that in the town centres of the large urban areas in the county, where there is good access to public transport, good facilities for walking and cycling and existing public car parking facilities a below standard level of provision may be appropriate.
- there are numerous examples of car free development permitted in and around the town centre. The development proposed in this case is broadly similar to those approvals (in terms of scale and relationship to town centre).
- a partial level of provision (i.e. less than one space per dwelling) could cause traffic congestion and circulation difficulties and unsatisfactory reversing manoeuvres onto Swinegate.

Examples of no parking Schemes

- S07/0454 – Norton Street – Outline planning permission granted for 6 flats on a former garage site. No car parking.
- S07/0070 – 105 - 107 Norton Street. Four residential units. No car parking.
- S06/0983 – 32 Grantley Street. 2 Flats. No parking.
- S09/2102 – Former Churchills Public House (corner Wharf Road and Grantley Street. Six flats and one bedsit. No parking.
- S08/0493 – 27 Commercial Road, Grantham. 4 flats, no car parking.

Officer Evaluation

The main issues for consideration in relation to the proposed development are residential amenity, impact on heritage assets and parking provision.

Residential Amenity – Overshadowing and loss of daylight sunlight

The proposed redevelopment would remove the existing commercial building from the site and replace it with a residential scheme for nine flats. Whilst the built form on the site would increase in that the single storey building would be demolished and replaced by a three storey building the

location of the building in relation to the existing properties would ensure that there would not be any significant overshadowing/loss of daylight/sunlight.

Specifically, in relation to 21 Swinegate, the built form would be located to the south of the existing rear elevation and whilst giving a sense of increased enclosure than currently experienced, the rear elevation of the property and associated garden would not be significantly overshadowed to the detriment of reasonable residential amenity and the neighbouring property would still receive a reasonable degree of daylight/ sunlight because of its south-westerly orientation.

In relation to 20 Swinegate, in its current format, the proposed development would have some degree of impact on the rear elevation. The property is currently occupied by a tattooist shop with a flat above. A dormer window to the rear elevation provides light to the flat.

The additional built form to the rear of 20, Swinegate would reduce the amount of daylight and sunlight reaching the rear elevation. However, the dormer window is located at an elevated position in relation to the proposed development and would still receive a reasonable level of daylight and sunlight because of its orientation and design of the scheme.

As such that there would be no justification to refuse planning permission on grounds of overshadowing, loss of daylight/sunlight.

Residential Amenity – Overlooking/loss of privacy

The internal layout of the proposed building has been designed to ensure that the primary living accommodation would be located on the western and southern elevations looking out from the site. Whilst there would be a number of windows on the elevations overlooking the proposed courtyard towards the neighbouring properties, these windows would predominantly serve bathroom/en-suite and kitchens.

The proposed windows closest to 21, Swinegate would serve landing/hall/bathroom accommodation. As such overlooking from these rooms would be unlikely to be significant. The bedroom accommodation immediately adjacent to 21, Swinegate at first and second floors, would only afford a limited view over part of the neighbouring rear garden area at an oblique angle. This is unlikely to result in any significant loss of privacy.

The kitchen windows at first and second floor northern elevation are approximately 9 metres away from the neighbouring rear elevation at its closet point. This coupled with the orientation of the proposed building would ensure that there would be no significant overlooking/loss of privacy.

There would be no windows facing the rear elevation of 20 Swinegate.

Residential Amenity – Noise and disturbance

Due to the close proximity of residential properties it is appropriate to require a method statement controlling means of demolition and construction in order to protect the amenity of neighbouring occupiers from significant noise, disturbance, dust vibration etc.

Impact on Heritage Assets

The existing building is a negative feature in the street scene. The single storey modern structure is out of scale and design with the neighbouring properties.

The replacement building has been designed to fulfil the following key design considerations: Maintenance of a strong frontage form, a building of a minimum of two storeys in height, red brick

and pantile roof to match adjoining and nearby properties, and locally referenced architectural detailing including sash style windows, brick arch detailing to windows and pitched dormer detailing.

It is difficult to disagree with the applicant's assertion that taking into account the negative aspects of the existing building, the proposed development would materially enhance the character and appearance of the conservation area.

In relation to the adjacent listed building. The proposed development would improve its setting by removing the existing building and replacing it with building that reinforces the street scene with a building a sympathetic design, scale and materials.

Whilst the proposed development would be three storeys, it would not dominate the adjacent listed building or adversely affect any important views into the conservation area because of the disposition of the surrounding building would significantly screen the scheme.

Notwithstanding the submitted details, a condition requiring clay pantiles as an alternative to interlocking concrete tiles and timber windows and doors as an alternative to UPVC would ensure that there would be no significant harm to the overall character of the conservation area.

Parking Provision

Concern was initially raised by the local highway authority regarding the lack of on-site parking. The scheme reflects the nature of development that the authority has approved in similar town centre location where public nodes of transport are readily available and in close proximity. For example, most recently planning permission S12/2286 – 6 apartments, 87 Norton Street, Grantham was granted planning permission on 6th February 2013. This scheme had no car parking provision.

This town centre location is an entirely sustainable location. It is within walking distance of the town centre and associated facilities and public transport. The national planning policy framework promotes sustainable development and alternatives to the motor vehicle. This scheme accords with this guidance.

Provision would be made for the provision of a cycle shelter.

Additional Matters

It is accepted that the existing garage/repairs business has not operated for a number of years. However, it remains the authorised use for the site. As such a new occupier could commence such as use without the need for planning permission. It is likely that such a use could result in noise and disturbance to the occupiers of nearby residential properties. This redevelopment of the site would remove this potential and provides for a positive redevelopment of the site.

Section 106 Heads of Terms

The threshold for affordable housing provision is 5 units. As this scheme proposes 9 there is technically a requirement for up to 35% provision. As set out earlier in this report this should be in the form of a commuted sum for off site provision.

At the time of writing this report, there is an indication that with the imposition of a commuted sum payment the scheme would not be viable. On this basis, a S.106 would not be appropriate. Further discussions are being held on this issue and will be reported to Members at their meeting.

Crime and Disorder

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.

No relevant Article of that Act will be breached.

SUMMARY OF REASON(S) FOR APPROVAL

It is considered that the scale, design and layout proposed is acceptable and would respect the character of the area, the conservation area and setting of adjacent listed buildings. Whilst concern has been raised in relation to overlooking and loss of privacy, given the relationship between the proposed and existing residential properties in the locality it is considered that the development would not be harmful to the residential amenity through a dominating, overlooking or overshadowing. The application is therefore deemed to comply with policies EN1, H1, SP1 and SP4 of the Core Strategy and sections 1, 3, 4, 6,7 and 11 of the National Planning Policy Framework; there are no other material planning considerations to indicate that the application should be determined otherwise.

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

1. The 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 there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) are occupied, or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with approved details.
3. Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modifications), no windows/dormer windows (other than those expressly authorised by this permission) shall be constructed.
4. The development hereby permitted shall be carried out in accordance with the following list of approved plans submitted as part of the application:

Floor Plans, Elevations Drawing No. 1099-01 A
Street Scene Elevations, Roof, Block Plan and location plan Drawing No. 1099-03
Elevations, Location Plan Drawing No. 1099-02
Elevations, Location Plan Drawing No. 1099-02 A

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

5. Notwithstanding the submitted details, before the development hereby permitted is commenced, final details of the materials to be used in the construction of external walls and roofs shall be submitted to and approved in writing by the District Planning Authority. Only such materials as may be agreed shall be used in the development.

Reason: In the interests of visual amenity, and ensure that the development preserves or enhances the Grantham conservation area.

6. Notwithstanding the submitted details. All windows and doors shall be of timber construction in accordance with large scale details of all external joinery, to a scale of not less than 1:20, to include cross sections to show cills, lintols, etc., shall be submitted to and approved in writing by the District Planning Authority prior to the commencement of the development.

Reason: To ensure a satisfactory form of development and to preserve and enhance the Grantham conservation area.

7. 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).

8. Prior to the commencement of work on the site a method statement regarding the proposed demolition and construction works shall be submitted to and approved in writing by the local planning authority. The statement shall cover the following points:
 - a) Hours of operation
 - b) Types of machinery and equipment to be used on site; and
 - c) Details of how noise, vibration and dust are to be controlled, using best practicable means.

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

Reason: To ensure that the demolition and construction of the development is carried out according to best practice to minimise disruption to neighbouring occupiers.

Note(s) to Applicant

1. The applicant is advised that clay pantiles shall be used.
2. You are advised that the application site falls within an area affected by Radon. You are asked to contact the Council's Building Control section (telephone number 01476 406187) to ascertain the level of protection required and whether a geological assessment is necessary.
3. This permission shall not be construed as granting rights to development on, under or over land not in the control of the applicant.
4. The attached planning permission is for development which will involve building up to, or close to, the boundary of the site. Your attention is drawn to the fact that, if you should need access to neighbouring land in another ownership in order to facilitate the construction of the building and its future maintenance, you are advised to obtain permission from the owner of such land for such access before work is commenced.

5. Please note that this grant of planning permission does not override any civil legal matters relating to the Party Wall etc Act or legal covenants, issues on which you should seek independent legal advice.

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Applicant	Mr A Copland 19, Vicarage Close, Cowbit, Spalding, PE12 6XW
Agent	Mr S Whight, Scott Whight Architect 46, Elm Crescent, Glington, Peterborough, PE6 7LE
Proposal	Erection of 4 dwellings
Location	Land off, Stephens Way, Deeping St James
App Type	Full Planning Permission
<u>Parish(es)</u>	Deeping St James
<u>Reason for Referral to Committee</u>	Financial contributions are sought in support of the application and a Section 106 Legal Agreement required.
<u>Recommendation Summary</u>	<p>The land is allocated for development under saved policy H4 of the South Kesteven Local Plan. The principle of the application is therefore supported.</p> <p>The scale, design, and siting of the dwellings is considered to be acceptable with regard to impact on residential amenity in that the development would not lead to an unacceptable relationship between existing and proposed dwellings through a dominating or overlooking impact.</p> <p>The Highway Authority does not object to the application with adequate parking provision provided and vehicles able to enter and leave in a forward gear.</p> <p>Monies would be paid to make the development acceptable with regard to Public Open Space, the Local Education Authority and affordable housing. Nor would there be a significant detrimental impact on the environment through the development.</p> <p>The application is therefore deemed to comply with saved Policy H4 of the Local Plan; policies EN1, H1, H3 SP1 and SP4 of the Core Strategy and guidance contained in the National Planning Policy Framework; with no other material planning considerations to indicate that the application should be determined otherwise.</p>

Key Issues

- The land is allocated for residential development;
- Impact on the character of the area;
- Whether the development is acceptable with regard to residential amenity;
- Highway considerations

Technical Documents Submitted with the Application

- Draft heads of terms for the Section 106 Legal Agreement
- Layout
- Elevation drawings
- Design and Access Statement

REPORT

Application category

The application is categorised as a minor application.

Reason for referral to committee

Financial contributions are sought in support of the application and a Section 106 Legal Agreement required.

The proposal

The application is for the erection of four dwellings on land to the south of Stephens Way, Deeping St James. The development would compromise a larger detached dwelling to the east of the site and a terrace of three properties that run to the rear of 50 - 60 Stephens Way. The detached dwelling would be two-storey with a ridge height of 8.68m whilst the terrace of three properties would have an identical ridge height and accommodation in the roofspace.

Vehicular access would be through Stephens Way and pass through land currently being developed for 7 dwellings under permission S09/2409/FULL.

The application site and its surroundings

The site is currently vacant although it is understood to have formed the extended garden of a property that fronted Eastgate. An element of residential development has occurred off Stephens Way in the recent past including the erection of 11 affordable bungalows and the 7 dwellings previously mentioned.

There are some semi-mature trees toward the periphery of the site, besides which the site is empty.

Site History

On the application site there have two previous planning applications.

Application S08/0780 - which included the application site plus some additional land - for the erection of 14 dwellings and associated parking was determined at the Development Control Committee and subject of a resolution to grant planning permission subject to the signing of a Section 106 Legal Agreement. However, the S106 was not signed and application withdrawn.

Application S12/2213 for the erection of 4 dwelling was determined at the Development Control Committee of February 2013 and was resolved to grant permission subject to grant planning permission subject to the signing of a Section 106 Legal Agreement. However, the S106 was not signed within appropriate time frames and the application refused permission. That application is currently subject of an appeal.

Within the immediate environs of Stephens Way there is also an element of planning history;

Permission for the majority of existing dwellings on Stephens Way was granted in 1990 under reference SK.25/1632/89.

An application for 11 affordable bungalows, made under the exceptions policy and secured as affordable via a Section 106 Legal Agreement, was granted permission in November 2007 (ref; S06/1493/25). These dwellings have been constructed and are to the north of the application site.

An application for a single dwelling on land to the east of Stephens Way was refused permission (ref; S07/0066/25) on the grounds that it would result in residential development in open countryside. An appeal against the application was lodged. Subsequently; however, it came to light that the land was allocated for residential development in the Local Plan. As a result the appeal was withdrawn to allow the submission of a more appropriate application.

Application S09/2409, for the erection of 7 dwellings on part of the land allocated for residential development was granted on the 18 January 2012. The application was subject of a Section 106 Legal Agreement with contributions sought for Public Open Space, the Local Education Authority and Primary Care Trust.

Policy considerations

Saved policy H4 of the South Kesteven Local Plan

South Kesteven Core Strategy

EN1 – Protection and enhancement of the character of the District

H1 – Residential Development

SP1 – Spatial Strategy

SP4 – Developer contributions

National Planning Policy Framework

1 – Building a strong, competitive economy

6 – Delivering a wide choice of high quality homes

7 – Requiring good design

11 – Conserving and enhancing the natural environment

Representations received

Lincolnshire County Council as Highway Authority: does not object to the application, subject to the imposition of conditions.

The Communities Leisure Officer: requests a payment of £5,400 in lieu of on-site public open space, as was done under applications S09/2409, S12/2213 and S13/0942.

The Local Education Authority: request a contribution of £28,268 toward education provision given that both primary and secondary schools in the locality are full to capacity.

The Primary Care Trust: have not responded to their consultation on the application.

The Drainage Project Officer: requests that details of drainage be approved prior to the commencement of development and, where possible, a sustainable form of drainage should be used.

Heritage Lincolnshire: note that the application would not affect any known sites of archaeological interest.

The Partnership Project Officer: notes that the application site forms part of a larger site allocated for residential development and given the cumulative size of the various applications to build out the remainder of the allocated site request a contribution of onsite affordable dwellings.

Representations as a result of publicity

The application has been advertised in accordance with the adopted Statement of Community Involvement with the closing date for representations being the 08 August 2013. One letter of objection has been received. A summary of the points raised is reproduced below;

- Parking provision for the site is inadequate and emergency vehicles will find it difficult to pass along the road;
- How will bins be stored and refuse vehicles gain access?

Officer evaluation

The principle of development is supported with the land allocated for residential development by saved policy H4 of the old Local Plan. Therefore the primary issues are considered to be impact on the character of the area, residential amenity and highway considerations.

It should also be noted that when application S12/2213 was refused permission because the Section 106 legal Agreement had not been signed it also came to light that the site formed part of a larger site allocated for residential development. The total number of dwellings to be constructed on the allocated land would be 8 and, therefore, in addition to the previously requested contributions one of the dwellings would also need to be affordable e.g. under the control of a Registered Social Landlord.

Impact on character of the area and residential amenity

The design of dwellings is considered acceptable and would assimilate with existing properties on Stephens Way. A reduction in ridge height of the properties means that the overall height of the properties are commensurate with dwellings approved on the adjacent site under permission S09/2409. Plot 1, the detached dwelling, would be larger than is common on the street but given that the design of the dwelling is acceptable and fact that a good mix of housing would be provided, this is considered appropriate. Furthermore, whilst the terrace properties would have accommodation in the roof space this is considered acceptable with the scale of the properties similar to others on Stephens Way.

In terms of overlooking and overbearing impacts the dwellings, as previously noted, would be similar in scale and design to others in Stephens Way. Rear garden depths would be 10m for the terraced properties and slightly below this for the detached dwelling; this would be similar to others in the locality with garden depths which vary from approximately 14m to 9.5m.

Highway considerations

When application S09/2409 was granted permission there was a need to ensure that development of the site would not preclude the residential development of land subject of this application. To do

this it was demonstrated that a highway to an adoptable standard could pass through the adjacent site.

As part of this application it is proposed to make the access road up to an adoptable standard as far as the front of plot 3. This is acceptable to ensure that an appropriate number of dwellings are accessed off the private drive and the Highway Authority does not object to the application. Appropriate parking provision would be provided within the site and it would not impact on spaces granted under permission S09/2409. A condition about materials for surfacing would also be required.

Other considerations

There is an element of planting toward the periphery of the site and this is primarily intended to be retained and form the boundary treatment to the site. A willow tree close to the rear of 60 Stephens Way is to be removed and this is required for the erection of a garage approved under permission S09/2409.

Section 106 Heads of Terms

The erection of 4 dwellings would normally fall below the threshold whereby contributions are sought. However, the land forms part of a larger parcel of land allocated for residential development and, therefore, contributions are required. A previous application for seven dwellings on the same parcel of allocated land (ref; S09/2409) also required contributions, as did applications S13/0942 and S12/2213. The contributions sought for this application are outlined below;

Public Open Space (in-lieu of on-site provision) - £5,400
Local Education Authority - £28,268
Primary Care Trust – no request received
On-site affordable housing provision – one dwelling

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.

Conclusion

The land is allocated for residential development under saved policy H4 of the South Kesteven Local Plan. The scale, design and layout proposed is acceptable and would respect the character of the area, in particular Stephens Way, through which the development is accessed. Given the relationship between the proposed and existing dwellings in the locality it is not considered that the development would be harmful to residential amenity through a dominating or overlooking impact. Contributions have been sought to make the development acceptable with regard to Open Space

Provision, the Local Education Authority and affordable housing. Furthermore, subject to appropriate conditions the Local Highway Authority does not object to the application. Nor would there be a significant detrimental impact on the environment through the development. Furthermore, having regard to application S12/2213. The application is therefore deemed to comply with saved Policy H4 of the Local Plan; policies EN1, H1, SP1 and SP4 of the Core Strategy and guidance contained in the National Planning Policy Framework; with no other material planning considerations to indicate that the application should be determined otherwise.

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 contribution 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 land is allocated for residential development under saved policy H4 of the South Kesteven Local Plan. The scale, design and layout proposed is acceptable and would respect the character of the area, in particular Stephens Way, through which the development is accessed. Given the relationship between the proposed and existing dwellings in the locality it is not considered that the development would be harmful to residential amenity through a dominating or overlooking impact. Contributions have been sought to make the development acceptable with regard to Open Space Provision, the Local Education Authority and affordable housing. Furthermore, subject to appropriate conditions the Local Highway Authority does not object to the application. Nor would there be a significant detrimental impact on the environment through the development. Furthermore, having regard to application S12/2213. The application is therefore deemed to comply with saved Policy H4 of the Local Plan; policies EN1, H1, SP1 and SP4 of the Core Strategy and guidance contained in the National Planning Policy Framework; with no other material planning considerations to indicate that the application should be determined otherwise.

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

1. The 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 until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) are occupied, or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with approved details.
4. No development approved by this permission shall be commenced until a scheme for the provision of surface and foul water drainage has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed to the satisfaction of the Local Planning Authority.

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

5. Before the dwelling(s) is/are occupied, the access and turning space shall be completed in accordance with the approved plan drawing number 187/01 Rev B dated 03/12/12 and retained for that use thereafter.

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

6. No dwelling shall be occupied before works to bring the adjoining road and footways up to full adoptable standard to enable their adoption by the local highway authority up to the interface of the Private Drive have been certified complete by the local planning authority.

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

7. Prior to any of the buildings being occupied the private drive shall be completed in accordance with the details shown on drawing number 187/01 Rev B dated 03/12/12.

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

8. Before development commences on site further details relating to the parking and carriageway areas to the public highway, including materials, specification of works and construction method shall be submitted to the local planning authority for approval. The approved details shall be implemented on site before the development is first brought into use and thereafter maintained.

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

9. 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. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.

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

10. 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 the programme agreed with the local planning authority.

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

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

187 B (location plan)
187 01 rev B
187 02 rev -
187 04 rev A
187 05 rev A
187 06 rev A
187 07 rev -
187 08 rev -
187 09 rev B
187 10 rev B
187 12 rev -

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

Note(s) to Applicant

1. Where private drives are proposed as part of any development you should be aware of the requirements laid down in the Lincolnshire Design Guide for Residential Areas. This road is a private road and will not be adopted as a Highway Maintainable at the Public Expense (under the Highways Act 1980) and as such the liability for maintenance rests with the frontagers.

* * * * *

Applicant	Mr Joe Ward Mill Farm, Caythorpe Heath Lane, Caythorpe, Grantham, Lincolnshire, NG32 3EZ
Agent	Louise Theobald, Acorus Rural Property Services Old Market Office, 10, Risbygate Street, Bury St Edmunds, IP33 3AA
Proposal	Single Storey Agricultural Dwelling (For Occupation in Connection with Adjacent Poultry Farm Granted Under S12/2038)
Location	Mill Farm, Caythorpe Heath Lane, Caythorpe, Grantham, Lincolnshire, NG32 3EZ
App Type	Full Planning Permission
<u>Parish(es)</u>	Caythorpe
<u>Reason for Referral to Committee</u>	This application has been referred to committee due to national and local policy considerations
<u>Recommendation Summary</u>	Refuse

Key Issues

- Sustainability – is there an essential need for a new agricultural dwelling?
- Visual Impact

Technical Documents Submitted with the Application

- Design and Access Statement
- Planning Statement
- Agricultural Appraisal

REPORT

Application Category

This application is categorised as a minor application for residential development.

Reason for Referral to Committee

This application has been referred to committee due to national and local policy considerations

The Proposal

This application seeks full planning permission for the erection of a 3 bedroomed, detached bungalow, to be occupied by an assistant manager of an adjacent poultry broiler unit, recently approved under planning permission S13/2038 (but not yet completed).

This application is one of two related applications for dwellings to serve the poultry unit. The other application (S13/1351) is for a much larger 4 bed, 2 storey dwelling to provide accommodation for the manager.

The application site and its surroundings

The application site is adjacent to a large farmyard owned by the applicants, GR Ward & Co. The buildings include large grain and potato stores. The poultry broiler unit approved under planning permission S13/2038 would be directly adjacent to the existing collection of buildings. The farmyard is set within gently undulating open countryside.

Site History

There have been a number of previous permissions on the wider farmyard site including storage silos, farm and grain storage buildings and a grain/potato store extension.

The poultry broiler unit was approved under planning permission S13/2038 but has not yet been completed. That application originally included the two dwellings proposed by this application and S13/1351, but these were withdrawn from the scheme prior to determination.

Representations Received

The Community Archaeologist:

The proposed development does not affect any known archaeological sites.

The Highways Authority:

No objection subject to conditions

Caythorpe Parish Council:

No objection

Fulbeck Parish Council:

No objection

South Kesteven Agricultural Consultant:
Views set out in full below

I refer to your letter dated 30th May 2013 together with enclosures and your request to undertake a desktop agricultural appraisal of the two above applications. I now comment on these applications after studying the supporting information as follows:-

- 1. The applications are for two new agricultural dwellings at Mill Farm, to house a Poultry Unit Manager, and an Assistant Manager, who are to work at the proposed broiler unit which will house up to 350,000 broilers, in eight new sheds approved under application number S12/2038/EIAFP. The proposed dwellings are approximately 60 metres and 160 metres respectively away from the nearest broiler sheds. The broiler unit is to be sited adjacent to the existing farm buildings at Mill Farm, Caythorpe.*
- 2. Mill Farm is part of a 1500 hectare (3,700 acre) arable farm farmed by the applicant company, G R Ward & Co. The 1500 hectares of arable land is cropped with cereals, sugar beet and potatoes.*
- 3. As stated in my letter dated 28th November 2012, I consider there will be a functional/essential need for one person to live close to the proposed unit. There are currently three dwellings at Mill Farm, Mill Farmhouse which is occupied by the Farm Manager, and 2 No. Mill Farm Cottages which are currently occupied by an arable farm worker, and a lorry driver. -All three of these existing dwellings are closer to the proposed broiler unit than the two proposed new dwellings. In addition, there are other dwellings on the holding close by; two at Robinsons Yard approximately 600 metres away from the site, and two at Bleak Cottages approximately 1500 metres from the site. I consider all of these dwellings are close enough to the unit to provide the essential/functional needs of the unit.*
- 4. The report from Ian Pick Associates Limited states that "The advice from Sanham Agricultural Planning Limited dated 28th November, 2012 suggests that with a modern alarm system, there is no functional need for a worker to reside on the site." This is incorrect, I stated in paragraph 5 of my letter of 28th November, 2012 that there is a need for a person to live close to the unit. However, I consider that there are sufficient existing dwellings on the holding i.e. a total of 13 and in particular the three at Mill Farm, or seven if those at Robinsons Yard and Bleak Cottages are taken into account, to provide the necessary accommodation for the worker(s) needed to manage this unit. At least three of these dwellings are suitable, and one or two of these dwellings could be made available to house the Manager and/or Assistant Manager. This could easily be achieved by providing alternative accommodation for the arable worker or the lorry driver, in another dwelling on the holding, or in a nearby village or town as there is no functional need for either of these workers to live on the holding. I do not accept that regaining possession is not guaranteed.*
- 5. I consider that as the unit has not yet been built, let alone been established for three years, that when the broiler sheds have been constructed and are ready for stocking, the Manager and Assistant Manager could be housed in the cottages at Mill Farm, or in a temporary dwelling/mobile home whilst possession of the two dwellings is achieved. This would enable the functional/essential needs of the unit to be fulfilled until possession is obtained of the cottages, and therefore comply with the guidance in Annex A to PPS? which is still accepted as relevant guidance in assessing agricultural planning applications.*

In conclusion, I ADVISE that there is no agricultural support for the two proposed new dwellings as the unit has not been established for three years, or been profitable for one of them, and there are currently sufficient existing dwellings on the holding which are suitable, and could be made available to house the proposed workers.

Representations as a result of publicity

The application has been advertised in accordance with the Statement of Community Involvement relevant to this type of planning application. At the time of writing, no letters of objection had been received.

Policy Considerations

National Planning Policy Framework (NPPF)

Paragraphs 6 -17: Achieving Sustainable Development
Section 3: Supporting a prosperous rural economy
Section 4: Promoting sustainable transport
Section 6: Delivering a wide choice of high quality homes
Section 7: Requiring good design

South Kesteven Core Strategy

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

Officer Evaluation

Key Issues

The key issues to be considered in this case are:

- Sustainability – is there an essential need for a new agricultural dwelling?
- Visual Impact

Sustainability

The thrust of national and local planning policy is that new residential development should be located in sustainable locations wherever possible, although there are some exceptions to this rule including agricultural dwellings where there is an essential need.

Paragraph 55 of the NPPF states that:

“local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as: the essential need for a rural worker to live permanently at or near their place of work in the countryside”

The South Kesteven Core Strategy has a very clear spatial strategy for the location of new development, set out in policies SP1 and H1. The majority of new development in the rural area

will be focussed on more sustainable villages with a higher level of local services/amenities which have been identified as Local Service Centres (LSCs). Within the countryside and all villages that are not classed as LSCs, proposals for new dwellings are only be considered acceptable if they are sites for:

1. Affordable housing (to meet a proven local need)
2. Agricultural or forestry workers' dwellings (to meet a proven local need)
3. Replacement dwellings
4. Conversions of barns and other historic/traditional buildings

SP1 also states that in all cases, planning permission will only be granted on a less sustainable site, where it has been proven that there are no other more sustainable options available or there are other overriding material considerations.

This applicant argues that this proposal (together with the manager's dwelling proposed by S13/1351) is essential for the operation of the proposed poultry broiler unit approved under S12/2038.

Establishing Essential Need

The planning policies outlined are clearly supportive in principle of agricultural workers dwellings in the countryside where there is an essential requirement and in circumstances where there are no more sustainable alternatives available. It is therefore important to establish whether a compelling case has been put forward for "essential need".

Annex A of Planning Policy Statement 7 - Sustainable Development in Rural Areas (PPS7) sets out comprehensive tests for establishing whether there is an essential need for agricultural dwellings. PPS7, including Annex A was superseded by the NPPF in 2012. The NPPF, whilst continuing to restrict agricultural dwellings to "essential need" does not define essential need or contain guidance on how local planning authorities should assess whether an essential need exists.

However a number of recent appeal decisions have confirmed that this tried and tested method of assessing the need for agricultural dwellings on the basis of financial and functional tests is still relevant and that in the absence of any new national guidance to replace it, decision makers can have regard to this as a material consideration. This is acknowledged in the report by Acorus Rural Property Services submitted with the application, in which Annex A of PPS7 is described as "best practice" and is said to form the basis of their assessment.

On the basis of the above, and in the absence of any other national guidance, officers have used the approach advocated by Annex A of PPS7 to assess whether there is an essential need for a new agricultural worker's dwelling at the site. The key tests are as follows:

1. there must be a clearly established existing functional need;
2. the need must relate to a full-time worker, or one who is primarily employed in agriculture and must not relate to a part-time requirement;
3. the unit and the agricultural activity concerned must have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so
4. the functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and
5. other planning requirements, e.g. in relation to access, or impact on the countryside, are satisfied.

Functional Need – the Council’s agricultural advisor considers that there would be functional/essential need for one person to live close to the proposed broiler unit, although not necessarily directly adjacent to the site.

Viability – although the farm business as a whole is clearly well established, the broiler units are a new venture and have not yet been completed. Given the significant investment involved, the completion of the poultry units could at that time be considered good evidence that the business is financially viable. Notwithstanding the planning approval and the substantial investment that the applicant would commit, at this point it cannot be guaranteed that the broiler units would be completed.

Other Options – A compelling case has not been demonstrated that there is no more sustainable alternative available to accommodate a worker on or near the site. There are a number of dwellings on or near the site, owned by the applicant, some of which are closer to the proposed broiler units than the proposed new agricultural dwellings. The Council’s consultant is of the view that none of the present tenants have a functional need to live at the site and could easily be accommodated elsewhere. The applicant states that the submitted property search from “Rightmove” does not show any potential dwellings available to cover the necessary level of cover but fails to elaborate on the reasons why. This search shows a number of properties available in Caythorpe ranging from £99,950 - £160,000. Further searches by officers reveal a much larger range of properties for sale and rent in Caythorpe and other nearby villages. As demonstrated by these property searches, there is a good range of alternative accommodation available nearby for the current tenants. It is understandable that the applicant would prefer not to make these dwellings available, but no evidence or exceptional circumstances have been put forward to show that this is not achievable. Furthermore, there are a number of historic barns close to the site that appear to be suitable for conversion to multiple dwellings which would be supported by relevant planning policies. The applicant states that barn conversions would be uneconomic but offers no evidence to back this up whilst at the same time proposing a substantial 4 bed dwelling which arguably goes way beyond satisfying a purely functional need for accommodation. Whilst it is acknowledged that the existing farm dwellings cannot be made available immediately and that barn conversions would take some time to achieve, one option that has not been explored by the applicant is for a temporary dwelling (mobile home) which would satisfy the functional need for a worker to live close to the site, whilst allowing sufficient time either for residential conversion of the barn(s) or for possession of one of the existing dwellings at the site to be obtained.

Taking the above into account the proposal does not comply with the relevant tests and that it has not been demonstrated that there are no other more sustainable options available or any overriding material considerations that justify a new dwelling.

Visual Impact

The dwelling would be a significant distance from public vantage points and would be seen from most angles against the backdrop of the buildings and structures that form the existing farmyard. It would therefore not appear prominent or as an isolated feature in the open countryside. The design and appearance is considered compatible with its context. Taking the above into account, the development (either on its own or in combination with the bungalow proposed by S13/1351) would be in keeping with its surroundings and would have minimal visual impact.

Neighbours’ Amenities

Taking into account the separation distances involved, the proposed dwelling (either on its own or in combination with the bungalow proposed by S13/1351) would not be detrimental to the residential amenities of the occupiers of adjacent properties.

Highways/Traffic

There is sufficient parking and turning space on site and the extra traffic likely to be generated is relatively insignificant in the context of the farmyard as a whole. The Highways Authority do not object subject to conditions. On that basis, the proposal (either on its own or in combination with the bungalow proposed by S13/1351) is not considered to be detrimental to highway safety or traffic capacity.

Other Issues

The submitted decision notice for an agricultural dwelling allowed by North Norfolk District Council in 2003 has little relevance. It is impossible to make a direct comparison with this case, firstly because it gives no indication as to the circumstances of the case or how it was assessed, secondly because it was determined 10 years ago when both national and local planning policy was different.

Conclusion

The proposal would be acceptable in terms of its visual, highways and amenity impacts. However, whilst it is acknowledged that there is a functional need for one person to live at or close to the site, the proposal does not comply with the relevant tests and that it has not been demonstrated that there is an essential need for any new dwellings at the site and that no other more sustainable options are available. Therefore, in this case there is no agricultural justification for the proposal.

Crime and Disorder Implications

The application will not raise any significant issues.

Human Rights Implications

Articles 6 (Right to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. No relevant Article of that act will be breached.

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

The application site is within open countryside beyond the confines of any existing settlement and is therefore not considered a sustainable location for most new development. It is considered that the proposed development does not fall within any of the categories of development allowed in such a location, and that there are no other overriding material considerations relevant to the specific site or the district as a whole which justify a new dwelling on this site. Taking the above into account, it is considered that the development would be contrary to National :Planning Policy Framework (Paragraphs 6 – 17: Achieving Sustainable Development, Section 4: Promoting Sustainable Transport and Section 6: Delivery a wide choice of high quality homes), and polices SP1 and H1 of The South Kesteven Core Strategy.

* * * * *

Applicant	Mr Joe Ward Mill Farm, Caythorpe Heath Lane, Caythorpe, Grantham, Lincolnshire, NG32 3EZ
Agent	Louise Theobald, Acorus Rural Property Services Old Market Office, 10, Risbygate Street, Bury St Edmunds, IP33 3AA
Proposal	Two storey agricultural dwelling (for occupation in connection with adjacent poultry farm granted under S12/2038)
Location	Mill Farm, Caythorpe Heath Lane, Caythorpe, Grantham, Lincolnshire, NG32 3EZ
App Type	Full Planning Permission
<u>Parish(es)</u>	Caythorpe
<u>Reason for Referral to Committee</u>	This application has been referred to committee due to national and local policy considerations
<u>Recommendation Summary</u>	Refuse

Key Issues

- Sustainability – is there an essential need for a new agricultural dwelling?
- Visual Impact

Technical Documents Submitted with the Application

- Design and Access Statement
- Planning Statement
- Agricultural Appraisal

REPORT

Application Category

This application is categorised as a minor application for residential development.

Reason for Referral to Committee

This application has been referred to committee due to national and local policy considerations

The Proposal

This application seeks full planning permission for the erection of a 4 bedroomed, 2 storey detached dwelling, to be occupied by a manager of an adjacent poultry broiler unit, recently approved under planning permission S13/2038 (but not yet completed).

This application is one of two related applications for dwellings to serve the poultry unit. The other application (S13/1286) is for a more modest bungalow to provide accommodation for an assistant manager.

The application site and its surroundings

The application site is adjacent to a large farmyard owned by the applicants, GR Ward & Co. The buildings include large grain and potato stores. The poultry broiler unit approved under planning permission S13/2038 would be directly adjacent to the existing collection of buildings. The farmyard is set within gently undulating open countryside.

Site History

There have been a number of previous permissions on the wider farmyard site including storage silos, farm and grain storage buildings and a grain/potato store extension.

The poultry broiler unit was approved under planning permission S13/2038 but has not yet been completed. That application originally included the two dwellings proposed by this application and S12/1286, but these were withdrawn from the scheme prior to determination.

Representations Received

The Community Archaeologist:

The proposed development does not affect any known archaeological sites.

The Highways Authority:

No objection subject to conditions

Caythorpe Parish Council:

No objection

Fulbeck Parish Council:

No objection

South Kesteven Agricultural Consultant:
Views set out in full below

I refer to your letter dated 30th May 2013 together with enclosures and your request to undertake a desktop agricultural appraisal of the two above applications. I now comment on these applications after studying the supporting information as follows:-

- 1. The applications are for two new agricultural dwellings at Mill Farm, to house a Poultry Unit Manager, and an Assistant Manager, who are to work at the proposed broiler unit which will house up to 350,000 broilers, in eight new sheds approved under application number S12/2038/EIAFP. The proposed dwellings are approximately 60 metres and 160 metres respectively away from the nearest broiler sheds. The broiler unit is to be sited adjacent to the existing farm buildings at Mill Farm, Caythorpe.*
- 2. Mill Farm is part of a 1500 hectare (3,700 acre) arable farm farmed by the applicant company, G R Ward & Co. The 1500 hectares of arable land is cropped with cereals, sugar beet and potatoes.*
- 3. As stated in my letter dated 28th November 2012, I consider there will be a functional/essential need for one person to live close to the proposed unit. There are currently three dwellings at Mill Farm, Mill Farmhouse which is occupied by the Farm Manager, and 2 No. Mill Farm Cottages which are currently occupied by an arable farm worker, and a lorry driver. -All three of these existing dwellings are closer to the proposed broiler unit than the two proposed new dwellings. In addition, there are other dwellings on the holding close by; two at Robinsons Yard approximately 600 metres away from the site, and two at Bleak Cottages approximately 1500 metres from the site. I consider all of these dwellings are close enough to the unit to provide the essential/functional needs of the unit.*
- 4. The report from Ian Pick Associates Limited states that "The advice from Sanham Agricultural Planning Limited dated 28th November, 2012 suggests that with a modern alarm system, there is no functional need for a worker to reside on the site." This is incorrect, I stated in paragraph 5 of my letter of 28th November, 2012 that there is a need for a person to live close to the unit. However, I consider that there are sufficient existing dwellings on the holding i.e. a total of 13 and in particular the three at Mill Farm, or seven if those at Robinsons Yard and Bleak Cottages are taken into account, to provide the necessary accommodation for the worker(s) needed to manage this unit. At least three of these dwellings are suitable, and one or two of these dwellings could be made available to house the Manager and/or Assistant Manager. This could easily be achieved by providing alternative accommodation for the arable worker or the lorry driver, in another dwelling on the holding, or in a nearby village or town as there is no functional need for either of these workers to live on the holding. I do not accept that regaining possession is not guaranteed.*
- 5. I consider that as the unit has not yet been built, let alone been established for three years, that when the broiler sheds have been constructed and are ready for stocking, the Manager and Assistant Manager could be housed in the cottages at Mill Farm, or in a temporary dwelling/mobile home whilst possession of the two dwellings is achieved. This would enable the functional/essential needs of the unit to be fulfilled until possession is obtained of the cottages, and therefore comply with the guidance in Annex A to PPS? which is still accepted as relevant guidance in assessing agricultural planning applications.*

In conclusion, I ADVISE that there is no agricultural support for the two proposed new dwellings as the unit has not been established for three years, or been profitable for one of them, and there are currently sufficient existing dwellings on the holding which are suitable, and could be made available to house the proposed workers.

Representations as a result of publicity

The application has been advertised in accordance with the Statement of Community Involvement relevant to this type of planning application. At the time of writing, no letters of objection had been received.

Policy Considerations

National Planning Policy Framework (NPPF)

Paragraphs 6 -17: Achieving Sustainable Development
Section 3: Supporting a prosperous rural economy
Section 4: Promoting sustainable transport
Section 6: Delivering a wide choice of high quality homes
Section 7: Requiring good design

South Kesteven Core Strategy

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

Officer Evaluation

Key Issues

The key issues to be considered in this case are:

- Sustainability – is there an essential need for a new agricultural dwelling?
- Visual Impact

Sustainability

The thrust of national and local planning policy is that new residential development should be located in sustainable locations wherever possible, although there are some exceptions to this rule including agricultural dwellings where there is an essential need.

Paragraph 55 of the NPPF states that:

“local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as: the essential need for a rural worker to live permanently at or near their place of work in the countryside”

The South Kesteven Core Strategy has a very clear spatial strategy for the location of new development, set out in policies SP1 and H1. The majority of new development in the rural area will

be focussed on more sustainable villages with a higher level of local services/amenities which have been identified as Local Service Centres (LSCs). Within the countryside and all villages that are not classed as LSCs, proposals for new dwellings are only be considered acceptable if they are sites for:

5. Affordable housing (to meet a proven local need)
6. Agricultural or forestry workers' dwellings (to meet a proven local need)
7. Replacement dwellings
8. Conversions of barns and other historic/traditional buildings

SP1 also states that in all cases, planning permission will only be granted on a less sustainable site, where it has been proven that there are no other more sustainable options available or there are other overriding material considerations.

This applicant argues that this proposal (together with the assistant manager's dwelling proposed by S13/1286) is essential for the operation of the proposed poultry broiler unit approved under S12/2038.

Establishing Essential Need

The planning policies outlined are clearly supportive in principle of agricultural workers dwellings in the countryside where there is an essential requirement and in circumstances where there are no more sustainable alternatives available. It is therefore important to establish whether a compelling case has been put forward for "essential need".

Annex A of Planning Policy Statement 7- Sustainable Development in Rural Areas (PPS7) sets out comprehensive tests for establishing whether there is an essential need for agricultural dwellings. PPS7, including Annex A was superseded by the NPPF in 2012. The NPPF, whilst continuing to restrict agricultural dwellings to "essential need" does not define essential need or contain guidance on how local planning authorities should assess whether an essential need exists.

However a number of recent appeal decisions have confirmed that this tried and tested method of assessing the need for agricultural dwellings on the basis of financial and functional tests is still relevant and that in the absence of any new national guidance to replace it, decision makers can have regard to this as a material consideration. This is acknowledged in the report by Acorus Rural Property Services submitted with the application, in which Annex A of PPS7 is described as "best practice" and is said to form the basis of their assessment.

On the basis of the above, and in the absence of any other national guidance, officers have used the approach advocated by Annex A of PPS7 to assess whether there is an essential need for a new agricultural worker's dwelling at the site. The key tests are as follows:

6. there must be a clearly established existing functional need;
7. the need must relate to a full-time worker, or one who is primarily employed in agriculture and must not relate to a part-time requirement;
8. the unit and the agricultural activity concerned must have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so
9. the functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and
10. other planning requirements, e.g. in relation to access, or impact on the countryside, are satisfied.

Functional Need – the Council’s agricultural advisor considers that there would be functional/essential need for one person to live close to the proposed broiler unit, although not necessarily directly adjacent to the site.

Viability – although the farm business as a whole is clearly well established, the broiler units are a new venture and have not yet been completed. Given the significant investment involved, the completion of the poultry units could at that time be considered good evidence that the business is financially viable. Notwithstanding the planning approval and the substantial investment that the applicant would commit, at this point it cannot be guaranteed that the broiler units would be completed.

Other Options – A compelling case has not been demonstrated that there is no more sustainable alternative available to accommodate a worker on or near the site. There are a number of dwellings on or near the site, owned by the applicant, some of which are closer to the proposed broiler units than the proposed new agricultural dwellings. The Council’s consultant is of the view that none of the present tenants have a functional need to live at the site and could easily be accommodated elsewhere. The applicant states that the submitted property search from “Rightmove” does not show any potential dwellings available to cover the necessary level of cover but fails to elaborate on the reasons why. This search shows a number of properties available in Caythorpe ranging from £99,950 - £160,000. Further searches by officers reveal a much larger range of properties for sale and rent in Caythorpe and other nearby villages. As demonstrated by these property searches, there is a good range of alternative accommodation available nearby for the current tenants. It is understandable that the applicant would prefer not to make these dwellings available, but no evidence or exceptional circumstances have been put forward to show that this is not achievable. Furthermore, there are a number of historic barns close to the site that appear to be suitable for conversion to multiple dwellings which would be supported by relevant planning policies. The applicant states that barn conversions would be uneconomic but offers no evidence to back this up whilst at the same time proposing a substantial 4 bed dwelling which arguably goes way beyond satisfying a purely functional need for accommodation. Whilst it is acknowledged that the existing farm dwellings cannot be made available immediately and that barn conversions would take some time to achieve, one option that has not been explored by the applicant is for a temporary dwelling (mobile home) which would satisfy the functional need for a worker to live close to the site, whilst allowing sufficient time either for residential conversion of the barn(s) or for possession of one of the existing dwellings at the site to be obtained.

Taking the above into account, the proposal does not comply with the relevant tests and that it has not been demonstrated that there are no other more sustainable options available or any overriding material considerations that justify a new dwelling.

Visual Impact

The dwelling would be a significant distance from public vantage points and would be seen from most angles against the backdrop of the buildings and structures that form the existing farmyard. It would therefore not appear prominent or as an isolated feature in the open countryside. The design and appearance is considered compatible with its context. Taking the above into account, the development (either on its own or in combination with the bungalow proposed by S13/1286) would be in keeping with its surroundings and would have minimal visual impact.

Neighbours’ Amenities

Taking into account the separation distances involved, the proposed dwelling (either on its own or in combination with the bungalow proposed by S13/1286) would not be detrimental to the residential amenities of the occupiers of adjacent properties.

Highways/Traffic

There is sufficient parking and turning space on site and the extra traffic likely to be generated is relatively insignificant in the context of the farmyard as a whole. The Highways Authority do not object subject to conditions. On that basis, the proposal (either on its own or in combination with the bungalow proposed by S13/1286) is not considered to be detrimental to highway safety or traffic capacity.

Other Issues

The submitted decision notice for an agricultural dwelling allowed by North Norfolk District Council in 2003 has little relevance. It is impossible to make a direct comparison with this case, firstly because it gives no indication as to the circumstances of the case or how it was assessed, secondly because it was determined 10 years ago when both national and local planning policy was different.

Conclusion

The proposal would be acceptable in terms of its visual, highways and amenity impacts. However, whilst it is acknowledged that there is a functional need for one person to live at or close to the site, the proposal does not comply with the relevant tests and that it has not been demonstrated that there is an essential need for a new dwelling at the site and that no other more sustainable options are available. Therefore, in this case there is no agricultural justification for the proposal.

Crime and Disorder Implications

The application will not raise any significant issues.

Human Rights Implications

Articles 6 (Right to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. No relevant Article of that act will be breached.

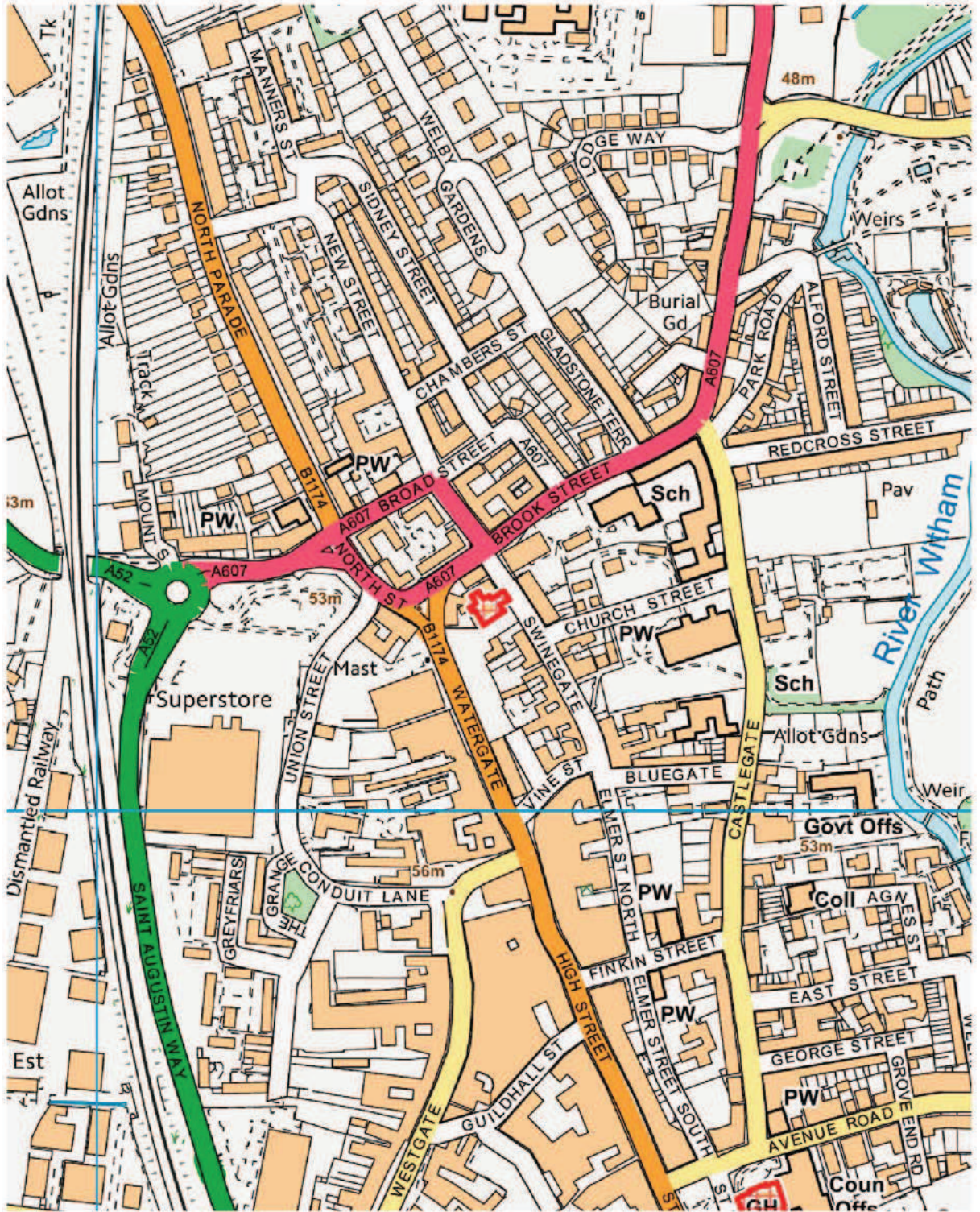
RECOMMENDATION: That the development be Refused for the following reason(s)

The application site is within open countryside beyond the confines of any existing settlement and is therefore not considered a sustainable location for most new development. It is considered that the proposed development does not fall within any of the categories of development allowed in such a location, and that there are no other overriding material considerations relevant to the specific site or the district as a whole which justify a new dwelling on this site. Taking the above into account, it is considered that the development would be contrary to National Planning Policy Framework (Paragraphs 6 – 17: Achieving Sustainable Development, Section 4: Promoting sustainable transport, and Section 6: Delivering a wide choice of high quality homes), and policies SP1 & H1 of The South Kesteven Core Strategy.

* * * * *

Site Location Plan

Ref	S10/1805
Proposal	Residential Development for the creation of nine flats including demolition of the existing building
Location	20b, Swinegate, Grantham, NG316RJ



S13/1217
 South Kesteven District Council
 Development Services
RECEIVED
 26 - 4 - 2013



title SITE LOCATION PLAN	scale 1:500	date April 2013
contract 23 HORSEGATE. DEEPING ST JAMES.	REVISION A 25/04/13 First issued	



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S13/1286
 South Kesteven District Council
 Development Services
RECEIVED
 21 - 5 - 2013

REVISIONS

No.	Date	Description	Ver.

RICS **acorus**
 rural property services Ltd.

Chartered Surveyors and Planning Consultants
 Pendeford House, Pendeford Business Park,
 Wobaston Road, Wolverhampton. WV9 5AP
 Tel: (01902) 625023

JOB TITLE
**PROPOSED BUNGALOW AT
 MILL FARM
 CAYTHORPE HEATH. NG23 3EZ**

CLIENT
G. R. WARD AND CO.

DRAWN JL	DATE MAY 13
VERIFIED BRB	SCALE 1:1000

DRAWING TITLE
SITE PLAN

FILE REF.	DRAWING No. WARD-BU-01
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S13/1351
 South Kesteven District Council
 Development Services
RECEIVED
 21 - 5 - 2013

REVISIONS

No.	Date	Description	Ver.

acorus
 rural property services Ltd.

Chartered Surveyors and Planning Consultants
 Pendeford House, Pendeford Business Park,
 Wobaston Road, Wolverhampton, WV9 5AP
 Tel: (01902) 625023

JOB TITLE
 PROPOSED DWELLING AT
 MILL FARM
 CAYTHORPE HEATH, NG23 3EZ

CLIENT
 G. R. WARD AND CO.

DRAWN JL **DATE** MAY 13
VERIFIED BRB **SCALE** 1:1000

DRAWING TITLE
 SITE PLAN OF DWELLINGS

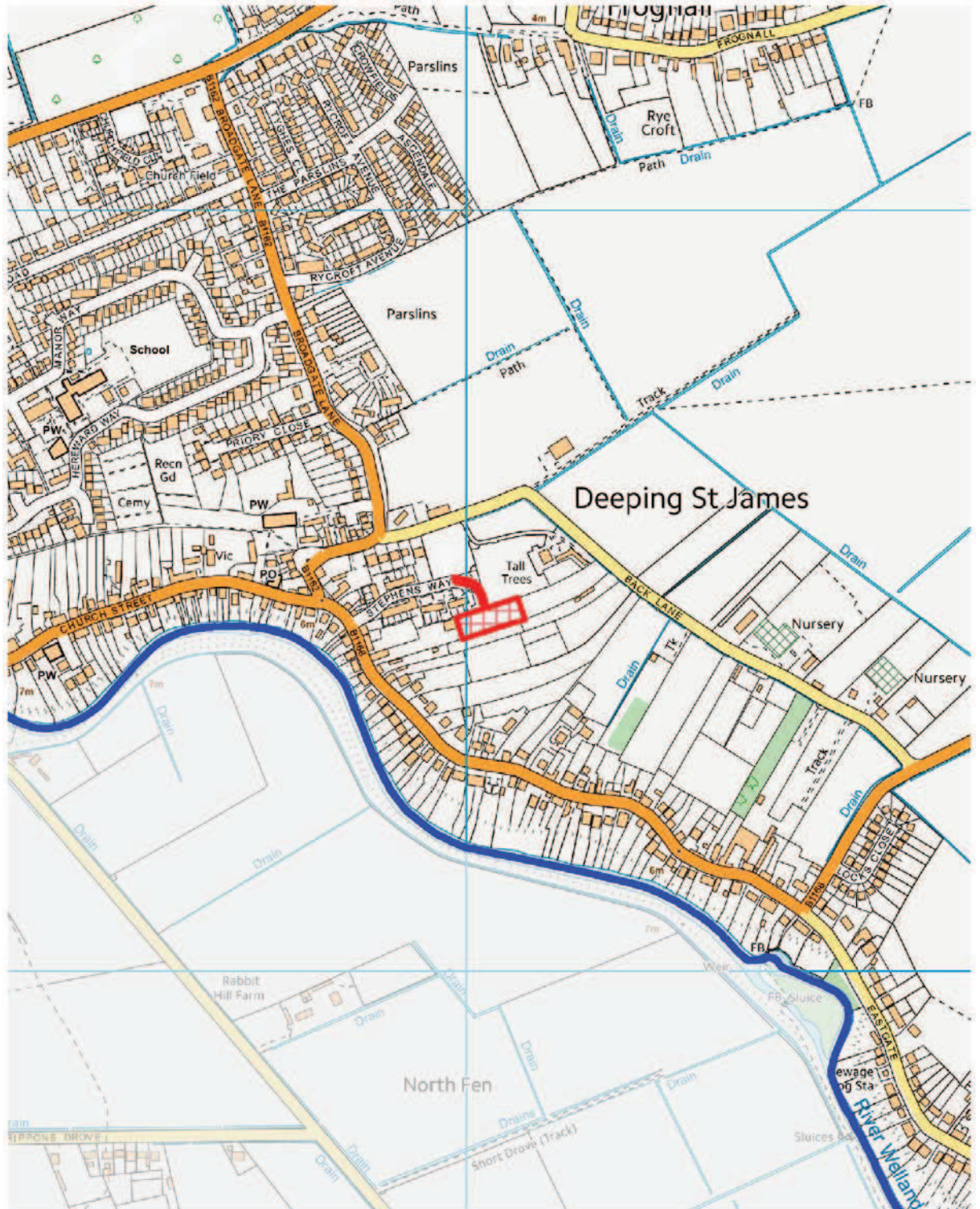
FILE REF. **DRAWING No.**
 WARD-DW-01

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Site Location Plan

Ref	S13/1634
Proposal	Erection of 4 dwellings
Location	Land off, Stephens Way, Deeping St James



DRAFT REPORT TO DEVELOPMENT CONTROL COMMITTEE

REPORT OF: PRINCIPAL CONSERVATION OFFICER

REPORT NO: PLA 1002

DATE: 6th August 2013

TITLE:	Service of Urgent Works Notice under Sections 54 -55 of the Listed Buildings Act 1990 in respect of the Grade II listed building known as Toll House Cottage, Bourne Road, Folkingham, Sleaford, NG34 0HA	
KEY DECISION OR POLICY FRAMEWORK PROPOSAL:	N/A	
PORTFOLIO HOLDER: NAME AND DESIGNATION:	Cllr Frances Cartwright Grow the Economy, Economic Development Portfolio Holder	
CONTACT OFFICER:	Ian Wright –Principal Conservation Officer 01476 46389 i.wright@southkesteven.gov.uk	
INITIAL IMPACT ANALYSIS:	Carried out and Referred to in paragraph (7) below	Full impact assessment Required:
Equality and Diversity	Not applicable	
FREEDOM OF INFORMATION ACT:	This report is publicly available via the Your Council and Democracy link on the Council's website: www.southkesteven.gov.uk	
BACKGROUND PAPERS	Listed Buildings Act 1990 http://www.legislation.gov.uk/ukpga/1990/9/contents Stopping The Rot – English Heritage Guidance Guide To Enforcement Action To Save Historic Buildings http://www.english-heritage.org.uk/publications/stoppingtherot/	

1. That:

- a) authorisation be given to the service of an Urgent Works Notice under Section 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990 on the owner of the Toll House Cottage
- b) in the event of the Authority having to appoint contractors to undertake the works to recover the costs of the works specified in the Urgent Works Notice from the owner of Toll House Cottage

2. PURPOSE OF THE REPORT

- 2.1 This report seeks Committee authorisation for the service of an Urgent Works Notice for works that are considered by the Authority the minimum necessary to prevent the further deterioration of a grade II listed building.

3. DETAILS OF REPORT

- 3.1 Toll House Cottage is a Grade II listed building. It was listed in 1987, the list entry reads as follows:

“Toll house, now cottage. Late C18. Colourwashed brick. Pantile roof hipped to east, gabled to west with single hip stack and decorated eaves. Single storey, 3 bay front with central doorway with plain doorcase and panelled door. Doorway flanked by single glazing bar sashes.”

- 3.2 The building clearly has severe structural problems, caused primarily by a tree that has been allowed to grow to maturity against the southern wall.
- 3.3 The property only became vacant in 2010 when the occupier of many decades, an elderly lady then in her nineties moved into a nursing home. Since then the owner has been trying to sell the property although there has been no ‘For Sale’ board displayed.
- 3.4 In accordance with relevant English Heritage guidance, informal discussions have taken place with the owner over a period of time and he has been advised of the concerns about its condition.
- 3.5 The Authority is aware of interest from at least three prospective purchasers since 2010, two of which did not proceed and the third is, as far as we are aware, still considering whether to purchase.
- 3.6 Since the building was vacated in 2010 its deterioration has accelerated and some intervention is needed to ensure its continued survival. The owner is reluctant to undertake any works and is hoping for a sale. The current situation cannot be allowed to continue indefinitely.
- 3.7 Until such time as the future of the building is decided through a statutory process, it needs to be protected from further deterioration and if the owner is not willing to undertake such measures then the Council has to consider whether to exercise its powers under Section 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and serve an Urgent Works Notice.
- 3.8 Works under an Urgent Works Notice can only be carried out to unoccupied buildings or parts of occupied buildings that are not in use.
- 3.9 A Notice must specify the works believed to be urgently necessary. The building has been inspected by one of the Authority’s Principal Building Control Officers who recommends that the following works need to be undertaken to prevent any further deterioration:

- Shoring-up of the south and east walls
- Propping the roof, following agreement on the best position to install the props
- Temporary covering to the eastern and southern roofslopes, to prevent rainwater ingress
- Repairs to the verge of the roof
- Repairs to guttering
- Boarding of the windows to prevent access by vandals and for Health and Safety purposes

3.10 It is estimated that the costs of the above works would be no more than £10,000.

3.11 If the owner does not comply with the Notice and carry out the works of his own volition within a specified period, the Council are empowered to undertake the works specified above and, under Section 55 of the Act, recover the expenses incurred from the owner. Failure to pay Section 55 costs could result in a local land charge being placed on the property.

3.12 The owner can appeal against a notice to recover costs if they consider the works were unnecessary for the preservation of the building, the works being sought are unreasonable, or that the recovery would cause undue hardship. In the event of an appeal the Secretary of State would determine what costs should be paid. Failure to pay Section 55 costs could result in a local land charge being placed on the property.

3.13 The owner has previously been advised that at some point the Council would have to consider the service of an Urgent Works Notice if the necessary works were not undertaken. As this has not happened, it is recommended that authorisation be given to the service of an Urgent Works Notice in respect of Toll House Cottage, in order to ensure its preservation as a building of special architectural or historic interest.

4. OTHER OPTIONS CONSIDERED

4.1 Do not serve an Urgent Works Notice and rely on negotiations with the owner and prospective purchasers to secure the necessary works. However, despite over two years of negotiations these have not resulted in the building being protected from further deterioration.

5. RESOURCE IMPLICATIONS

5.1 The Council will incur costs in the event that the owner fails to carry out the works within the specified period and the Council has to step in to implement the schedule of works identified. However, as set out in the report, there are legal provisions for these costs to be recovered from the owner through a land charge on the property.

6. RISK AND MITIGATION

6.1 Risk has been considered as part of this report and any specific high risks are included in the table below:

Category Risk	Action / Controls
Regulatory – the Council has a duty to ensure the preservation of listed buildings within its area	Monitoring of condition of buildings at risk and, if required, serving of notices to secure preservation of the building

7. ISSUES ARISING FROM IMPACT ANALYSIS

7.1 Not applicable.

8. CRIME AND DISORDER IMPLICATIONS

8.1 None arising from this report.

9. COMMENTS OF FINANCIAL SERVICES

9.1 The Council will incur costs in the event that the owner fails to carry out the works within the specified period and the Council is required to implement the schedule of works identified. However, as set out in the report, there are legal provisions for these costs to be recovered from the owner through a land charge on the property should the owner fail to repay the Council for the works.

10. COMMENTS OF LEGAL AND DEMOCRATIC SERVICES

10.1 On the facts reported it is considered appropriate to serve an urgent works notice. In the event that the owner fails to carry out the works in accordance with the notice within the specified period the Council has the power to carry out the works in default and recharge to the owner or in the event that the costs cannot be recovered from the owner, the Council can register a local land charge against the property.

11. COMMENTS OF OTHER RELEVANT SERVICES

N/A

Agenda Item 7

Report to Development Control Committee

REPORT OF: Pat Reid Development Management Service Manager

REPORT NO: PLA 1000

DATE: 6 August 2013

TITLE:	S13/1262 – Modification of Planning obligation in relation to Section 106 Agreement (location of play equipment) Land r/o 113-135 Dysart Road, Grantham	
KEY DECISION OR POLICY FRAMEWORK PROPOSAL:	N/A	
PORTFOLIO HOLDER: NAME AND DESIGNATION:	N/A	
CONTACT OFFICER:	Louise Parker	
INITIAL IMPACT ANALYSIS:		
Equality and Diversity	Not applicable	Not applicable
FREEDOM OF INFORMATION ACT:	This report is publicly available via the Your Council and Democracy link on the Council's website: www.southkesteven.gov.uk	
BACKGROUND PAPERS	N/A	

1. RECOMMENDATIONS

That determination of the planning application be delegated to the Development Management Service Manager in consultation with the Chairman and Vice Chairman of the Development Control Committee to complete a Deed of variation.

2. PURPOSE OF THE REPORT

To provide advice to Members on a request to modify a Section 106 agreement in respect of land r/o 113-135 Dysart Road, Grantham

3. DETAILS OF REPORT

On 11 November 2003 outline planning permission was granted for residential development at land r/o 113-115 Dysart Road, Grantham. The development was the subject of a Section 106 legal agreement requiring "Open Space/Recreation Space" means an area or areas of land totalling 0.4 of an acre to be provided within the Development as recreation and amenity space for occupants of dwellings erected on the land"

The application seeks to modify the Section 106 agreement to remove the requirement for the provision of 5 pieces of play equipment and in its place to provide a commuted sum for off-site play equipment off Earlesfield Lane.

The application site and surroundings

The 2003 planning application site is located off Dysart Road to the north and Derwent Road to the South. The site is completed and comprises of 2 and 3 storey dwellings mixed with blocks of apartments. The main access to the site is off Dysart Road Grantham but the site can be accessed from other points off Goodliff Road and Earlesfield Lane Grantham.

The legal agreement states:

- 9.1 "The Owners agree to provide as part of the Development an area or areas of land totalling 0.4 of an acre for recreation and amenity space purpose to serve future residents of the Development in order to satisfy the council's policies relating to Open Space and Recreation Space provision.
- 9.2 The Open Space/Recreation Space shall be laid out and available for use not later than the occupation of the final dwelling erected on the Land or in accordance with a phasing policy agreed with the Council.
- 9.3 The owners will provide within the Open/Space/Recreation Space in the most suitable part thereof where the provision is made on more than one area of land 5 pieces of play equipment to be agreed with the Council.

- 9.4 Immediately following completion of the Open Space/Recreation Space the Owners shall on the Council (acting reasonably) certifying that the said area(s) is or are in a satisfactory condition transfer the said area(s) to the council on such terms as they shall agree to enable the Council to maintain the areas in perpetuity for recreation and amenity purposes.
- 9.5 On the date of transfer of the Open Space/Recreation Space the Owners will pay to the Council the sum of **FIVE THOUSAND AND THREE HUNDRED AND THIRTY NINE POUNDS** (£5,339.00) which sum will be used by the Council solely for the purpose of maintaining the said Open Space/Recreation Space provided pursuant to this Agreement together with a further sum amounting to 50% of the cost of providing the play equipment referred to in clause 9.3 for future maintenance of the said play equipment”.

This agreement would be modified

Supporting Information

The applicants have submitted the following information in support of the proposals:

“Discussions have been undertaken with Leisure and Amenities to vary the Section 106 Agreement to remove the requirement for the provision of 5 pieces of play equipment and in its place to provide a commuted sum of £35,000 for Off-site play equipment off Earlesfield Lane.

In addition discussions have been undertaken to pay a commuted sum of £5,339 for green area maintenance on the transfer of the onsite green space and legal costs of £750 (already paid)

Relevant Site History

S03/0024 – Residential development approved conditionally 11 November 2003

S05/0224 – Residential development approved conditionally 12 May 2005

S05/0310 – Residential development approved conditionally 12 May 2005

Conclusion

The agreement of the Section 106 was for the provision of play equipment as part of the 2003 agreed residential development. The identified site off Earlesfield Lane is within proximity to the areas if site identified within the three planning applications contained within the site history. Part of the legal agreement states a sum of £5,399.00 will be paid to the council for maintaining the land this is in addition to the lump sum of £35,000.00

There is insufficient space remaining within the application site to provide the play equipment on site and it is considered that the identified site located off Earlesfield Lane will be appropriate for the provision of play equipment.

4. OTHER OPTIONS CONSIDERED

None

5. RESOURCE IMPLICATIONS

No significant impact on resources

6. RISK AND MITIGATION

Risk has been considered as part of this report and any specific high risks are included in the table below:

Category Risk	Action / Controls
Low	None necessary

7. ISSUES ARISING FROM IMPACT ANALYSIS

None

8. CRIME AND DISORDER IMPLICATIONS

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

9. COMMENTS OF FINANCIAL SERVICES

To be reported.

10. COMMENTS OF LEGAL AND DEMOCRATIC SERVICES

If it is agreed to remove the requirement for the provision of 5 pieces of play equipment and in its place to provide a commuted sum for off-site play equipment off Earlesfield Lane there will be a requirement to enter into a deed of variation under S106 of the Town and Country Planning Act 1990 (as amended).

11. COMMENTS OF OTHER RELEVANT SERVICES

SKDC Community Leisure Officer

The existing S106 agreement for this development requires the provision of 5 pieces of play equipment, which is equivalent to a LEAP standard play area. There is

insufficient space within the development to meet the required buffer distances for this type of play area.

Downgrading the requirement to a smaller play area has been considered. However, the open space is situated between multiple dwellings whose front entrances would open onto the play area with only a 1.5m wide path and low fence to separate them from the play equipment. Therefore I feel leaving the green areas as open space is preferable to adding play equipment.

Having visited the site my recommendation is to vary the S106 agreement as follows:

- To provide a commuted sum payment of £35,000 towards the off-site provision of play equipment off Earlesfield Lane
- Ensure the open space within the development remains for that function and is protected from further development

The proposed location for siting the play equipment off Earlesfield Lane is between 380m and 620m of the Redrow Homes development and within 5 minutes walking time as per guidance in Fields in Trust: Planning and Design for Outdoor Sport and Play.

In addition to this a commuted sum of £5,339 is required for green area maintenance on the transfer of the on-site green open space to SKDC.

12. APPENDICES:

Planning submission can be viewed via the following link:

<http://www.southkesteven.gov.uk/index.aspx?articleid=2230&ApplicationNumber=S13/1262>

Report to Development Control Committee

REPORT OF: Pat Reid Development Management Service Manager

REPORT NO: PLA 1005

DATE: 6 August 2013

TITLE:	Modification of Planning obligation in relation to Section 106 Agreement (Distribution of play areas) Poplar Farm, Barrowby Road, Grantham Ref S08/1231	
KEY DECISION OR POLICY FRAMEWORK PROPOSAL:	N/A	
PORTFOLIO HOLDER: NAME AND DESIGNATION:	N/A	
CONTACT OFFICER:	Pat Reid	
INITIAL IMPACT ANALYSIS:		
Equality and Diversity	Not applicable	Not applicable
FREEDOM OF INFORMATION ACT:	This report is publicly available via the Your Council and Democracy link on the Council's website: www.southkesteven.gov.uk	
BACKGROUND PAPERS	N/A	

1. RECOMMENDATIONS

That the approval of the Variation of the Section 106 Agreement be delegated to the Development Management Service Manager in consultation with the Chairman and Vice Chairman of the Development Control Committee.

2. PURPOSE OF THE REPORT

To provide advice to Members on a request to modify a Section 106 agreement in respect of land at Poplar Farm, Barrowby Road, Grantham.

3. DETAILS OF REPORT

On 23 June 2011 outline planning permission was granted for residential development on land at Poplar Farm, Barrowby Road, Grantham. The development was the subject of a Section 106 legal agreement requiring the provision of play areas.

Following the approval of the layout of the first phases of the site the developers have requested that the previously agreed layout of a hierarchy of play areas is amended to provide an improved quality but reduced number of play areas across the site.

This report explains the proposed changes to the provision of play areas and the need to vary the Section 106 Agreement.

The application site and surroundings

The site is off Barrowby Road, Grantham.

The planning permission for the Poplar Farm development is a mixed use urban extension of up to 1800 dwellings and associated community facilities and infrastructure, including children's play areas.

The Third Schedule of the Section 106 Agreement states that:

."8. Unless the Council and the Owners agree in writing otherwise, the Owners shall provide 3 LEAPS before Certification of 601 Dwellings, a further 3 LEAPS before Certification of 1201 Dwellings and a further 3 LEAPS before Certification of 1800 Dwellings.

9. Unless the Council and the Owners agree in writing otherwise, the Owners shall provide within the Green Areas 8 LAPS before Certification of 226 Dwellings, a further 8 LAPS before Certification of 451 Dwellings, a further 8 LAPS before Certification of 676 Dwellings, a further 8 LAPS before Certification of 901 Dwellings a further 8 LAPS before Certification of 1,126 Dwellings, a further 8 LAPS before Certification of 1,3511 Dwellings and a further 8 LAPS before Certification of 1,800 Dwellings.

10. Unless the Council and the Owners agree in writing otherwise, the Owners shall provide within the Green Areas 1 NEAP before Certification of 901 Dwellings."

The developers are proposing that the previously agreed play areas should be replaced by the new areas shown on the attached plan (Plan 1).

On this plan the LEAPS (Local Equipped Play Areas), LAPs (Local Areas of Play) and NEAPs (Neighbourhood Equipped Play Areas) are referred to as follows:

LEAPS are now referred to as “Other Equipped/Landscaped Play Areas”

LAPS are now referred to as “Doorstep Play Space”

NEAPS are now referred to as “Principal Equipped Play Areas”

The plan indicates that there would be:

3 Other Equipped / Landscaped Play Areas. (9 LEAPs are currently proposed).

4 Doorstep Play Spaces (56 LAPS are currently proposed).

1 Principal Equipped Play Area (1 NEAP is currently proposed).

The Principal Equipped Play Area, would be designed as an integral part of the main sports facilities and green space on the lower lying land in the eastern half of the site. The size and scope of this area is comparable to but a little larger than a traditional NEAP and includes a Multi Use Games Area. The two Other Equipped / Landscaped Play Areas would be located in the south west and west of the site with relationships to the Primary School/ Local Centre facilities and the main green corridors. These would be equipped yet could also include some natural play and would be comparable to but a little larger than the traditional LEAP. The Doorstep Play Spaces would be located at other places around the development and also linked to the main green corridors and other spaces.

The approved Section 106 Agreement requires an unworkable number of small pockets of play areas dotted around the site. The proposed amendments are for a reduced number of larger play areas.

The attached plan indicates that all of the occupiers of the proposed dwellings would have good access to a range of play areas.

This approach is supported by the Council’s Community Leisure Officer. It is recommended that the Section 106 is varied as requested.

Supporting Information

The applicants have submitted a statement in support these amendments which is attached as Appendix A to this report.

This explains the rationale for the proposed changes to the provision of the children’s play areas.

Relevant Site History

S08/1231/EIAOL Outline planning permission for a mixed use urban extension comprising up to 1800 dwellings, community facilities (including a primary school, community centre, retail use classes A1, A2, A3 & A5, doctor’s surgery and elderly persons accommodation) and associated open space (including new playing fields,

facilities and changing rooms, children’s play areas, informal network of open space and allotments) and a new road and new road bridge – 23 June 2011.

Conclusion

4. OTHER OPTIONS CONSIDERED

None

5. RESOURCE IMPLICATIONS

No significant impact on resources

6. RISK AND MITIGATION

Risk has been considered as part of this report and any specific high risks are included in the table below:

Category Risk	Action / Controls
Low	None necessary

7. ISSUES ARISING FROM IMPACT ANALYSIS

None

8. CRIME AND DISORDER IMPLICATIONS

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

9. COMMENTS OF FINANCIAL SERVICES

There are no specific financial comments to make in connection with this report as this seeks to only change the proposals for the quantity and number of play area with the financing arrangements remaining the same.

10. COMMENTS OF LEGAL AND DEMOCRATIC SERVICES

In order to modify the original S106 agreement as outlined in this report, it will be necessary to enter into a deed of variation under S106 of the Town and Country Planning Act 1990 (as amended).

11. COMMENTS OF OTHER RELEVANT SERVICES

SKDC Community Leisure Officer

Whilst there is a reduction in the total amount of play space being provided, my opinion is that the attached proposal contains sufficient detail and a level of provision to ensure the development is well catered for in terms of plays areas. I also think the proposal provides a much more realistic and practical approach for play provision than the existing.

12. APPENDICES:

Planning submission can be viewed via the following link:

<http://www.southkesteven.gov.uk/index.aspx?articleid=2230&ApplicationNumber=S08/1231>

APPENDIX A

Poplar Farm, Grantham **PLAY AREAS STRATEGY (Rev B)**

The proposed development will provide the following designated children's play areas and will be in addition to the broader proposed landscape and public open space areas:

Principal Equipped Play Area (1 No.)

To be located as part of the broader proposals for public open space and sports facilities on the lower lying land close to the current end of Balmoral Drive. The play area will be designed as an integral part of this part of the site and will relate positively to all of these surrounding proposed uses.

The play area will provide a broad variety of both active and more passive play. It would be designed mainly for older children but would also include play opportunities for younger children.

The key features of this play area will be:

- It will be sited close to the sports facilities/ pavilion and be easily accessible from surrounding footways;
- It will encompass a minimum activity area of 1,250m²; including a Multi Use Games Area (MUGA) (of at least 500m²);
- The number and nature of play equipment and structures is to be agreed with SKDC and will provide for a wide variety of play experiences;
- It will include both grass and hard surfaces and impact absorbing surfaces (where required around play equipment and structures);
- It will include a shelter for meeting/ socialising in an open area and with a visual relationship to the MUGA;
- It will incorporate an appropriately designed "buffer zone" around the main activity area(s);
- It will be designed to provide a stimulating and challenging play experience;
- Boundary treatments and any necessary fencing, gates or access controls will be agreed with SKDC as part of the design of the play area;
- It will include signage, seating and litter bin(s);
- It will include convenient and secure cycle parking as part of the broader public open space and sports facilities proposals

Other Equipped/ Landscaped Play Areas (3 No.)

Three areas to be located within identified landscape areas/ corridors. One play area to be located in the south west of the site, close to the future Primary School and Local Centre facilities (and north of Running Furrows Drain); one play area to be located within the landscape corridor (running west – east) in the west of the site: and one would be located towards the north of the site. All of the play areas to be designed as an integral part of the landscape and public open space proposals and to relate positively to the other surrounding proposed uses.

They would be designed mainly for younger children (who are beginning to go out and play more independently)

The key features of these play areas will be:

- They will be sited close to and easily accessible from surrounding footways (one of the play areas will be easily accessible from the Local Centre/ Primary School sites);

- They will encompass areas of between 600 – 900m² (larger areas could include less equipment and incorporate imaginatively designed “natural play” features; using materials such as logs and boulders. Areas with a greater emphasis on specific play equipment could be relatively smaller);
- The number and nature of play equipment and structures is to be agreed with SKDC and will provide for a wide variety of play experiences;
- They will include both grass (more grass within areas with a greater emphasis on “natural play”) and hard surfaces and impact absorbing surfaces (where required around play equipment and structures);
- They will incorporate an appropriately designed “buffer zone” around the main activity area(s);
- Planting to be included around the play areas and to provide a mix of scent, colour and texture;
- They will be designed to provide a stimulating and challenging play experience;
- Boundary treatments and any necessary fencing, gates or access controls will be agreed with SKDC as part of the design of the play area;
- They will include signage, seating and litter bin(s);

Doorstep Play Spaces (4 No.)

Three “Doorstep Play” spaces will be provided. These will be designed as an integral part of the areas within which they are sited. They will be designed and designated specifically for young children/ toddlers. They will be designed to encourage informal play and social interaction and to allow for ease of informal observation and supervision.

The key features of these spaces will be:

- They will be sited close to and easily accessible from surrounding footways and housing;
- They will be designed primarily for children up to the age of 6 but could be used by older children;
- They will include a minimum activity area of 100m²; reasonably flat and of grass or hard surfacing or a combination of the two;
- They may include a small element of “natural play” eg boulder/ logs
- Planting to be included around the play areas and to provide a mix of scent, colour and texture;
- They may include a knee rail or low fence to indicate the perimeter and broadly define the area.
- They will include signage, seating and litter bin(s);
- The layout of the space will be agreed with SKDC.

Programme for Implementation

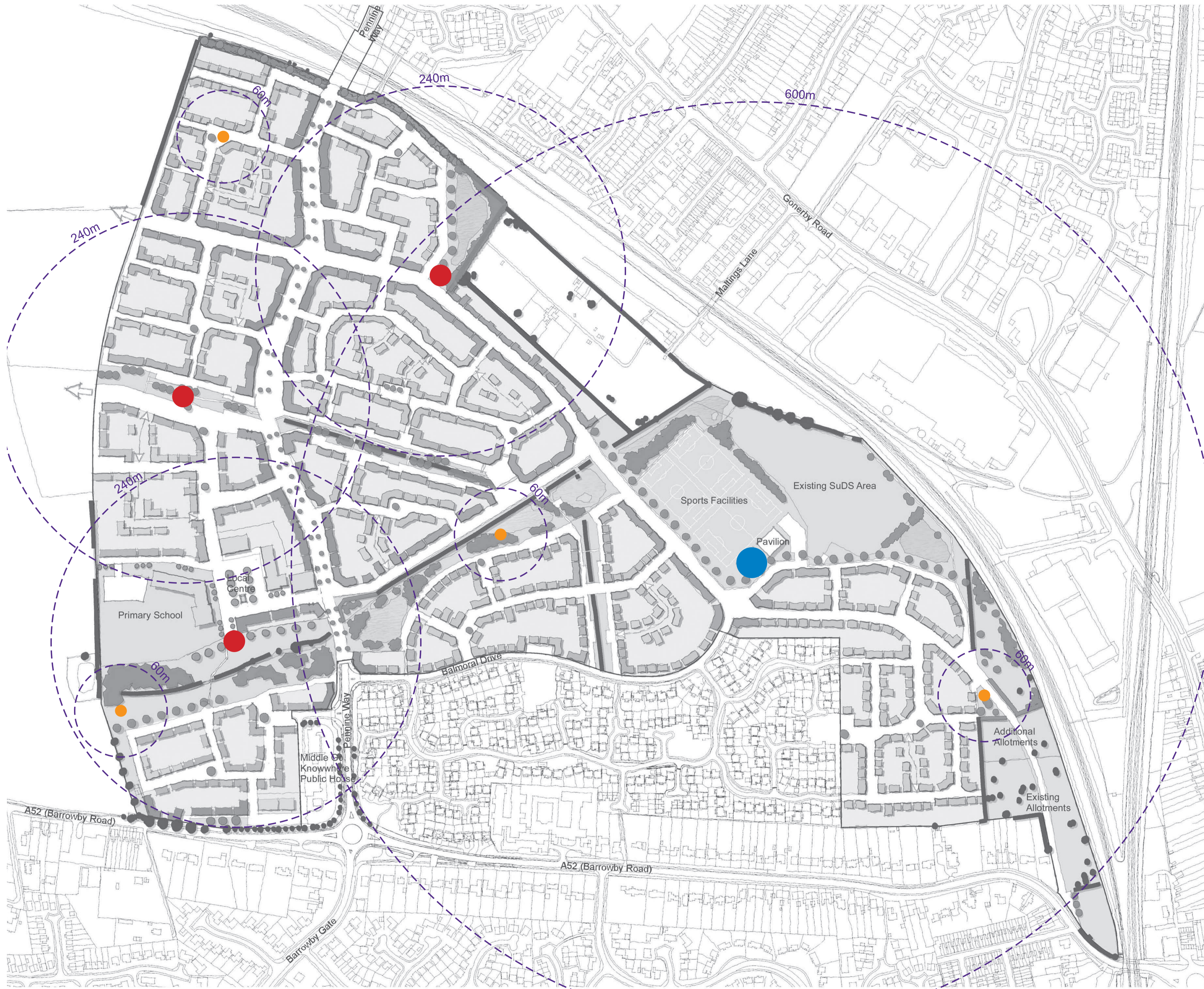
The designated play areas will be delivered as follows:

Principal Equipped Play Area (1 No.) – by delivery of the 901st unit.

Other Equipped/ Landscaped Play Areas (3 No.) – 1st by delivery of the 450th unit; 2nd by delivery of the 901st unit; and 3rd by delivery of 1350th unit.

Doorstep Play (3 No.) – 1st and 2nd by delivery of the 300th unit; 3rd by delivery of the 901st unit; and 4th by delivery of 1350th unit.

Note: Main sports pitches/ facilities to be delivered by delivery of the 901st unit (ie at the same time as the Principal Equipped Play Area).



- KEY:
- Principal Equipped Play Area
 - Other Equipped/Landscaped Play Area
 - Doorstep Play Space
 - - - Straight Line Distance

Note: This plan is to be used for the location of the proposed play areas only.



This drawing is based on digital OS mapping data.
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Buckminster Trust Estate
 Norwich Hub Ltd
 GRANTHAM

POPLAR FARM - PLAY AREAS

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 November 2012
3567-L-11 rev D

fpcr

masterplanning
 environmental assessment
 landscape design
 urban design
 ecology
 architecture
 arboriculture

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Agenda Item 9

AGENDA ITEM

Report No: PLA.1004

DEVELOPMENT CONTROL COMMITTEE

22 JULY 2013

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) = 30

TABLE 2 Applications dealt with under delegated powers from 1 July – 19 July 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 22 July 2013) DOCUMENT 3C Copy of Appeal Decisions (to 22 July 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

Applications not determined within the statutory period

Report No: PLA.1004
Date Prepared: 22 July 2013
No of applications over 8 weeks: 30

MAJOR APPLICATIONS
(13 weeks)

S12/0484/MJRO/KJC

Date received:
27-Feb-2012
No of days: 511

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:
S106 agreement is to be completed – to be subject to PPA -
determine by 23/09/13

S12/2348/MJNF/SB

Date received:
09-Nov-2012
No of days: 255

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 – subject to PPA -determine
by 10/10/13

S12/2495/MJNF/JJ

Date received:
10-Oct-2012
No of days: 285

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:
S106 Agreement to be completed – to be subject to PPA to
confirm timescales

S13/0150/MJRF/AH

Date received:
11-Feb-2013
No of days: 161

Barry Maynard, Linden Homes

Erection of 15 no. dwellings with access (off Belvoir Close),
parking, landscaping and associated works
land off Belvoir Close, Stamford
Reason for non-determination:
Committee of 25 June 2013 resolved to support approval –
S106 Agreement to be completed decision by 31/08/13

S13/0674/MJRF/JJ

Date received:
02-Apr-2013
No of days: 111

Mr K Pearson, Taylor Wimpey East Midlands

Reserved Matters application relating to residential development and associated development, link road, estate roads, open space and landscaping (including A1 retail/B1 office development)

Zone 4 and zone 6, Elsea Park, Bourne

Reason for non-determination:

Report to 27/08/13 Committee significant drainage issues with implications for future phase of development - to be subject to a PPA

S13/0681/MJNF/NB

Date received:
08-Mar-2013
No of days: 136

Mr C Thompson

Change of Use to motorcycle dirt track, retention of portacabins and earthworks. Use for 24 events during a 12 month period (retrospective) (amendments to application S12/1350)

Warren Farm, Main Street, Witham On The Hill, Bourne, PE10 0JN

Reason for non-determination:

Reported to committee on 25/06/13 waiting on additional noise survey to be completed – determine by 29/10/13 – PPA agreed

ALL OTHER APPLICATIONS

(8 weeks)

S10/1805/FULL/KJC

Date received:
13-Oct-2010
No of days: 1013

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:

Report to 6/08/13 Committee

S10/2020/FULL/JJ

Date received:
03-Sep-2010
No of days: 1053

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:

Visibility information evaluated and reported to applicant. Awaiting applicants response.

S10/2021/LB/JJ

Date received:
03-Sep-2010
No of days: 1053

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:

Visibility information evaluated and reported to applicant. Awaiting applicants response.

S12/2702/LB/IVW

Date received:
06-Nov-2012
No of days: 258

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:

Referred to Secretary of State - determine by 31/08/13.

S12/3187/LB/LDPP

Date received:
11-Jan-2013
No of days: 192

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:

Secretary of State response due week comencing 29/07/13 - determine by 5/08/13.

S12/3209/FULL/LDPP

Date received:
17-Jan-2013
No of days: 186

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:

Determine by 31/07/13.

S12/3241/EIAFP/PWM

Date received:
04-Jan-2013
No of days: 199

Mr Tim & Roger Marris, Marris Foston Ltd

Erection of 4 poultry units, 2 control rooms, office and general purpose building, feed bins, hardstanding, gas tanks and electric substation. Upgrade/extension of access road to allow access from Newark Hill.

Land off Fallow Lane, Foston

Reason for non-determination:

Awaiting S106 to be completed. To be subject to a PPA

S13/0775/EIAFP/SB

Date received:
25-Mar-2013
No of days: 119

Mr Martin Dale - Economic Regeneration, Lincolnshire County Council

Construction of Southern Quadrant Link Road (SQLR) comprising new 3km single carriageway between B1174 Spittlegate Level and A52 Somerby Hill including a new bridge spanning the East Coast Main Line and River Witham. Works to include a new 5 arm roundabout at B1174 Spittlegate Level, improvements to the existing A52/B6403 roundabout, associated new junctions/access roads, new cycleway/footpath at Whalebone Lane, site compound/construction and storage areas, recontouring of ground levels, formation of attenuation ponds and diversion of public right of way
Grantham Southern Relief Road, Grantham

Reason for non-determination:

Subject to PPA, committee 27 August 2013

S13/0862/FULL/PL

Date received:
10-May-2013
No of days: 73

Mr J Cooper, J R Cooper & Son

Change of use from barns into live/work unit
Gerry's Farm, Morton Drove, Morton Fen, Bourne

Reason for non-determination:

Amended plans to be submitted - to be determined by 5/08/13

S13/0879/HSB/NB

Date received:
15-Apr-2013
No of days: 98

Sally Treanor

Erection of detached garage
Westfield House, 39A, Empingham Road, Stamford, Lincolnshire, PE9 2RJ

Reason for non-determination:

Garage to be re-sited to avoid trees. Amended plans to be submitted – determine by 31/08/13

S13/0942/FULL/NB

Date received:
19-Apr-2013
No of days: 94

Mr D Robinson

Erection of 4 dwellings
R/O 13, Eastgate, Deeping St. James, Peterborough,
PE6 8HH
Reason for non-determination:
Reported to committee on 16/07/13 - Section 106 to be
signed. Decision issued by 31/08/2013

S13/0955/RM/PWM

Date received:
03-Apr-2013
No of days: 110

Mr Mark Wakerley

Erection of six dwellings (reserved matters pursuant to
S10/0197)

Land At Wyndham Close (R/o 10, 11 & 12 Sandon Road),
Grantham
Reason for non-determination:
Re-consultation following amended plans - determine by
9/08/13

S13/1021/FULL/SP

Date received:
10-May-2013
No of days: 73

Mr S C Daws

Temporary Agricultural workers dwelling
Copley Farm, Doddington Lane, Claypole, Newark, NG23 5AT
Reason for non-determination:
Ongoing discussions regarding additional information – to be
determined by 9/08/13

S13/1097/HSH/PL

Date received:
02-May-2013
No of days: 81

Mr S Harrison

First floor extension to both sides and single storey front and
rear extensions
124, Eastgate, Deeping St James, Peterborough,
Lincolnshire, PE6 8RD
Reason for non-determination:
Amended plans requested for effect on adjacent property – to
be determined by 12/08/13

S13/1107/LB/NB

Date received:
24-Apr-2013
No of days: 89

Neal Fulls, Coastguard Road Limited

Alteration to shopfront
68, High Street, Stamford, Lincolnshire, PE9 2AW
Reason for non-determination:
Colour of shop-front to be agreed - determined by 5/08/13

S13/1126/HSH/PL

Date received:
30-Apr-2013
No of days: 83

Mr & Mrs R Ford

Demolish rear lean-to outbuildings and erect single storey rear
extension, garage, wall and gates
The Old Forge, 6, Bridge Street, Deeping St James,
Peterborough, Lincolnshire, PE6 8HA
Reason for non-determination:
Additional heritage information requested by EH

S13/1127/LB/PL

Date received:
27-Apr-2013
No of days: 86

Mr G Edwards, Swann Edwards Architecture

Demolish rear lean-to outbuildings and erect single storey rear
extension, garage, wall and gates
The Old Forge, 6, Bridge Street, Deeping St James,
Peterborough, Lincolnshire, PE6 8HA
Reason for non-determination:
Additional heritage information requested by EH

<p><u>S13/1187/LB/PL</u></p> <p>Date received: 03-May-2013 No of days: 80</p>	<p>Mr R Dawson Replacement window to front and rear elevations Lendorf House, 70, Church Street, Market Deeping, Peterborough, PE6 8AL <u>Reason for non-determination:</u> Awaiting consultee response - determine by 9/08/13</p>
<p><u>S13/1216/RM/JJ</u></p> <p>Date received: 08-May-2013 No of days: 75</p>	<p>One Medical Ltd Reserved Matters application for construction of a Medical Centre S10/0355 Larkfleet House, Southfields Business Park Ltd, southfield business park, Bourne, PE10 0FF <u>Reason for non-determination:</u> Application to be withdrawn</p>
<p><u>S13/1217/FULL/AH</u></p> <p>Date received: 13-May-2013 No of days: 70</p>	<p>Mr P Burke Demolition of existing builders office/yard and erection of 4 No. detached dwellings and associated garaging and new double garage with room over to No. 19 Horsegate 23, Horsegate, Deeping St James, Peterborough, Lincolnshire, PE6 8EN <u>Reason for non-determination:</u> Reported to 6/08/13 committee after revised plans being received</p>
<p><u>S13/1260/LB/IVW</u></p> <p>Date received: 13-May-2013 No of days: 70</p>	<p>Mr J Thorold Alterations of Listed Building (Removal of Chimney - Retrospective) Marston Hall, School Lane, Marston, Grantham, NG322HQ <u>Reason for non-determination:</u> Awaiting further comments from EH following submission of further structural report - determine by 31/08/13</p>
<p><u>S13/1286/FULL/PWM</u></p> <p>Date received: 23-May-2013 No of days: 60</p>	<p>Mr Joe Ward Single Storey Agricultural Dwelling (For Occupation in Connection with Adjacent Poultry Farm Granted Under S12/2038) Mill Farm, Caythorpe Heath Lane, Caythorpe, Grantham, Lincolnshire, NG32 3EZ <u>Reason for non-determination:</u> Report to 6/08/13 Committee</p>
<p><u>S13/1342/FULL/SB</u></p> <p>Date received: 21-May-2013 No of days: 62</p>	<p>Mrs J A Watts Amendments to planning permission ref S12/2817 including alterations to french doors, additional roof lights, external shutters, splayed window jambs and amended window style Tilly's Barn and Perkins Barn, The Granary, Outgang Road, Baston <u>Reason for non-determination:</u> Amendments proposed by applicants – determine by 31/08/13</p>
<p><u>S13/1351/FULL/PWM</u></p> <p>Date received: 21-May-2013 No of days: 62</p>	<p>Mr Joe Ward Two storey agricultural dwelling (for occupation in connection with adjacent poultry farm granted under S12/2038) Mill Farm, Caythorpe Heath Lane, Caythorpe, Grantham, Lincolnshire, NG32 3EZ <u>Reason for non-determination:</u> Report to 6/08/13 Committee</p>

APPLICATIONS DECIDED UNDER DELEGATED POWERS
FROM 1 -19 JULY 2013

S12/2957/FULL

Applicant: Mr D Ivtsan
Proposal: Extension to equine building
Location: Spa House, Spa Road, Braceborough, Stamford,
Lincolnshire, PE9 4NS
Decision: Approved conditionally - 02 July 2013
End to End time: 166

S12/3185/LB

Applicant: Mr Gary Stingemore
Proposal: Replacement windows and doors on eastern elevation with
new arched brick lintels, and clear glass window on first
floor of northern elevation
Location: Hayloft Barn, Fenton Road, Stubton, Newark, Lincolnshire,
NG23 5DB
Decision: Approved - 02 July 2013
End to End time: 104

S13/0072/FULL

Applicant: Mr Jeff Lenton
Proposal: Conversion of former Methodist Chapel to dwelling
Location: Ingoldsby Methodist Church, Chapel Lane, Ingoldsby,
Grantham, Lincolnshire, NG33 4EJ
Decision: Approved conditionally - 15 July 2013
End to End time: 45

S13/0433/FULL

Applicant: Dr Gilbert
Proposal: Demolition of existing garages, loose box, open fronted
store and preparation building to rear in addition to
alterations to workshop to create a dwelling, repairing of
stone walls and erection of two dwellings and associated
parking
Location: 6, Swinegate, Grantham, Lincolnshire, NG31 6RJ
Decision: Approved conditionally - 19 July 2013
End to End time: 56

S13/0767/HSH

Applicant: Mr & Mrs Simon Stuart
Proposal: Proposed first floor extension and insertion of rooflights
Location: Hillside, 19, Beacon Lane, Grantham, Lincolnshire, NG31
9DQ
Decision: Approved conditionally - 01 July 2013
End to End time: 84

S13/0822/OUT

Applicant: Mr D Balderson, Manthorpe Construction Ltd
Proposal: Erection of two dwellings (outline)
Location: Dovecote Meadows, Aslackby
Decision: Refused - 03 July 2013
End to End time: 100

S13/0832/RM

Applicant: Mr J Love
Proposal: Variation of condition 4 of application S08/1079 to remove existing hedge and replace with retaining wall and fence with replacement hedge planted adjacent to highway
Location: 41, Bourne Road, Corby Glen, Grantham, Lincolnshire, NG33 4NR
Decision: Approved conditionally - 15 July 2013
End to End time: 56

S13/0909/HSB

Applicant: Mr J Heeley
Proposal: Demolish conservatory, erect single storey rear extension
Location: 82, Bridge Street, Deeping St James, Peterborough, Lincolnshire, PE6 8HA
Decision: Approved conditionally - 09 July 2013
End to End time: 71

S13/0913/OUT

Applicant: Mr S Bamforth
Proposal: Demolition of existing dwelling and replacement dwelling - Outline with details of access.
Location: Toll Bar Farm Cottage, Main Road, Deeping St. Nicholas, Spalding, PE113DP
Decision: Approved conditionally - 03 July 2013
End to End time: 79

S13/0923/FULL

Applicant: Mr J Clark
Proposal: Proposed dwelling and detached garage
Location: Adj 23, East Lane, Morton
Decision: Approved conditionally - 05 July 2013
End to End time: 70

S13/0941/HSB

Applicant: Mr & Mrs B Bradley
Proposal: Demolish existing garage, conservatory, porch, extend pitched roof over kitchen, new porch and covered area
Location: The Old Stables, High Road, Londonthorpe, Grantham, NG319RU
Decision: Approved conditionally - 05 July 2013
End to End time: 56

S13/0992/HSB

Applicant: Robert Cunniffe
Proposal: Two storey and single storey extension on west elevation and porch on east elevation
Location: Orchard House, Woolsthorpe Road, Woolsthorpe By Colsterworth, Grantham, Lincolnshire, NG33 5NT
Decision: Approved conditionally - 04 July 2013
End to End time: 43

S13/0995/HSH

Applicant: Mrs Jennifer Rogers
Proposal: Two storey front, side and rear extensions to dwelling with additional dormer window to front and rear
Location: 14, Harrowby Lane, Grantham, Lincolnshire, NG31 9HX
Decision: Approved conditionally - 04 July 2013
End to End time: 43

S13/1005/HSH

Applicant: Mr Roger Woodbridge
Proposal: Conversion of roof space into habitable accommodation including rooflights and new first floor windows
Location: 1, Fane Close, Stamford, Lincolnshire, PE9 1HG
Decision: Approved conditionally - 04 July 2013
End to End time: 55

S13/1007/HSH

Applicant: Mr M Harvey
Proposal: Amended scheme for new porch to front, single storey extension to the rear and first floor extensions to side and rear
Location: 24, Little Casterton Road, Stamford, Lincolnshire, PE9 1BE
Decision: Approved conditionally - 03 July 2013
End to End time: 51

S13/1047/HSH

Applicant: Mrs L O'Hara
Proposal: Revised scheme for extensions to dwelling to include pitched roof, bedroom and bathroom over garage
Location: The Sycamores, Main Street, Witham On The Hill, Bourne, Lincolnshire, PE10 0JH
Decision: Approved conditionally - 17 July 2013
End to End time: 48

S13/1049/OUT

Applicant: Mr D R Green
Proposal: Erection of one 1.5 storey dwelling and one single storey dwelling (Outline)
Location: 56, Towngate East, Market Deeping, Peterborough, Lincolnshire, PE6 8DR
Decision: Approved conditionally - 17 July 2013
End to End time: 50

S13/1111/FULL

Applicant: Mr S Singleton, Singleton Rent
Proposal: Change of Use to retail (Class A1) and cafe/restaurant use (Class A3), new shop front to front elevation, single storey rear extension and associated internal alterations
Location: Saxonhurst House, 35, West Street, Bourne, Lincolnshire, PE10 9NB
Decision: Approved conditionally - 12 July 2013
End to End time: 52

S13/1112/LB

Applicant: Mr S C Singleton, Singleton Rent
Proposal: Change of Use to retail (Class A1) and cafe/restaurant use (Class A3), new shop front to front elevation, single storey rear extension and associated internal alterations
Location: Saxonthurst House, 35, West Street, Bourne, Lincolnshire, PE10 9NB
Decision: Approved conditionally - 12 July 2013
End to End time: 52

S13/1115/HSB

Applicant: Mr S Head
Proposal: Two storey side and single storey rear extension
Location: 52A, Eastgate, Deeping St James, Peterborough, Lincolnshire, PE6 8HJ
Decision: Approved conditionally - 16 July 2013
End to End time: 67

S13/1119/FULL

Applicant: Mr & Mrs R J Clarke
Proposal: Erection of one detached replacement dwelling, small increase in residential curtilage
Location: Edenwood, Edenham Road, Bourne, PE100LG
Decision: Approved conditionally - 17 July 2013
End to End time: 82

S13/1151/LB

Applicant: Mr & Mrs J Hamant
Proposal: Repainting of exterior woodwork and guttering and alterations to existing conservatory
Location: 1, Kings Mill Lane, Stamford, Lincolnshire, PE9 2QS
Decision: Approved conditionally - 01 July 2013
End to End time: 45

S13/1153/FULL

Applicant: Mr & Mrs Johnson
Proposal: Retention of Pond
Location: Mulberry Hall, 4, Old Manor Farm, Fenton, Newark, Lincolnshire, NG23 5GB
Decision: Approved - 02 July 2013
End to End time: 63

S13/1154/FULL

Applicant: Mr & Mrs Johnson
Proposal: Retention of dwelling (Amended version of previously approved dwelling S07/1214)
Location: Mulberry Hall, 4, Old Manor Farm, Fenton, Newark, Lincolnshire, NG23 5GB
Decision: Approved conditionally - 03 July 2013
End to End time: 64

S13/1158/HSB

Applicant: Mr Stacey Staff
Proposal: Single storey front, side and rear extensions to dwelling
Location: 79, Bridge End Road, Grantham, Lincolnshire, NG31 7EP
Decision: Approved conditionally - 16 July 2013
End to End time: 53

S13/1164/HSH

Applicant: Mr & Mrs T Howett
Proposal: Erection of single storey rear extension, external and internal alterations
Location: 9, Rock Terrace, Scotgate, Stamford, Lincolnshire, PE9 2YJ
Decision: Approved conditionally - 04 July 2013
End to End time: 55

S13/1167/LB

Applicant: Mr & Mrs T Howett
Proposal: Erection of single storey rear extension, external and internal alterations
Location: 9, Rock Terrace, Scotgate, Stamford, Lincolnshire, PE9 2YJ
Decision: Approved conditionally - 04 July 2013
End to End time: 55

S13/1172/HSH

Applicant: Mr Craig Vincent
Proposal: First floor side; two storey and single storey rear extensions
Location: 20, Chatsworth Road, Stamford, Lincolnshire, PE9 2UN
Decision: Refused - 05 July 2013
End to End time: 56

S13/1173/HSH

Applicant: Mr Mark Revill
Proposal: Demolition of existing two storey side extension front porch and detached outbuilding and erection of replacement front porch one and two storey side/rear extension and detached garage.
Location: 35, Main Street, Claypole, Newark, NG235BA
Decision: Approved conditionally - 03 July 2013
End to End time: 55

S13/1179/CAC

Applicant: Mr & Mrs Bradley
Proposal: Demolition of conservatory and lean to porch and part demolition of attached garage.
Location: The Old Stables, High Road, Londonthorpe, Grantham, NG319RU
Decision: Approved conditionally - 05 July 2013
End to End time: 56

S13/1184/HSH

Applicant: Malcolm Turner
Proposal: Removal of existing roof and window and provision of new balcony and French doors at second floor level to rear elevation
Location: 20, Lambert Mews, Stamford, Lincolnshire, PE9 2GL
Decision: Approved conditionally - 11 July 2013
End to End time: 48

S13/1185/FULL

Applicant: Stuart Bateman, George Bateman & Son Limited
Proposal: Change of use and extension of public house (A4) to dwelling (C3) and erection of 3 dwellings
Location: Hit And Miss, 7, Foundry Road, Stamford, Lincolnshire, PE9 2PY
Decision: Approved conditionally - 03 July 2013
End to End time: 56

S13/1186/LB

Applicant: Mrs C Dolby, Wildcats Theatre School
Proposal: Remove internal stud wall
Location: Castle House, St Peters Hill, Stamford, Lincolnshire, PE9 2PE
Decision: Approved conditionally - 03 July 2013
End to End time: 54

S13/1192/FULL

Applicant: Mr H Pell, Chandlers Farm Equipment Ltd
Proposal: Extension to workshop
Location: Chandlers Farm Equipment, Main Road, Belton, Grantham, NG322LX
Decision: Approved conditionally - 18 July 2013
End to End time: 56

S13/1197/AG

Applicant: Mr & Mrs M Stanger
Proposal: Agricultural Storage Building
Location: Lodge Farm, Clensey Lane, Dry Doddington, Newark, NG235HT
Decision: Not required - 05 July 2013
End to End time: 32

S13/1204/FULL

Applicant: The West Grantham Academies Trust
Proposal: Section 73 Application to Vary Condition 3 (Approved Plans) of S12/1330
Location: The West Grantham Academy Spitalgate, Trent Road, Grantham, Lincolnshire, NG31 7XQ
Decision: Approved conditionally - 01 July 2013
End to End time: 42

S13/1239/FULL

Applicant: Mr Morris, Morris Development
Proposal: Erection of detached dwelling (retrospective)
Location: 155A, Eastgate, Deeping St James, Peterborough, Lincolnshire, PE6 8RB
Decision: Approved conditionally - 12 July 2013
End to End time: 45

S13/1241/FULL

Applicant: Miss Chrissie Myland
Proposal: Erection of dwelling
Location: Land adjacent to 87, Stamford Street, Grantham, Lincolnshire, NG31 7BS
Decision: Approved conditionally - 17 July 2013
End to End time: 55

S13/1243/FULL

Applicant: Mr D Wilson, Bourne Academy
Proposal: Proposed link between canteens
Location: Bourne Academy, Edinburgh Crescent, Bourne,
Lincolnshire, PE10 9DT
Decision: Approved conditionally - 09 July 2013
End to End time: 56

S13/1255/LB

Applicant: Mr Melvyn Belshaw
Proposal: Demolition of 'Lean to' Timber Porch and Erection of
Garden Room Extension
Location: The Manor, Doddington Road, Stubton, Newark, NG235BX
Decision: Approved conditionally - 09 July 2013
End to End time: 36

S13/1269/FULL

Applicant: Mr D Hindmarch, Grantham Investments Ltd
Proposal: Alterations to shopfront including installation of replacement
pelmet
Location: 19, Market Place, Grantham, Lincolnshire, NG31 6LP
Decision: Approved conditionally - 09 July 2013
End to End time: 56

S13/1270/LB

Applicant: Mr D Hindmarch, Grantham Investments Ltd
Proposal: Alterations to shopfront inclusive of replacement
cornice/pelmet and fascia panel with alterations to window
adverts
Location: 19, Market Place, Grantham, Lincolnshire, NG31 6LP
Decision: Approved conditionally - 09 July 2013
End to End time: 56

S13/1272/LB

Applicant: Mr Christopher Hubbard, Ringrose Law Group
Proposal: Erection of 2 No. illuminated projecting signs to Listed
Building
Location: 4, St Peters Hill, Grantham, Lincolnshire, NG31 6QD
Decision: Refused - 04 July 2013
End to End time: 43

S13/1274/ADV

Applicant: Mr Christopher Hubbard, Ringrose Law Group
Proposal: Erection of 2 no. illuminated projecting signs
Location: 4, St Peters Hill, Grantham, Lincolnshire, NG31 6QD
Decision: Refused - 04 July 2013
End to End time: 43

S13/1278/HSB

Applicant: Mr Kevin Mayes
Proposal: Conversion of garage and extension to bungalow to create
enlarged kitchen/dining room, utility and bedroom and
construction of garden store
Location: 35, Gloucester Road, Grantham, Lincolnshire, NG31 8RJ
Decision: Approved conditionally - 18 July 2013
End to End time: 51

S13/1282/DC

Applicant: Mr David Heeley
Proposal: Approval of details required by condition 2 (roof eave ventilators) of listed building consent S13/0697

Location: 11, St Leonards Street, Stamford, Lincolnshire, PE9 2HN
Decision: Approved - 05 July 2013
End to End time: 56

S13/1285/HS

Applicant: Mr Paul Greenslade
Proposal: Retention of 2 storey rear extension and single storey front extension (amended version of previously approved scheme S12/2706)

Location: 1, High Street, Pointon, Sleaford, Lincolnshire, NG34 0LX
Decision: Approved conditionally - 04 July 2013
End to End time: 50

S13/1295/HS

Applicant: Mr Baker
Proposal: Side extension to detached garage
Location: 22, Hall Farm, Market Deeping, Peterborough, Lincolnshire, PE6 8DE

Decision: Approved conditionally - 03 July 2013
End to End time: 50

S13/1301/HS

Applicant: Duncan Allen
Proposal: Two storey side extension and alteration to conservatory roof

Location: 12, Fox Dale, Stamford, Lincolnshire, PE9 2UZ
Decision: Approved conditionally - 09 July 2013
End to End time: 49

S13/1302/FULL

Applicant: Mr Iain Hart
Proposal: Continuation of use of formerly agricultural lane for woodland contracting business (Including storage and processing of timber/logs, storage of machinery and equipment etc) and retention of associated structures; Erection of portal framed building for processing/storage of firewood and logs

Location: 15, Stamford Road, Colsterworth, Grantham, Lincolnshire, NG33 5JD
Decision: Approved conditionally - 09 July 2013
End to End time: 54

S13/1303/NMA

Applicant: Ms Catherine Hanly, Persimmon Homes
Proposal: Non Material Amendment to S05/1385 (amendments to landscaping scheme)

Location: Ermine Street, Ancaster, Grantham, Lincolnshire, NG32 3QR
Decision: Approved - 19 July 2013
End to End time: 38

S13/1308/HSH

Applicant: Mr M Moore
Proposal: Erection of Link Extension (Sun Room) between Existing Dwelling and Detached Garage.

Location: 2C, High Street, Caythorpe, Grantham, Lincolnshire, NG32 3BS

Decision: Approved conditionally - 08 July 2013
End to End time: 52

S13/1318/LB

Applicant: Mr P Cardus
Proposal: Formation of new door to side elevation, blocking up of existing door to rear elevation and erection of open-sided lean-to

Location: Brydon House, Church Street, Barrowby, Grantham, Lincolnshire, NG32 1BX

Decision: Approved conditionally - 01 July 2013
End to End time: 45

S13/1320/HSH

Applicant: Mr P Cardus
Proposal: Formation of new door to side elevation and erection of open sided lean-to.

Location: Brydon House, Church Street, Barrowby, Grantham, Lincolnshire, NG32 1BX

Decision: Approved conditionally - 01 July 2013
End to End time: 45

S13/1323/DC

Applicant: Mr A Pistolas, Maiden Properties Limited
Proposal: Approval of details of conditions 6 (contamination) and 8 (archaeology) required by S10/0969/MJRF

Location: Former Welland Motor Factors Site, North Street, Stamford, Lincs

Decision: Approved - 05 July 2013
End to End time: 35

S13/1329/DC

Applicant: Mr R Smith
Proposal: Discharge conditions 4 (archaeology) and 5 (bird survey) required by S13/0257

Location: Land north of, Little Bytham Road, Castle Bytham

Decision: Approved - 02 July 2013
End to End time: 32

S13/1333/FULL

Applicant: Mr Peter Burrows, Lindpet Properties Ltd
Proposal: Change of use from A1 (Retail) to A3 (Cafe)

Location: UNIT 2, Kings Walk, Guildhall Street, Grantham, Lincolnshire, NG31 6NL

Decision: Approved conditionally - 10 July 2013
End to End time: 51

S13/1335/HSB

Applicant: Alluh Evans
Proposal: New Entrance Lobby and Link and Conversion of Garage Roof Space to Studio/Bathroom.
Location: Priory Barn, Church Street, Long Bennington, Newark, Lincolnshire, NG23 5ES
Decision: Approved conditionally - 16 July 2013
End to End time: 56

S13/1336/LB

Applicant: Alluh Evans
Proposal: New Entrance Lobby and Link, Conversion of Garage Roof Space to Studio/Bathroom and Conversion of Loft Space to Bedroom and Dressing Room.
Location: Priory Barn, Church Street, Long Bennington, Newark, Lincolnshire, NG23 5ES
Decision: Approved conditionally - 16 July 2013
End to End time: 56

S13/1337/LB

Applicant: Mr & Mrs Ryan and Jane Mannering
Proposal: Internal and External Alterations to Curtilage Listed Building (Including Internal remodeling, Removal of Chimneys, Alterations to Window/Door arrangements and Conversion/Extension of Loft Space to create Living Accommodation.
Location: Sudthorpe Barn, Sudthorpe Hill, Fulbeck, Grantham, NG323LE
Decision: Approved conditionally - 10 July 2013
End to End time: 36

S13/1340/HSB

Applicant: Mr S Foreman
Proposal: Single storey front extension and first floor rear extension
Location: 6, Crowfields, Deeping St James, Peterborough, Lincolnshire, PE6 8NY
Decision: Approved conditionally - 03 July 2013
End to End time: 39

S13/1344/HSB

Applicant: Mr R Lamb
Proposal: Porch to front elevation
Location: 12, Fir Avenue, Bourne, Lincolnshire, PE10 9RY
Decision: Approved conditionally - 09 July 2013
End to End time: 46

S13/1345/FULL

Applicant: Mrs Barbara Doxey
Proposal: Change of use of building from education unit (D1) to industrial/business (B1)
Location: Stamford College Craft, Unit 5, Ryhall Road, Stamford, PE9 1XT
Decision: Approved conditionally - 12 July 2013
End to End time: 51

S13/1346/HSH

Applicant: Mr & Mrs Ryan and Jane Mannering
Proposal: Alterations to Dwelling including Conversion/Extension of Loft Space to create Living Accommodation and changes to Boundary Treatment

Location: Sudthorpe Barn, Sudthorpe Hill, Fulbeck, Grantham, NG323LE

Decision: Approved conditionally - 10 July 2013

End to End time: 36

S13/1350/FULL

Applicant: Mr S Gabriel
Proposal: Sub-division of one dwelling into two; single storey side extension

Location: 55, Primrose Way, Stamford, Lincolnshire, PE9 4BU

Decision: Approved conditionally - 12 July 2013

End to End time: 50

S13/1357/DC

Applicant: Mrs H Dulieu
Proposal: Approval of details of conditions 3 & 4 of planning permission S12/1414 (air source heat pump details including maintenance plan)

Location: Caudle House, 43, High Street, Market Deeping, Peterborough, PE6 8ED

Decision: Approved - 16 July 2013

End to End time: 55

S13/1358/DC

Applicant: Mrs H Dulieu
Proposal: Approval of details of condition 3 required by Listed Building Consent S12/1415 (air source heat pump details)

Location: Caudle House, 43, High Street, Market Deeping, Peterborough, PE6 8ED

Decision: Approved - 16 July 2013

End to End time: 55

S13/1368/HSH

Applicant: Mr & Mrs Watling
Proposal: Single storey rear extension

Location: 49, Essex Road, Stamford, Lincolnshire, PE9 1LG

Decision: Approved conditionally - 12 July 2013

End to End time: 45

S13/1372/HSH

Applicant: Mr & Mrs Andrew Kerr
Proposal: First floor side, single and two storey rear extensions

Location: 17, Langdale Crescent, Grantham, Lincolnshire, NG31 8DF

Decision: Approved conditionally - 03 July 2013

End to End time: 40

S13/1373/HSH

Applicant: Mr & Mrs J Griffith
Proposal: Single storey rear and side extension to dwelling

Location: 11, Ermine Close, Grantham, Lincolnshire, NG31 9PA

Decision: Approved conditionally - 08 July 2013

End to End time: 35

S13/1381/DC

Applicant: Mr T Lennon
Proposal: Approval of details of conditions 3 (materials) and 5 (foundation detail) required by planning permission S13/0666
Location: Manor House, 91, Main Road, Uffington, Stamford, PE9 4SN
Decision: Approved - 03 July 2013
End to End time: 28

S13/1382/HSB

Applicant: Mr Bruce Petrie
Proposal: Conversion of coach house to annexe
Location: 31, Main Road, Uffington, Stamford, Lincolnshire, PE9 4SN
Decision: Approved conditionally - 19 July 2013
End to End time: 49

S13/1388/HSB

Applicant: Mr A Parrott
Proposal: Two storey side and single storey rear extension
Location: 2, Fletland Mill Cottages, King Street, Baston, Peterborough, Lincolnshire, PE6 9NS
Decision: Approved conditionally - 17 July 2013
End to End time: 50

S13/1421/FULL

Applicant: Mr H Wells, Rutland Estate
Proposal: Change of Use from B1/B8 Light Industrial/Storage with Trade Counter to A1 Non-Food Uses
Location: Units 1, 2 and 10, Cherry Holt Road, Bourne, PE10 9LA
Decision: Approved conditionally - 02 July 2013
End to End time: 43

S13/1450/HSB

Applicant: Mr S Cox
Proposal: Replacement garage
Location: 27, Meadway, Market Deeping, Peterborough, Lincolnshire, PE6 8BE
Decision: Approved conditionally - 09 July 2013
End to End time: 41

S13/1459/FULL

Applicant: Mr Boyd McAfee C/o Agent, McAfee
Proposal: Demolition, Alterations and Extension to provide: New Bay Window (Western Elevation) Enlarged Restaurant (Western Elevation) Kitchen and Stores (Eastern Elevation) New Window (Northern Elevation) and Roof Light (Northern Elevation)
Location: The Wheatsheaf, 96, Main Road, Long Bennington, Newark, Lincolnshire, NG23 5DJ
Decision: Approved conditionally - 11 July 2013
End to End time: 29

S13/1474/DC

Applicant: Mr & Mrs Robert Spencer
Proposal: Approval of details reserved by Condition 4 (Joinery details) required by S12/2160
Location: White House Farm, Village Street, Sedgebrook, Grantham, Lincolnshire, NG32 2EN
Decision: Approved - 17 July 2013
End to End time: 43

S13/1475/DCLB

Applicant: Mr & Mrs Robert Spencer
Proposal: Approval of details reserved by Condition 4 (Joinery details) of S12/2161/LB
Location: White House Farm, Village Street, Sedgebrook, Grantham, Lincolnshire, NG32 2EN
Decision: Approved - 17 July 2013
End to End time: 43

S13/1488/HSB

Applicant: Mike, Burn
Proposal: Extensions to Front, Rear and Side.

Location: Glebe House, 4, Church Fields, Pickworth, Sleaford, Lincolnshire, NG34 0TT
Decision: Approved conditionally - 08 July 2013
End to End time: 34

S13/1505/DC

Applicant: Mr Jonny Grew
Proposal: Approval of details reserved by Condition 2(Surface Water Drainage) of Planning Permission S13/0350

Location: 11, East Street, Rippingale, Bourne, Lincolnshire, PE10 0SS
Decision: Approved - 03 July 2013
End to End time: 27

S13/1517/DC

Applicant: David Pannell, Burghley House Preservation Trust Ltd
Proposal: Approval of details of condition 2 (materials) required by planning permission S11/2181
Location: William Cecil Hotel, 36, High Street, Stamford, Lincolnshire, PE9 2LJ
Decision: Approved - 11 July 2013
End to End time: 34

S13/1521/ADV

Applicant: David Write
Proposal: Display of 1 no. non-illuminated fascia sign and 1 no. non-illuminated hanging sign
Location: 7, High Street, Stamford, Lincolnshire, PE9 2AL
Decision: Approved conditionally - 18 July 2013
End to End time: 36

S13/1555/TCA

Applicant: Mrs Carley
Proposal: Fell Eucalyptus Tree
Location: The Limes, Grantham Road, Hough-on-the-hill, Grantham, NG32 2BQ
Decision: TC&P - Work allowed - 15 July 2013
End to End time: 34

S13/1566/DEXT

Applicant: Brian Stutely
Proposal: Prior approval for a proposed larger home extension, which extends 5 metres from the rear wall of the original dwellinghouse, has a maximum height of 3.62 metres and a maximum height to eaves of 2.4 metres
Location: 65A, Millfield Road, Morton, Bourne, Lincolnshire, PE10 0NU
Decision: Not required - 18 July 2013
End to End time: 37

S13/1583/DEXT

Applicant: Mr Matthew Payton
Proposal: The erection of a single storey rear extension, which extends 4.5 metres from the rear wall of the original dwellinghouse, has a maximum height of 4 metres and a maximum height to eaves of 3 metres
Location: 1, Torkington Street, Stamford, Lincolnshire, PE9 2UY
Decision: Not required - 09 July 2013
End to End time: 25

S13/1607/DC

Applicant: Mrs Candy Ball
Proposal: Approval of details reserved by Condition 3 (roof and cladding) & 4 (rainwater) of S12/2626
Location: Spring Farm House, Spring Lane, Folkingham, Sleaford, Lincolnshire, NG34 0SJ
Decision: Approved - 08 July 2013
End to End time: 12

S13/1614/DC

Applicant: Mrs Rosemary Jane Sharp
Proposal: Approval of details reserved by condition 2 (materials), 3 (rainwater goods), 5 (timber doors/windows/rooflights), 6 (hard & soft landscaping), 10 (vehicular access & ancillary works) & 12 (surface water run-off) of S13/0538
Location: The Old Barn, Main Street, Allington, Grantham, NG32 2DN
Decision: Approved - 03 July 2013
End to End time: 19

S13/1639/DCLB

Applicant: Mr P J Hawkins
Proposal: Approval of details reserved by Condition 2 (roof materials) of S12/3115
Location: 1, West End, Harlaxton, Grantham, NG32 1HE
Decision: Approved - 17 July 2013
End to End time: 23

S13/1646/DC

Applicant: Mr J Partridge & Ms K Marshall
Proposal: Approval of details of conditions 3 (materials), 4 (cross sections) and 5 (interface to front elevation) of planning permission S13/0839
Location: 21, Church Street, South Witham, Grantham, Lincolnshire, NG33 5PJ
Decision: Approved - 02 July 2013
End to End time: 14

S13/1650/NMAH

Applicant: Mr Gordon Taylor
Proposal: Non material amendment to planning approval S08/0807 to move window to front elevation
Location: 84, Church Street, Long Bennington, Newark, NG235ES
Decision: Approved conditionally - 02 July 2013
End to End time: 14

S13/1741/NMAH

Applicant: Mr Lois Warden, The Salvation Army (Nottingham)
Proposal: Non material amendment (mirror window and front door to porch) to originally approved scheme under S13/0237/HSH
Location: 65, Caithness Road, Stamford, Lincolnshire, PE9 2TF
Decision: Approved conditionally - 18 July 2013
End to End time: 22

S13/1757/NMAH

Applicant: Mr John Hargreaves
Proposal: Non-material amendment to S11/2224 to include relocation of door and windows and an additional obscure glazed window to rear elevation
Location: Frieston Grange, 15, Hough Road, Frieston, Grantham, Lincolnshire, NG32 3BY
Decision: Approved - 11 July 2013
End to End time: 14

S13/1813/DC

Applicant: Mr Paul Heard
Proposal: Approval of details reserved by Condition 3 (surface water) of S13/1060
Location: Plot adjacent The Harbour, Kintore Drive, Grantham, Lincolnshire, NG31 9DH
Decision: Approved - 16 July 2013
End to End time: 13

S13/1879/LCON

Applicant: FJF Licensing Solution
Proposal: Premises licence
Location: Drift Road News, Drift Road, Stamford, Lincolnshire, PE9 1XD
Decision: No objections made - 11 July 2013
End to End time: 2

S13/1880/CM

Applicant:

Mr Chris Riddle, Blue Sky Plastics Ltd

Proposal:

Application for retrospective planning permission for the use of land and buildings for waste recycling operations.
(PL/0111/13)

Location:

Blue Sky Plastics Ltd, South Fen Road, Bourne,
Lincolnshire, PE10 0DE

Decision:

No objections made (cons) - 18 July 2013

End to End time:

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PLANNING APPEALS 2012-2013 (excluding Enforcements)**NO OF APPEALS DETERMINED (based on Decision Date) 13**
APPEALS OUTSTANDING AT 22 JULY 2013

<p><u>S12/0123/HSH</u> PL Mr & Mrs P Smith First floor front and rear/side extension, ground floor rear extension and reinstate garage 70, Gladstone Street, Bourne, Lincolnshire, PE10 9AX</p>	<p>Written Representation</p>	<p><u>Start Date</u> 11-Jun-2012</p> <p><u>Date of H / I</u></p>	
<p><u>S12/1135/OUT</u> SB Mr DJ & FE Creasey Erection of single storey dwelling (outline including access, layout and scale only) land to south of, 39, Stainfield Road, Hanthorpe, Bourne, Lincolnshire, PE10 0RE</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 24-Sep-2012</p> <p><u>Date of H / I</u> N/A</p>	
<p><u>S12/1407/FULL</u> AH Mrs H Dulieu 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 Caudle House, 43, High Street, Market Deeping, Peterborough, PE6 8ED</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 01-Feb-2013</p> <p><u>Date of H / I</u> N/A</p>	
<p><u>S12/1408/LB</u> AH Mrs H Dulieu 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 Caudle House, 43, High Street, Market Deeping, Peterborough, PE6 8ED</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 01-Feb-2013</p> <p><u>Date of H / I</u> N/A</p>	
<p><u>S12/1665/FULL</u> JJ D Pennell, Burghley House Preservation Trust Retrospective application for retention of Marquee with associated bar/servery and toilets The William Cecil, High Street, St Martins, Stamford, Lincolnshire, PE9 2LJ</p>	<p>Informal Hearing</p>	<p><u>Start Date</u> 20-May-2013</p> <p><u>Date of H / I</u> 08-Oct-2013</p>	

<p><u>S12/1852/FULL</u> NB Mr C Dunmore Erection of 3 detached dwellings, following demolition of Casterton House Casterton House Rest Home, Casterton Road, Stamford, Lincolnshire, PE9 2UA</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 13-May-2013</p> <p><u>Date of H / I</u> N/A</p>	
<p><u>S12/1986/FULL</u> NB Mr C Smith Erection of bungalow and outbuilding The Paddock, Swinstead Road, Corby Glen, Grantham, NG33 4NU</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 04-Apr-2013</p> <p><u>Date of H / I</u> N/A</p>	
<p><u>S12/2213/FULL</u> NB Mr A Copland Erection of 4 dwellings Land off, Stephens Way, Deeping St James</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 09-Jul-2013</p> <p><u>Date of H / I</u> N/A</p>	
<p><u>S12/2411/FULL</u> PWM Yew Tree Farms Wind turbine (500kw, hub height 50m, height to blade tip 74m and rotor diameter 48m) and associated works Land off Green Lane, Marston, Grantham</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 12-Jul-2013</p> <p><u>Date of H / I</u> N/A</p>	
<p><u>S12/2422/ADV</u> PJM Mr Robert Holland, Helen Flowers Erection of internally illuminated projecting sign 12, St Catherines Road, Grantham, Lincolnshire, NG31 6TS</p>	<p>Written Representation</p>	<p><u>Start Date</u> 22-Jan-2013</p> <p><u>Date of H / I</u></p>	
<p><u>S12/2920/FULL</u> LDPP Mr W Addison Erection of dwelling (retention of and alterations to existing unauthorised dwelling) Adj 3 High Street, Pointon, Sleaford, NG34 0LX</p>	<p>Public Inquiry</p>	<p><u>Start Date</u> 20-Feb-2013</p> <p><u>Date of H / I</u> 20-Aug-2013</p>	
<p><u>S12/3003/OUT</u> PL Mr F Sandall Residential development (outline) Land off, Eastgate, Bourne</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 17-May-2013</p> <p><u>Date of H / I</u> N/A</p>	
<p><u>S12/3212/FULL</u> SP Miss Rachel, Coulson Four bedroom bungalow Land to the rear of, 33, Main Street, Claypole, NG23 5BA</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 02-May-2013</p> <p><u>Date of H / I</u> N/A</p>	

RECENT APPEAL DECISIONS TO 19 JULY 2013

Application Ref: S12/1727/FULL PJM
Planning Inspectorate No: APP/E2530/A/12/2186398/NWF

Appeal Type: **Written Evidence**

Appellant:	Mr Gary Sharp, InterM2 Ltd
Proposal:	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
Site:	Oak Farm Barns, Church Street, Harlaxton, Grantham, NG32 1HB

Appeal Decision – Date:	Appeal allowed with conditions - 09 July 2013
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SUMMARY

The Inspector stated that due to its modest 1½-storey scale, gable-roofed form, compact T-shaped footprint, materials and detailing, including the tall ornate chimney stack, overhanging eaves and small dormers, the proposed cottage would respect the scale, form and character of the nearby historic dwellings. Its well articulated form would be seen against the long side of the former chapel, and it would enhance the views in the foreground of the Church.

Also she noted that due to its siting, the cottage and its modest front gardens would face towards Church Street and the lane, so the scheme would reinforce the existing pattern of development. The parking for the development would be screened from Church Street and much of the lane. Thus, the cottage and its surroundings would improve the quality and character of the area, and the street scenes in Church Street and the lane. It would be sympathetic to its context, and it would strengthen local distinctiveness.

Due to their siting, the Inspector reported that the cottage and the cart shed style car port, would partly frame 2 sides of the former farmyard which would otherwise be left open. This development within the setting of these non-designated heritage assets she considered would better reveal their significance as former farm buildings in a farmyard setting in this historic part of the village. It would enhance the route to the Church along the lane.

For all of these reasons, the Inspector considered that the proposed development would enhance the character and the appearance of the Conservation Area.

Whilst parts of the cottage would be seen from nearby buildings and their grounds, the Inspector stated its sympathetic design and siting would enhance their wider settings.

The proposed cottage she believed would complement the historic forms and the ornate detailing of the listed dwellings nearby. The cottage enclosed by its stone wall would harmonise with the existing development, and its characteristic tall chimney stack would sympathetically punctuate the views into the lane from the churchyard. The discreet siting of the cottage, clustered amongst the existing buildings, would enhance the openness in the churchyard which contributes to the significance of the Church as an important historic building.

Due to its scale and its sympathetic locally distinctive design, the Inspector considered the cottage would be subservient to the surrounding listed buildings.

The Inspector believed that if the eastern part of the site were to become more open this would weaken the spatial quality of the churchyard as an important historic space, and erode its valuable contribution to the setting and the significance of the Church. If it were to become a private garden, she reported then the potential back garden character and appearance would detract from the wider settings of all of the surrounding listed buildings. By contrast, the proposed development within the settings of these heritage assets would sustain and enhance their significance.

The Inspector considered that the proposal would preserve the settings of the Church, and 16 and 20 Church Street, which are listed for their special architectural or historic interest.

RECENT APPEAL DECISIONS TO

Application Ref: S12/2202/HR SP
Planning Inspectorate No: APP/HGW/12/361

Appeal Type: **Written Evidence**

Appellant:	Mr Richard Dring G E Dring & Partners
Proposal:	Removal of 100m of hedgerow
Site:	The Farm, Costa Row, Long Bennington, Newark, Lincolnshire, NG23 5DY

Appeal Decision – Date:	Appeal dismissed - 05 July 2013
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SUMMARY

The application sought consent for the removal of 100 metres of hedgerow. Permission was refused on the grounds that the removal would significantly damage archaeological and historic interests, and there were no exceptional circumstances which warranted removal.

The Inspector found that the hedgerow is important and there were insufficient reasons to justify its removal.

Application Ref: S12/2727/FULL PJM
Planning Inspectorate No: APP/E2530/A/13/220026

Appeal Type:

Appellant:	Mr Gary Sharp, InterM2 Ltd
Proposal:	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
Site:	Oak Farm Barns, Church Street, Harlaxton, Grantham, NG32 1HB

Appeal Decision – Date:	Appeal withdrawn - 09 July 2013
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SUMMARY

Appeal withdrawn - 09 July 2013



Appeal Decision

Site visit made on 14 June 2013

By Martin Elliott BSc FIPROW

an Inspector appointed by the Secretary of State for Environment, Food and Rural Affairs

Decision date: - 5 JUL 2013

Appeal Ref: APP/HGW/12/361

Site Address: The Farm, Costa Row, Long Bennington, Newark, Nottinghamshire, NG23 5DY

- The appeal is made under The Environment Act 1995, Section 97 and the Hedgerows Regulations 1997, Regulation 9, against a Hedgerow Retention Notice.
 - The appeal is made by Mr R Dring of G E Drings and Partners against South Kesteven District Council.
 - The Hedgerow Removal Notice application is dated 27 August 2012.
 - The Hedgerow Retention Notice S12/2202/HR is dated 11 October 2012.
 - The criteria given for determining that the hedgerow is important is as set out in Part II of Schedule 1 to the 1997 Regulations at paragraphs 3 and 5.
-

Decision: I dismiss the appeal.

Main Issue

1. The main issue is whether the hedgerow should be regarded as important and, if so, whether there is sufficient reason to justify its removal.

Reasons

2. The appeal relates to a section of hedge approximately 100 metres in length. The hedge has previously continued to the boundary to the east, the appellant says that this section was removed many years ago.
3. It is not disputed that the hedge is important in that it meets the criteria set out in Part II of the Hedgerow Regulations 1997 (the Regulations) at paragraphs 3 and 5. The Hedgerow Retention Notice indicates that the hedgerow is part of, or associated with, an archaeological site and it encloses the ridge and furrow recorded on the County Historic Environment Record. Furthermore, the hedgerow forms an integral part of the pre-Parliamentary inclosure field system with the date of the inclosure being 1794/6. There is no evidence before me to suggest that these criteria have not been met and therefore the hedgerow is important in accordance with the Regulations.
4. The Hedgerow Regulations 1997: A Guide to the Law and Good Practice (Defra¹) indicates that the presumption is in favour of protecting important hedgerows (paragraph 8.14). Further, at paragraph 8.16, the circumstances in which the removal of an important hedgerow is allowed to proceed are likely to be exceptional.

¹ Department for Environment Food and Rural Affairs

5. The original application form indicates that the hedge is no longer used as a boundary to fields and that it has become gappy with weeds. The appellant would like to remove the untidy 100 metre section of hedgerow and then continue to maintain the remaining old hedgerows on the farm. Although the hedge is no longer used as a boundary and it is untidy and gappy this does not provide justification for the removal of an important hedgerow. The appellant provides no information as to any exceptional circumstances which might justify the removal.

Conclusion

6. Having regard to these and all other matters raised I find that the hedgerow is important and that there are insufficient reasons to justify its removal. I conclude that the appeal should be dismissed.

Martin Elliott

Inspector



Appeal Decision

Site visit made on 19 June 2013

by Joanna Reid BA(Hons) BArch(Hons) RIBA

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

Decision date: 9 July 2013

Appeal Ref: APP/E2530/A/12/2186398

Oak Farm Barns, Church Street, Harlaxton, Grantham NG32 1HB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Gary Sharp, InterM2 Ltd, against the decision of South Kesteven District Council.
 - The application Ref S12/1727/FULL, dated 6 July 2012, was refused by notice dated 21 September 2012.
 - The development proposed is conversion of former barns into 2 dwellings, demolition and rebuilding of former milking parlour, new detached 3 bay garage, erection of a new 3 bedroom cottage, demolition of Dutch barn and Nissen hut.
-

Decision

1. The appeal is allowed and planning permission is granted for conversion of former barns into 2 dwellings, demolition and rebuilding of former milking parlour, new detached 3 bay garage, erection of a new 3 bedroom cottage, demolition of Dutch barn and Nissen hut at Oak Farm Barns, Church Street, Harlaxton, Grantham, NG32 1HB, in accordance with the terms of the application, Ref S12/1727/FULL, dated 6 July 2012, subject to the conditions set out in Schedule A at the end of this Decision.

Application for costs

2. An application for costs was made by Mr Gary Sharp, InterM2 Ltd, against South Kesteven District Council. This application is the subject of a separate Decision.

Procedural matters

3. The address of the appeal site on the planning application form referred to Church Road, and no post code was given. These details were corrected on the appeal form, so I have referred to Church Street and added the post code to the address in the heading and the Decision above.
4. The appeal site is within the Harlaxton Conservation Area. Conservation area consent for the "Demolition of Dutch barn and Nissen hut" was granted by the Council, ref S12/1751, in September 2012.
5. A scheme for the conversion of the traditional farm buildings at the site, "Change of use and conversion of farm buildings to two dwellings", was granted planning permission, ref S10/0864, dated 2 July 2010. The proposal in this appeal includes the conversion of those farm buildings to 2 dwellings, but its details differ, and it includes a new dwelling on the eastern part of the site.

6. Reason for refusal 2 refers to the effect of the number of new openings proposed in the north range of existing farm buildings on the original traditional character of the barns and the setting of the adjacent listed church. After the planning application in this appeal was refused, the Council confirmed that a reduction in the number and arrangement of the slit windows in the north and west elevations of the north range, as now shown on plan 2113/09B, would overcome the second reason for refusing planning permission ref S12/1727/FULL.
7. Planning application ref S12/2727 was subsequently submitted, which included plan 2113/09B. It was refused for the same first reason for refusal as before but the second reason for refusal was not repeated. Revised plan 2113/09B also included amendments to the car port, which would have stone and brick finishes instead of timber boarding, and a hipped roof. As the latter planning application would have been subject to public consultation, as the Council has confirmed that the revisions on the plan would overcome their concerns in reason for refusal 2 and, because I do not consider that anyone's interests would be prejudiced, I shall take plan 2113/09B into account in this appeal.

Main issues

8. The appeal site is within the Conservation Area, and within the settings of a number of listed buildings, including the Grade I Church of St Mary and St Peter (the Church), and the Grade II 16 and 20 Church Street, which are identified in the list as "Chimo [*sic*] Cottage, Old School and the Old School House". From what I have said above, from my inspection of the site and its surroundings, and from the written representations made, I consider that the main issues in this appeal are:
 - Whether the proposed development would preserve or enhance the character or appearance of the Conservation Area, and
 - Whether the proposed development would preserve the settings of the Church, and 16 and 20 Church Street, which are listed for their special architectural or historic interest.

Reasons

Conservation area

9. The Conservation Area includes the historic core of the former estate village of Harlaxton. The picturesque estate cottages and historic vernacular buildings have been interspersed by a number of more recent buildings. Their varied forms and styles are linked together by their fairly consistent use of materials and well-vegetated surroundings. Much of the Conservation Area has a spacious character. However, there is a strong sense of enclosure in Church Street, due to the front boundary walls and the siting of most buildings close to, or by, the gently curving street. The ridgelines of the mainly brick and stone buildings mostly run parallel to Church Street, and there are many listed buildings which contribute positively to the historic character.
10. The appeal site is between the Church and the former Methodist Chapel, which is now the dwelling at 24 Church Street. It is reached by the short lane off Church Street, which leads to 16 and 20 Church Street, on the opposite side of the lane to the site, and to the Church. Due to the bend in Church Street, the frontage development and vegetation, and the siting and alignment of 24 Church Street, the tapering site is only visible from a short length of the main

part of Church Street. It has little impact there. The eastern part of the site is enclosed by a fairly low stone wall, which reflects the curve in the narrow lane to the Church, so it is visible from the lane. The site includes a number of agricultural buildings which have become redundant for modern agriculture.

11. None of the buildings at the site are listed. However, the historic agricultural character of the north and west ranges of farm buildings makes a positive contribution to the Conservation Area, because they allow the historic connection of the village with farming to be understood. These buildings are deteriorating, so their part rebuilding and conversion would safeguard these non-designated heritage assets in the long term.
12. Whilst they are also a remnant of the farmyard in the village core, the modern steel-framed barn and the Nissen hut have a negative effect on the Conservation Area, which has a mainly residential character. The substantial steel-framed barn dominates the cluster of dwellings mainly to the south and east of the site and the views towards the lane along the path from the south porch of the Church. The Nissen hut looks incongruous in the street scene in Church Street, and in the routes along the lane to and from the churchyard. It looks harmfully discordant in views down the path to the lane from the Church.
13. The proposed cottage would be sited on the eastern part of the site, set back a little from Church Street, and it would be further from the lane than the Nissen hut. It would be seen from the lane against the mainly stone side wall and pitched roof of the former chapel. Whilst the land at the eastern end of the site may not have been developed until the Nissen hut was placed there at some time during the C20, little evidence was put to me to show that it had any specific historic purpose other than as part of the historic farmyard, or land ancillary to it, or that it was a historically significant space. It does not have an open character due to the presence of the Nissen hut and the modern barn.
14. Without the Nissen hut and the modern barn, that part of the site, edged by the low rubble wall, would contribute little to the historic route to the Church because the spire of the Church is the main focus of attention and the view is mainly framed by the surrounding development and vegetation. Although the north range is close to the lane and partly encloses the views along it, parts of the traditional farm buildings are somewhat peripheral in the views along the lane to and from the churchyard. Because the potential openness at the site would not enhance existing views or offer significant new views, it would not contribute positively to the street scene in Church Street, or to the routes along the lane, or along the path from the Church.
15. However, in the approved scheme, ref S10/0864, the eastern part of the site would become a private garden. In time, the Council could come under pressure to allow garages or outbuildings there. Even if buildings were to be resisted, that part of the site could be used for sheds, vehicles, caravans, washing lines, play equipment, garden furniture and other domestic paraphernalia. With or without enclosing fencing, this back garden character and appearance would be detrimentally out of keeping in this important part of the Conservation Area and the street scene in Church Street. It would cause significant harm to the street scene in the historic lane to and from the Church.
16. By contrast, due to its modest 1½-storey scale, gable-roofed form, compact T-shaped footprint, materials and detailing, including the tall ornate chimney stack, overhanging eaves and small dormers, the proposed cottage would

respect the scale, form and character of the nearby historic dwellings. Its well articulated form would be seen against the long side of the former chapel, and it would enhance the views in the foreground of the Church.

17. Due to its siting, the cottage and its modest front gardens would face towards Church Street and the lane, so the scheme would reinforce the existing pattern of development. Its back garden would be fairly compact, but there would be ample space for a washing line and other domestic paraphernalia. The form and siting of the means of enclosure of the back garden could reasonably be controlled by planning condition. The parking for the development would be screened from Church Street and much of the lane. Apart from 2 pedestrian gateways, the existing stone wall would be retained, so it would continue to contribute positively to the semi-rural character in the lane. Thus, the cottage and its surroundings would improve the quality and character of the area, and the street scenes in Church Street and the lane. It would be sympathetic to its context, and it would strengthen local distinctiveness.
18. There would be little change to the form and detail of the north range of farm buildings facing the churchyard, so the significance of these non-designated heritage assets as historic farm buildings would be preserved. Due to their siting, the cottage and the cart shed style car port, would partly frame 2 sides of the former farmyard which would otherwise be left open. This development within the setting of these non-designated heritage assets would better reveal their significance as former farm buildings in a farmyard setting in this historic part of the village. It would enhance the route to the Church along the lane.
19. For all of these reasons, I consider that the proposed development would enhance the character and the appearance of the Conservation Area. It would satisfy Policy EN1 of the *Local Development Framework for South Kesteven Core Strategy* (CS) which aims to protect and enhance the character of the District, and the *National Planning Policy Framework* (Framework) which seeks to always secure high quality design, and to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

Settings of listed buildings

20. The Church is listed in Grade I, and some of the chest tombs and headstones between the Church and the lane are listed in Grade II. The historic farm buildings partly edge the expansive churchyard which provides the interdependent settings of the Church and the listed tombs and headstones. The relatively humble vernacular character of the traditional farm buildings complements the striking architecture of the Church, which has been at the heart of this rural community for centuries.
21. Other nearby buildings listed in Grade II, which are identified in the appellant's heritage impact assessment, include Jasmine Cottage and its boundary walls, 16 and 20 Church Street including The Old School House and Chime Cottage, the well head, boundary walls and gate piers at Chime Cottage, Vine Cottage, and 10 and 12 Church Street. These are on the same side of the main part of Church Street as the site. On the opposite side, the nearby buildings listed in Grade II include Village Farmhouse, The Lilacs and the Old Post Office. However, apart from the Church and the nearby tombs and headstones in the churchyard, all of the other listed buildings close to the site have limited inter-visibility with it, due to the intervening vegetation and buildings.

22. The appellant's heritage impact assessment identifies the visual impact of the proposed development on the Church and the listed tombs and headstones as low to moderate, and its impact on the other nearby designated heritage assets as very low to none. Due to its siting, and from what I saw, I agree. Whilst parts of the cottage would be seen from nearby buildings and their grounds, its sympathetic design and siting would enhance their wider settings.
23. The contrast between the enclosed character in Church Street and the lane contributes in an important way to the significance of the historic churchyard as the immediate setting of the Church. The tighter grain of the nearby development in its wider setting contrasts with and strengthens the significance of the churchyard as an important historic space surrounding the Church.
24. Due to its traditional form and materials, the north range of the historic farm buildings contributes positively to the setting of the Church, and the tombs and headstones, by edging part of the southern boundary to the churchyard. Because their significance as traditional farm buildings would be preserved, for the reasons given in the first main issue, their proposed conversion would preserve the settings of the Church, and the listed tombs and headstones.
25. The proposed cottage would complement the historic forms and the ornate detailing of the listed dwellings nearby. The cottage enclosed by its stone wall would harmonise with the existing development, and its characteristic tall chimney stack would sympathetically punctuate the views into the lane from the churchyard. The discreet siting of the cottage, clustered amongst the existing buildings, would enhance the openness in the churchyard which contributes to the significance of the Church as an important historic building.
26. Whilst there is likely to have been a historical link between the Church and the former school and its school house, no evidence of any historical or functional link between the school and the farmyard was put to me. The form and roofscape of 16 and 20 Church Street are important foreground features in views of the Church spire from Church Street and the lane, and they contribute positively to the views from the Church and its surrounding churchyard.
27. However, there is little visual relationship between 16 and 20 Church Street and the site due to the boundary walls and the height and density of the vegetation between them. Due to its scale and its sympathetic locally distinctive design, the cottage would be subservient to these listed buildings. Although the cottage would be taller than the Nissen hut, it would be sited further from them. As it would be set in front gardens facing the lane and Church Street, it would strengthen the significance of the historic route to the Church, and enhance the wider setting of 16 and 20 Church Street.
28. If the eastern part of the site were to become more open this would weaken the spatial quality of the churchyard as an important historic space, and erode its valuable contribution to the setting and the significance of the Church. If it were to become a private garden, the potential back garden character and appearance would detract from the wider settings of all of the surrounding listed buildings. By contrast, the proposed development within the settings of these heritage assets would sustain and enhance their significance.
29. I consider that the proposal would preserve the settings of the Church, and 16 and 20 Church Street, which are listed for their special architectural or historic interest. It would satisfy CS Policy EN1 and the Framework.

Other matters

30. Harlaxton is defined as a Local Service Centre in CS Policy SP2, where small scale development within the built-up part of the settlement is permitted by CS Policy SP1 provided that it does not compromise the nature and character of the village. As the proposed development would enhance the character of the Conservation Area, it would preserve the settings of the listed buildings, and no other harm has been identified, the nature and character of the village of Harlaxton would be sustained. Thus, there would be no Development Plan policy objection to the principle of development.
31. The site is not previously developed land because it is presently occupied by agricultural buildings. The Council's representations suggest that all or part of the site falls to be considered as private residential garden land. I disagree, because there is nothing to suggest that the approved conversion of the barns to dwellings has been implemented. Although I have seen the site and its surroundings when the deciduous trees and other vegetation are in leaf, I have taken into account the changes that would occur with the seasons.

Balance

32. None of the other matters alter the planning considerations which have led to my conclusions. As the proposal would enhance the character of the Conservation Area and it would preserve the settings of the listed buildings, planning permission should be granted subject to the imposition of planning conditions.

Conditions

33. The Council's suggested conditions and those of its consultees have been considered in the light of the advice in Circular 11/95 *The Use of Conditions in Planning Permissions* and the Framework. The condition identifying the approved plans is reasonable and necessary for the avoidance of doubt and in the interests of proper planning. The conditions to control external materials and boundary treatment are necessary to preserve the character of the Conservation Area. The materials condition has been amended to include approval of details and materials of all external doors, windows, roof lights and external joinery. This is necessary for the avoidance of doubt and to preserve the character of the Conservation Area.
34. Because the site is within the settings of listed buildings and within the Conservation Area these considerations provide the exceptional circumstances whereby conditions withdrawing permitted development rights for extensions, enlargements, other alterations, windows, dormer windows and roof lights, are necessary and reasonable. The condition withdrawing permitted development rights for windows, dormer windows and roof lights, is also necessary to protect the privacy of nearby occupiers.
35. The condition for details of foul and surface water drainage, and measures to maintain drainage routes through the site during construction, is necessary in the interests of public health and to avoid flooding. Conditions for a construction method statement and for the vehicular access, parking and turning areas are necessary and reasonable in the interests of highway safety. The condition for compliance with the recommendations and method statement in the protected species survey is necessary in the interests of biodiversity.

Conclusion

36. For the reasons given above and having regard to all other matters raised, the appeal succeeds.

Joanna Reid

INSPECTOR

Schedule A

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: site location plan, 2113/09B, 2113/10, 2113/012, and "Oak Farm Barns Harlaxton, Parking Plan".
- 3) No development shall take place until samples and details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted, including details and materials of all external doors, windows, roof lights and external joinery, have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved samples and details.
- 4) Notwithstanding the provisions of *The Town and Country Planning (General Permitted Development) Order 1995* as amended (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the buildings shall be erected.
- 5) Notwithstanding the provisions of *The Town and Country Planning (General Permitted Development) Order 1995* as amended (or any order revoking and re-enacting that Order with or without modification), no window, dormer window or roof light other than those expressly authorised by this permission shall be constructed.
- 6) No development shall take place until details of foul and surface water drainage, and details of measures to maintain drainage routes through the site during construction, have been submitted to and approved in writing by the local planning authority, and construction works shall be carried out in accordance with the approved drainage measures. No dwelling shall be first occupied until development has been carried out in accordance with the approved foul and surface water drainage details.
- 7) No development shall take place until details of the vehicular access, including the means to prevent surface water from the site being discharged onto the public highway, materials, specification of works and construction method, have been submitted to and approved in writing by the local planning authority. No dwelling hereby approved shall be first occupied until the vehicular access has been carried out in accordance with the approved details, and it shall be retained as such thereafter.
- 8) No dwelling shall be occupied until the access, parking and turning spaces have been constructed in accordance with the approved plan entitled

- “Oak Farm Barns Harlaxton, Parking Plan”, and the access, parking and turning spaces shall be retained as such only for those uses thereafter.
- 9) No demolition or development shall be carried out other than in accordance with the recommendations and Method Statement in Scarborough Nixon Associates “Protected Species Update Survey of Oak Farm, Harlaxton, Lincolnshire” dated July 2012.
- 10) 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, including the repair, reinstatement and realignment of the existing stone boundary wall. The boundary treatment shall be completed before any dwelling is first occupied or in accordance with a timetable approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and shall be retained as approved thereafter.
- 11) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the demolition and construction periods. The Statement shall provide for the parking of vehicles of site operatives and visitors, and loading and unloading of plant and materials.

End of Schedule A

PLANNING APPLICATIONS PERFORMANCE

APRIL – JUNE 2013

New end to end times for determining applications	Days	Target (days)
Average no. of days to determine Major (to be reported quarterly)	92	90
Average no. of days to determine Minor	57.3	55
Average no. of days to determine Other	61.7	50
Average no. of days to determine Householder	49.9	45