

AGENDA



For a meeting of the
DEVELOPMENT CONTROL COMMITTEE
to be held on
TUESDAY, 24 SEPTEMBER 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 Mrs Brenda Sumner, Councillor Martin Wilkins (Chairman) and Councillor Debbie Wren
Committee Support Officer:	Malcolm Hall Tel: 01476 406118 E-mail: m.hall@southkesteven.gov.uk

**(PLEASE NOTE THAT THERE WILL BE A COMFORT BREAK AT
3.00PM FOR TEN MINUTES)**

Members of the Committee are invited to attend the above meeting to consider the items of business listed below.

1. MEMBERSHIP

The Chief Executive to notify the Committee of any substitute members

2. APOLOGIES

3. DISCLOSURE OF INTERESTS

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

4. MINUTES OF MEETING HELD ON 27 AUGUST 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 agenda, but this may be subject to change, at the discretion of the Chairman of the Committee.

6. NEIGHBOURING AUTHORITY CONSULTATION ON PLANNING APPLICATION (NEWARK AND SHERWOOD REF: 13/00889/FULM), THE CONSTRUCTION AND OPERATION OF A WIND FARM CONSISTING OF FOUR 139 METRE HIGH TO BLADE TIP WIND TURBINES, AN 80 METRE ANEMOMETRY MAST AND ASSOCIATED INFRASTRUCTURE FOR A PERIOD OF 27 YEARS, FIELD REFERENCE 8884, COTHAM ROAD, HAWTON, NOTTS

Report number PLA1011 by the Development Management Service Manager. **(To follow)**

7. NEIGHBOURING AUTHORITY CONSULTATION ON PLANNING APPLICATION (SOUTH HOLLAND REF H03-0776-13) INSTALLATION OF 1 ENDURANCE 50KW WIND TURBINE WITH OVERALL TIP HEIGHT OF 46.3M INCLUDING AN ELECTRICAL KIOSK AND ASSOCIATED TEMPORARY INFRASTRUCTURE. LITTLE DUKE FARM, MAIN ROAD, DEEPING ST NICHOLAS, SPALDING

Report number PLA1014 by the Development Management Service Manager. **(To follow)**

8. NEIGHBOURING AUTHORITY CONSULTATION ON PLANNING APPLICATION (RUTLAND COUNTY COUNCIL REF: 2013/0516/FUL), ERECTION OF 1 NO. 51.2M (HUB) HIGH, 65.7M (TIP) HIGH WIND TURBINE PLUS ANCILLARY EQUIPMENT, LAND TO THE WEST OF GREAT NORTH ROAD, STRETTON

Report number PLA1009 by the Development Management Service Manager. **(To follow)**

9. INFORMATION RELATING TO DEVELOPMENT CONTROL AND OTHER PLANNING ACTIVITY

Report No. PLA1015 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 24 September 2013, 1pm	Monday 23 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, 27 AUGUST 2013



COMMITTEE MEMBERS PRESENT

Councillor Mark Ashberry
Councillor Michael Cook
Councillor Reginald Howard
Councillor Mrs Rosemary Kaberry-Brown
Councillor Vic Kerr
Councillor Michael King
Councillor Charmaine Morgan
Councillor Alan Parkin

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

OFFICERS

Development Management Service Manager (Pat Reid)
Area Planning Officers (Nigel Bryan and Peter Lifford).
Committee Support Officer (Malcolm Hall)
Solicitor (Paul Rushworth)

161. MEMBERSHIP

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

162. APOLOGIES

Apologies for absence were received from Councillor Higgs.

163. DISCLOSURE OF INTERESTS

There were none declared.

164. MINUTES OF MEETING HELD ON 6 AUGUST 2013

The minutes of the meeting held on 6th August 2013 were accepted as a correct record of decisions taken.

165. PLANNING MATTERS

Decision:-

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

SB1

Application ref: S13/0775/EIAFP

Description: 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

Location: Grantham Southern Relief Road, Grantham

Decision: Withdrawn from the agenda, for consideration of further information.

(1.05pm – Councillors Stevens and Mrs Judy Smith entered the meeting).

(1.08pm – Councillor Bob Sandall entered the meeting).

JJ1

Application ref: S13/0674/MJRR

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

Location: Zone 4 and zone 5, Elsea Park, Bourne

Decision: Approved, subject to no adverse observations from the Environment Agency

Noting comments from Bourne Town Council, no objection from National Grid, Police Crime Prevention Officer or Community Archaeologist, comments from the Health and Safety Executive, Partnership and Project Officer (Affordable Housing), Leisure Officer, Environment Agency, Lincolnshire Wildlife Trust, Natural England and Environmental Protection and a note of the Section 106 Heads of Terms imposed on the outline application; late information report circulated to Members before the meeting including a note of no objection from the Highway Authority, officer comment thereon and additional conditions required by the Highway Authority, and comments made by Members at the meeting.

It was proposed and seconded that the application be approved, as recommendation, but with a condition imposed that any road built on the estate shall be to an adoptable standard.

As an amendment, it was proposed and seconded:-

“That no development/occupation of the houses shall take place until the developer has installed fire hydrants as identified as being required by the Fire Service, for the purposes of safety.”

The Solicitor expressed concern at the trigger for the installation of hydrants, ie “development or occupation”, and suggested that it would be better and easier to control if this were to be on “occupation” only. The proposer and seconder accepted this amendment.

The proposer and seconder of the motion to approve the application accepted the amendment as varied above within the main proposition.

The Chairman drew the attention of the proposer of the motion to approve to additional condition number 10 on page 2 of the late report and suggested that this was the same as his addition. The proposer accepted this and withdrew the addition from the proposal.

Discussion took place on the surfacing of the estate roads, and on a mechanism for ensuring that this was carried out, and to adoptable standards. The Chairman suggested that paragraph 2 of proposed condition 10 could be altered to make this requirement clear, by altering it to read:-

“The carriageway and footway surface courses shall be completed to an adoptable standard”.

This was accepted, and further discussion then took place on a suitable mechanism for ensuring that there was a suitable trigger point to ensure that the roads/footways were completed at different stages of the development.

Following advice from the Development Management Service Manager in regard to a phasing scheme, the Chairman suggested a new condition 12 as follows:-

“A phasing programme is to be agreed with the Local Planning Authority to show how the individual roads are to be completed and surfaced. The final road is to be surfaced within 2 months of completion of the final dwelling”.

Prior to a vote being taken, the Chairman clarified the various conditions and amendments to conditions, upon which Members would be voting:-

- Conditions 1 to 8 on pages 40-42 of the main report;
- Conditions 9, 10 (amended as above) and 11 on pages 2/3 of the late report;
- New condition 12, as above, in regard to phasing; and
- New condition (13), as above, in regard to the installation of fire hydrants.

The proposition was then put to the vote and agreed, and the application was approved, with authority delegated to the Development Management Service Manager in consultation with the Chairman and Vice-Chairman, subject to the Environment Agency withdrawing their holding objection, subject to the summary of reasons set out by the Case Officer in the circulated report, and to the conditions and amended conditions set out above.

NB1

Application ref: S13/1712/FULL

Description: Replacement dwelling (amendments to application S13/0728)

Location: 1A, Castlegate, Castle Bytham, Grantham

Decision: Deferred

Noting comments made during the public speaking session from:-

Councillor Mrs Y Hamblin - Castle Bytham Parish Council
Mrs Sue Blunt – objecting
Dr Patrick Candler – objecting
Mrs Crawford – objecting (read statement from Mr A Crawford)

together with no objection from the Principal Conservation Officer, Environment Agency or Highway Authority, comments from Lincolnshire Heritage and English Heritage, an objection from the Parish Council and a number of objections from nearby residents; late information report circulated to Members before the meeting, including (in full) observations from the Parish Council and

additional letters in regard to the access, and officer comment thereon, and comments made by Members at the meeting.

It was proposed and seconded that the application be approved with the exclusion of proposed conditions 11 to 13.

Following comments from Members in regard to suggested covenants affecting the site/access, the Chairman said that these could not be considered. The Solicitor advised that covenants were not material planning considerations, were a private matter for a developer to resolve, and were outside the powers of the committee.

The Chairman commented on the proposition, and said that if the conditions were omitted, as suggested, the access could still be use. Following discussion, the proposer withdrew the requirement to omit conditions 11-13 in his original proposition, and substituted a requirement that the only access to be used should be the existing, and that no new access shall be used.

The Chairman said that the proposition could not be conditioned in the manner required, and that it could only be refused, or deferred to see if the applicant would amend as suggested. The proposer of the motion to approve then withdrew, and proposed instead that the application be deferred. The proposition was seconded.

It was then proposed that the application be refused on the grounds of design, access, visual impact and impact on the Ancient Monument adjoining. This proposition did not receive a seconder.

The Chairman confirmed that the deferral would be back to the Committee, not to the Chairman and Vice-Chairman, and on being put to the vote the proposition was agreed.

NB2

Application ref: S13/1713/CAC

Description: Demolition of existing bungalow

Location: 1A, Castlegate, Castle Bytham, Grantham

Decision: Approved

Noting no objection from the Principal Conservation Officer or Lincolnshire Heritage and objections from nearby residents, together with comments made by Members at the meeting.

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

report, and subject to the following condition:-

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

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: S13/1899/HSB

Description: Construction of vehicle crossing over grass verge

Location: 12, Masterton Road, Stamford

Decision: Approved

Noting no representations from consultees, and comments made by Members at the meeting.

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

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed layout dated June 2013.

Note(s) to Applicant

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

NB3

Application ref: S13/1628/DEXT

Description: Erection of a single storey rear extension 4.8m beyond the rear wall of the original dwelling house, 2.9m in height with an eave of 2.2m

Location: 79, Recreation Road, Bourne

Decision: Permitted development, full planning permission not required

Noting comments from Heritage Lincolnshire and no responses following consultation with neighbouring residents, and comments made by Members at the meeting.

It was proposed, seconded and agreed that the recommendation on page 68 of the report, that planning permission was not required, be noted.

166. NEIGHBOURING AUTHORITY CONSULTATION ON PLANNING APPLICATION (RUTLAND COUNTY COUNCIL REF: 2013/0516/FUL), ERECTION OF 1 NO. 51.2M (HUB) HIGH, 65.7M (TIP) HIGH WIND TURBINE PLUS ANCILLARY EQUIPMENT, LAND TO THE WEST OF GREAT NORTH ROAD, STRETTON

Decision:-

That further consideration of the District Council's observations on the application be deferred for enough information to be obtained to enable a comparison with the District Council's Wind Energy SPD and to enable a site inspection of the area near to the site to be arranged. The report to be submitted to the next meeting to include this information, together with copies of the observations of the two Parish Councils (Castle Bytham and South Witham) also consulted on the application. In addition, Rutland County Council to be asked to consider an extension of time to enable the Committee's comments to be submitted after the next meeting.

Members considered report PLA1009 from the Development Management Service Manager, following a notification from Rutland County Council of an application for a wind turbine on land to the west of the Great North Road, Stretton, which was near to the south western boundary of the District. Castle Bytham and South Witham Parish Councils had also been consulted.

The report set out details of the proposed development, which was approximately 1.6km north of Stretton and approximately 2km south of South Witham, located in a field to the west of the A1. It was suggested that the most significant issue would be the likely impact of the proposal on the landscape. It was not considered that there would be any significant effect on the outlook and amenities of residents within the District, and it was recommended that Rutland County Council be advised accordingly.

It was proposed and seconded that the recommendation be accepted.

During the ensuing lengthy discussion, it was suggested that there was insufficient information in the report on which to base comments and it was

proposed, as an alternative, that further consideration be deferred to enable this information to be obtained. This proposition was seconded.

Members considered that in addition to the specific comments required on this application, there was a need to consider a standard approach on similar applications, involving a report on the Council's SPD and on methods by which comparisons could be drawn.

(3.22pm - The Chairman adjourned the meeting to enable Members to consider the recommendations on this and the next application).

(The meeting resumed at 3.45pm).

The proposition to accept the recommendation was put to the vote and lost.

The Committee Support Officer then read the proposition to defer, which was for enough information to be obtained to enable a comparison with the District Council's Wind Energy SPD; for a site inspection of the area near to the site; and for a full report to the next meeting with this information, to include copies of the observations of the two Parish Councils consulted; together with a request for Rutland County Council to consider an extension of time to enable the District Council's comments to be submitted after the next meeting.

On being put to the vote the proposition was agreed.

167. NEIGHBOURING AUTHORITY CONSULTATION ON PLANNING APPLICATION (NEWARK AND SHERWOOD REF: 13/00889/FULM), THE CONSTRUCTION AND OPERATION OF A WIND FARM CONSISTING OF FOUR 139 METRE HIGH TO BLADE TIP WIND TURBINES, AN 80 METRE ANEMOMETRY MAST AND ASSOCIATED INFRASTRUCTURE FOR A PERIOD OF 27 YEARS, FIELD REFERENCE 8884, COTHAM ROAD, HAWTON, NOTTS

Decision:-

That Newark and Sherwood District Council be advised that due to the size and proximity of the turbines to South Kesteven and the possible severe impact on a large area of South Kesteven, a detailed considered response tested against the SKDC Wind Energy SPD will be provided, and request Newark and Sherwood District Council that sufficient time be allowed (6 weeks) for this response to be provided.

Members had before them report PLA1011 from the Development Management Service Manager on a neighbouring authority consultation received from Newark and Sherwood District Council. An application had been submitted to that authority for four wind turbines on land south of Newark, west of the A1 and approximately 2km at the nearest point from the boundary with South Kesteven. The nearest settlements in the District would be Claypole, Long

Bennington and Dry Doddington, at distances between 5 and 6km away. The Development Management Service Manager circulated a plan showing the location of the proposed turbines to Members at the meeting.

Observations on the likely impact of the proposal were set out, from which it was noted that the most significant of these were impact on landscape character and heritage assets. The turbines would also be extensively visible due to the flatish gently undulating landscape, which would have a significant impact. Cumulative impact was also considered to be significant, given the number of schemes close to this site and within Newark and Sherwood and South Kesteven with consent, proposed, under consideration or at appeal. In addition, impact on heritage assets was significant. A lengthy recommendation requesting that Newark and Sherwood District Council take all these issues into account was set out on pages 3 and 4 of the report.

During the following discussion, Members were concerned at the lack of weight given to the District Council's own SPD. It was considered that the SPD policies should be set out with an interpretation of the effect on residents of the District. Taking all comments made into account, the Chairman read a suggested proposition as follows:

“Newark and Sherwood District Council be advised that due to the size and proximity of the turbines to South Kesteven and the possible severe impact on a large area of South Kesteven, a detailed considered response tested against the SKDC Wind Energy SPD will be provided, and request Newark and Sherwood District Council that sufficient time be allowed (6 weeks) for this response to be provided”.

A Member asked how much time was available for the submission of comments. On checking, the Development Management Service Manager said that comments should have been in by 2nd August, but that it was unlikely that the application would be considered by Newark and Sherwood before the second or third week in October.

The Chairman asked if Newark and Sherwood would be wrong to ignore South Kesteven, if they chose to determine the application before this Council's comments had been submitted and if that did happen could SKDC object to a decision being made. The Development Management Service Manager said that any authority had to take into account all material considerations, including comments from consultees. The Solicitor commented that in his opinion it would not be appropriate for this Council to object, but Newark and Sherwood would have taken an unsound decision if they chose to determine without taking all relevant matters into consideration.

The proposition by the Chairman was seconded, and on being put to the vote was agreed.

168. 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 and a list of outstanding planning appeals, together with a schedule showing planning applications performance as at April/July 2013.

169. CLOSE OF MEETING

The meeting closed at 4.56pm

Agenda Item 5

COMMITTEE: 24 September 2013

	NO	PAGE	PROPOSAL AND LOCATION	REC
JJ1	S13/1824	1	Section 73 application to vary wording of Conditions 27 and 30 of S13/0260 (access improvements) Land west of, Ryhall Road, Stamford	AC
NB1	S13/1712	19	Replacement dwelling (amendments to application S13/0728) 1A Castlegate, Castle Bytham, Grantham, NG33 4RQ	AC
SP1	S13/1872	29	Provide pitched roof over single storey side extension and build rear extension Glebe Farm, Casthorpe Road, Denton, Grantham, NG32 1JT	AC
SP2	S13/1873	34	Provide pitched roof over single storey side extension and build rear extension (Listed Building Consent) Glebe Farm, Casthorpe Road, Denton, Grantham, NG32 1JT	AC
IVW1	S13/2136	39	Alteration of Listed Building 99 West Street, Bourne, PE10 9PR	A

Applicant	Mr D Pennell, Burghley House Preservation Trust Ltd Burghley Estate Office, 61, High Street, St. Martins, Stamford, PE9 2LQ
Agent	Mark Flood, Insight Town Planning Limited Brynteg, Cilcennin, Lampeter, Ceredigion, SA48 8RR
Proposal	Application under Section 73 to vary the wording to conditions 27 and 30 of application S13/0260 to amend requirements relating to the timing of access improvements
Location	Land west of, Ryhall Road, Stamford
App Type	Major Full (Non-residential)
Parish(es)	Stamford
Reason for Referral to Committee	The application has been referred to the Development Control Committee as it is considered to be locally significant and requires a Section 106 Agreement to be entered into.
Recommendation Summary	Approve subject to conditions and completion of Section 106 Agreement.

Key Issues

- Highway Safety
- Visual Impact

Technical Documents Submitted with the Application

- Amended proposed construction access arrangement plan
- Application form
- Application letter

REPORT

Application Category

This application is categorised as a 'major' application

Reason for Referral to Committee

The application has been referred to the Development Control Committee as it is considered to be locally significant and requires a Section 106 Agreement to be entered into.

The Proposal

This is a Section 73 application to vary the wording of conditions 27 and 30 of application S13/0260 to amend the requirements relating to the timing of access improvements

Planning permission was granted under reference number S13/0260 for the provision of a football ground, training pitch, sports and education building and associated access, car parking and landscaping at Ryhall Road in Stamford on 14 June 2013. The development is a joint scheme between Stamford Association Football Club, New College Stamford and Burghley House Preservation Trust.

The wording of condition 27 of application S13/0260 currently reads as follows:-

"Before the development commences the land between the highway boundary and the vision splay indicated on drawing number 10000/04/01 & 10000/04/02 received on 14/5/2013 shall be lowered so that it does not exceed 0.6 metres above the level of the adjacent carriageway Ryhall Road and thereafter the visibility splay shall be kept free of obstacles exceeding 0.6 metres in height.

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

Condition 30 of application S13/0260 currently reads as follows:-

"No development shall be commenced before the works to improve the public highway (by means of ghost island right turn facility together with all necessary lighting, drainage, marking and ancillary works as indicatively identified on drawing number 10000/04/01 received on 14/5/2013) or as specified 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."

Both conditions require works to be undertaken and completed prior to the commencement of development. The applicants have advised that they fully intend to implement the works required by the conditions but they are seeking to amend the timing of the works.

The applicants have advised that they do not have to rely on the approved access to enable construction traffic to access the site, and are suggesting that an existing access point at Borderville Farm be used. The applicants have suggested the following revised wording for each of the conditions.

Suggested revised wording for Condition 27:-

“Before the access hereby permitted is first used, the land between the highway boundary and the vision splays indicated on drawing number 10000/04/01 & 10000/04/02 received on 14/5/2013 shall be lowered so that it does not exceed 0.6 metres above the level of the adjacent carriageway Ryhall Road and thereafter the visibility splay shall be kept free of obstacles exceeding 0.6 metres in height.

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

Suggested revised wording for Condition 30:-

“No traffic shall use the site access hereby approved before the works to improve the public highway (by means of ghost island right turn facility together with all necessary lighting, drainage, marking and ancillary works as indicatively identified on drawing number 10000/04/01 received on 14/5/2013) or as specified 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.”

This application has links with two other recently approved schemes in the area, S11/2283 for outline construction of affordable housing on land at Barnack Road Stamford and S11/2300 which granted outline consent for the redevelopment of Stamford AFC's existing ground on Kettering Road for residential development. The residential redevelopment of the existing ground can only be considered acceptable on policy grounds and take place when a new ground has been constructed and occupied by the football club. This element of the scheme will need to be secured via a Section 106 legal agreement.

The Application Site and its Surroundings

The application site is located on the northern outskirts of Stamford, approximately 1km from the town centre. The site is located to the west of Ryhall Road on an area of agricultural land to the south of Borderville Farm. The site area measures approximately 6.5 hectares. Directly to the south of the application site lies residential development. Directly to the west of the application site lies an agricultural field with the Queen Eleanor Technical College beyond.

The topography of the site is such that the land slopes down in to a low point close to the location of the proposed new access on to Ryhall Road.

Relevant Site History

S11/2288 - Outline planning permission for development of football stadium with capacity for 1500 spectators, with associated infrastructure and facilities to include multi-use training pitch, clubhouse and function rooms, and ancillary office/administration space. Provision of car and coach parking area with additional use for car boot sales up to 40 days in any calendar year. Creation of new means of access from Ryhall Road with associated highways alterations - 28th December 2012

S13/0260 – Full planning permission for the provision of a football ground, training pitch, sports and education building and associated access, car parking, car boot sales and landscaping was approved on 14 June 2013.

Policy Considerations

National Planning Policy Framework:

Section 1: Building a strong, competitive economy,

Section 4: Promoting sustainable transport

Section 7: Requiring good design

Section 8: Promoting healthy communities

Section 10: Meeting the challenge of climate change, flooding and coastal change

Section 11: Conserving and enhancing the natural environment

Section 12: Conserving and enhancing the historic environment

South Kesteven Core Strategy 2010

Policy SP1 – Spatial Strategy

Policy SP3 – Sustainable Integrated Transport

Policy SP4 – Developer Contributions

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

Policy EN2 – Reducing the Risk of Flooding

Policy EN4 – Sustainable Construction and Design

Policy E1 – Employment Development

Representations Received

Lincolnshire County Council Highways

- *“Following on from a site meeting at which the Area Highways Manager attended, and further to receipt of the additional information and clarification requested at the meeting, the local highway authority does not wish to object to the proposed amendment to the condition.*

This is on the understanding now confirmed, that soils and arisings will not be hauled away, but will remain for reuse on the site.”

Heritage Lincolnshire (Archaeology)

- The development does not affect any known archaeological sites.

Representations as a Result of Publicity

Five letters of objection, which can be summarised as:

- The lack of a highway authority approved access scheme was a particular point of issue at the Development Control committee meeting at which approval was granted. The condition that a highway authority approved access must be completed before site development was the basis on which the committee gave approval for this scheme. Retrospective alteration to this important condition would undermine the credibility of the approval decision and make validity of the approval decision contestable.
- The access at Borderville farm is unsuitable for the repeated heavy vehicle turning movements which are inevitable during a major construction project. The visibility to the north is inadequate and the vehicles would be turning on a gradient; this would constitute an exceptionally hazardous arrangement.
- The development control process must not be incrementally manipulated to suit the applicant. The integrity of the process and the safety of the public must take precedence.
- Could it be a case that once the development has commenced and the money is not available to complete this part of the application we will be left with a major traffic problem and an accident black spot.

- The entrance that the developer wishes to use to gain access to the site would have road safety issues bearing in mind its location at the brow of a hill. The developer should comply with the original permission and create access as per the approved plans.
- This part of the road has a blind spot and traffic leaving Stamford has already increased their speed making this a dangerous bit of road, therefore the road should be altered before any development takes place.

In addition to the above Voice of Stamford have made the following submission:

"During my objections to Planning Application S11/2288, I have repeatedly drawn the attention of SKDC officers, Lincolnshire County Council's Highways Department, and the members of the SKDC Development Control Committee, to the dangers to road safety posed by the intended highway access to this site.

I have demonstrated that the proposed point of access is particularly dangerous, being located at the base of a dip in the A6121 Ryhall Road where there is already a bad accident record. Vehicles travelling along Ryhall Road disappear from view into this dip. I attached again Slideshow Sequence 1 of 4, you already have all 4. This shows the blind dip, which has not been evaluated by either Lincolnshire Highways or SKDC.

Subsequently I have also advised that the incorporation of a New College Stamford joint use Sports Education Centre into the development, via Planning Permission S13/0260, without any changes to the site access approved under Planning Application S11/2288, would significantly expand and intensify usage of the site, with a commensurate increase in vehicle and other movements to and from the site. This would be to the further detriment of road safety on this section of Ryhall Road.

Conditions 27 and 30 attached to Planning Permission S13/0260, requiring completion of improvements to lateral visibility and to the public highway itself in the vicinity of the proposed site access before commencement of development, have been imposed to try and ensure, amongst other things, that vehicles associated with site development do not exacerbate the existing road safety deficiencies.

Cynically, in furtherance of their own interests, and without any regard to the reasons for the imposition of these Conditions and the timing of the required works, the Applicants now propose that all construction related traffic use the existing agricultural field access immediately South of Borderville Farm.

The terms of Condition 33 of Planning Permission S13/0260, which require that "The proposed development shall be undertaken in strict accordance with the Assessment of spoil from the development undertaken by Waldeck and received on 29 January 2013.", have also been noted.

The submitted Assessment is not fit for purpose, and to the best of my knowledge has not been revised/updated. There is no scheme for the on or off-site deposition or other movement of spoil generated by the development. The Assessment states: "2. The application is in outline and therefore there is no detailed scheme to assess, and therefore all figures given below are estimates only and do not necessarily represent the final development and construction phase". Thus the Assessment's claim that: "5. Therefore there will be no vehicle movements from the site to export the earth work materials." cannot be relied on.

Thus at this time there remains considerable uncertainty as to whether or not the development will require significant quantities of spoil to be moved off-site via the public highway. Approval of the current Planning Application to vary the terms of Conditions 27 and 30 of Planning Permission S13/0260 will mean vehicles

transporting any such spoil will use alleged existing agricultural field access immediately South of Borderville Farm, rather than the new, permanent site access required by Condition 30.

No drawings have been produced by the Applicant of this access or its sightlines, blind dips, mud on the highway and other details essential to assess all aspects of its safety.

Furthermore, the agents Insight Town Planning have denied the writer access into their clients' private land for the purpose of establishing the nature, suitability and safety of the current field access for the proposed new use. This correspondence is set out in an attachment to this e-mail. Can the conclusion be drawn that the proposed field access is unsuitable for the proposed new use and the Applicant is well aware of this?

Also attached are three documents which are the result of research into the accident record of the A6121 in this vicinity and which I urge you to consider carefully:

- 1. Table showing the 33 recorded injury accidents 1979-2011.*
- 2. Listing of each of the 33 recorded Injury Accidents 1979-2011.*
- 3. Plan showing locations and other details of same, best on A3 paper.*

These documents confirm the points I have been making since 2012 that the development permitted by S13/0260 will result in a new and avoidable accident black spot, and result in fatalities. The proposals contained in S13/1824 if permitted will add to this dangerous situation.

If permitted, the use of this unsuitable and substandard proposed site access for construction related traffic during the development phase, including any vehicles engaged in transporting spoil off-site, will increase further the existing dangers to other users of this section of Ryhall Road."

Officer Evaluation

The key issues in the determination of this application are highway safety and visual amenity. It is also important to note that planning permission was granted for a football stadium, training pitch, sports and education building and associated access, car parking, car boot sales and landscaping on 14 June 2013. (ref S13/0260).

Highway Safety

Access to the new stadium would be via a new priority junction with right turn facilities off Ryhall Road. The merits of this access and the traffic which would be generated by the proposal have already been considered acceptable under application S13/0260.

This application seeks to amend the wording of conditions 27 and 30 as set out above in order to enable construction work to take place prior to the access improvement works being undertaken. The required access improvement would however be provided prior to the use of the football stadium and education building commencing.

The local highway authority has been consulted and they have met the applicant's agents on site to discuss the proposed access arrangements for construction vehicles. Following that site meeting the local highway authority has advised that they do not wish to object to the proposed amendments to the conditions.

Concern has been raised by Voice of Stamford in relation to the proposed access for construction traffic. It should however be noted that the access location has been amended to make use of the existing main farm access to Borderville Farm. Re-consultation has been undertaken in relation to the proposed change and any additional comments will be reported in the late background papers document.

Voice of Stamford also raised concerns with regard to condition 33 and a report undertaken by Waldeck. The quote from Voice of Stamford does not however relate the whole of the condition. The whole of condition 33 states:

“The proposed development shall be undertaken in strict accordance with the Assessment of spoil from the development undertaken by Waldeck and received on 29 January 2013. If any material is to be deposited outside of the application site area no development shall take place until a scheme detailing the method and arrangements for the deposition of soil on adjacent land, in the applicants control, and the removal of sub surface material off site has been submitted to and approved in writing by the local planning authority. The scheme shall include:

- (i) details of the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform;*
- (ii) details of any subsurface material to be removed from the site and precise details of where and how the material will be disposed of;*
- (iii) details of the proposed routing arrangements for vehicles removing material from the site. The development shall be carried out in accordance with the approved details.*

The development shall only be carried out in accordance with the approved details.

Reason: This is an outline application and the Council wish to ensure that the soil is disposed of in an appropriate manner in accordance with policy EN1 of the adopted South Kesteven Core Strategy 2010.”

Whilst it is envisaged that there is sufficient land within and directly adjacent to the site the condition specifically requires deals to be provided if any material is to be deposited outside of the application site. In reality it is most likely that the site will be re-graded and soil material used on and adjacent to the site without ever having to be transported along the highway network.

It is therefore recommended that the application be approved subject to a slight amendment to the suggested wording of conditions 27 and 30 to ensure that the required access improvements are provided prior to the main uses of the site been implemented

Suggested revised wording for Condition 27:-

“Prior to the commencement of the use of the site as a football stadium, education facility or for car boot sales the land between the highway boundary and the vision splays indicated on drawing number 10000/04/01 & 10000/04/02 received on 14/5/2013 shall be lowered so that it does not exceed 0.6 metres above the level of the adjacent carriageway Ryhall Road and thereafter the visibility splay shall be kept free of obstacles exceeding 0.6 metres in height.

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

Suggested revised wording for Condition 30:-

“Prior to the commencement of the use of the site as a football stadium, education facility or for car boot sales the works to improve the public highway (by means of ghost island

right turn facility together with all necessary lighting, drainage, marking and ancillary works as indicatively identified on drawing number 10000/04/01 received on 14/5/2013) or as specified shall 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.”

An additional condition is also required to ensure that the construction access is implemented prior to any development commencing and the land restored following completion of the development.

“No development shall be commenced (apart from those works identified on drawing Proposed Construction Access Arrangements submitted on 3 September 2013) before the works to improve the construction traffic access arrangements and provision of a temporary haul road has been completed. Construction traffic shall only use the approved construction access arrangements during the construction of the development. Within 3 months of completion of the development the temporary haul road shall be removed and the land restored in accordance with the approved details.

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

Visual Amenity

The proposed amendments for the temporary construction road will not have any significant impact on the character and appearance of the surrounding countryside. The land will be restored once the development is completed. A condition requiring the restoration of the land following completion of the development is recommended.

Section 106 Heads of Terms

A Section 106 Agreement will be required in order to ensure that the same obligations required in relation to application S13/0260 are applied again. The requirements are summarised below:

- The Local Highway Authority has requested a Section 106 contribution of £3,500 towards the administration, advertisement, consultation and implementation for alterations to the existing traffic regulation orders adjacent to the development.
- In addition Rutland County Council Highways has requested a contribution of £10,000 towards traffic calming in Essendine and control the dispersion of deleterious material onto the highway at the site.
- The S106 Agreement shall also link the development to residential development and affordable housing developments approved under application S11/2283 and S11/2300 in order to ensure that the football stadium is constructed and operational before any development takes place on the existing football ground site on Kettering Road.

Crime and Disorder

It is considered that the proposed development will not result in any significant increase in crime and disorder. The Crime Prevention Officer has recommended a condition in relation to designing out crime be attached to any consent.

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

That the development be delegated to the Development Management Service Manager in consultation with the Chairman/Vice Chairman for approval subject to the signing of a legal agreement securing developer contributions and subject to the attached conditions. Where the legal agreement has not been concluded prior to the Committee meeting a period not exceeding six weeks post the date of the Committee meeting shall be set for 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

This is a Section 73 application to vary the wording of conditions 27 and 30 of application S13/0260 to amend the requirements relating to the timing of access improvements. Concerns have been raised in relation to highway safety. The local highway authority has been consulted and raised no objections to the development subject to the attached conditions.

Development of the site for use as a football stadium, sports teaching building and for the use of the car parking for car boot sales is in general accordance with the guidance set out in Sections 1, 4, 7, 8, 10, 11 and 12 of the National Planning Policy Framework and in accordance with policies SP1, SP3, SP4, EN1, EN2, EN4, and E1 of the adopted South Kesteven Core Strategy 2010.

In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 186 -187 of the National Planning Policy Framework.

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

1. The development hereby permitted shall be commenced within 3 years of the original grant of planning permission under application S13/0260, which was approved on 14 June 2013.

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

2. Notwithstanding the submitted information precise details including 1:50 scaled elevations of the proposed floodlighting columns shall be submitted to and approved in writing by the local planning authority before the use hereby permitted commences and the building(s) are occupied. The development shall be carried out in accordance with the approved details.

Reason: To enable the Local Planning Authority to retain control over this important

detail in the interests of the amenities of the area and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

3. Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the District Planning Authority for the location of bird and bat boxes to encourage wildlife to the development. The agreed scheme shall be implemented prior to the completion of the development.

Reason: To encourage additional biodiversity within the development in accordance with policy EN1 of the adopted South Kesteven core Strategy 2010.

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

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).

5. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include [proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant]. Soft landscape works shall include [planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme].

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

6. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved by the local planning authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

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

7. Before development is commence on site all existing trees and hedgerows to be retained as part of the development shall be fenced off to the limit of their branch spread, in accordance with a tree and hedgerow protection scheme to be agreed in writing by the local planning authority. The protection scheme shall include a detailed plan of those trees and hedgerows to be retained as part of the development. No works (including removal of earth), storage of materials, vehicular movements or siting of temporary buildings shall be permitted within these protected areas. All tree works shall be carried out in accordance with the requirements of British Standard 3998 2010 and where trees are to be protected this shall in accordance with the requirements of British Standard 5837 2012.

Reason: To prevent unnecessary damage to existing trees and hedgerows and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

8. No works pursuant to this permission shall commence, unless otherwise agreed in writing by the Local Planning Authority, until there have been submitted to and approved in writing by the Local Planning Authority a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

Reason: The submitted Preliminary Investigation Report undertaken by Soiltechnics indicated a potential for ground gases and to ensure that the proposed site investigations and remediation will not cause pollution in the interests of the amenities of the future residents and users of the development; and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010) and the requirements of the National Planning Policy Framework (NPPF)

9. Prior to any development taking place precise details shall be submitted to and agreed in writing by the local planning authority showing the provision of a footpath linking the development hereby approved to the existing footpath located to the west of the application site running along the eastern boundary of Queen Eleanor School and linking in to Kesteven Road. The proposed footpath shall then be provided prior to the occupation of the buildings hereby approved and maintained available thereafter.

Reason: To ensure satisfactory pedestrian access to the site in the interests of sustainability, in accordance with policy SP3 of the adopted South Kesteven Core Strategy 2010.

10. Notwithstanding the submitted details shown on drawing title Proposed Cycle Shelter precise details of the proposed cycle shelters shall be submitted to and approved in writing by the local planning authority. The details shall include a plan showing the precise dimensions including the length, width and height of the proposed shelter. The development shall only be carried out in accordance with the approved details.

Reason: The details submitted with the application were only indicative and did not give all the necessary information. The Council wish to ensure that the development assimilates well with the rest of the proposals in accordance with the requirements of Policy EN1 of the adopted South Kesteven Core Strategy 2010.

11. Notwithstanding the submitted details shown on drawing title Proposed Dug Outs precise details of the proposed dug outs shall be submitted to and approved in writing by the local planning authority. The details shall include a plan showing the precise dimensions including the length, width and height of the proposed dug outs. The development shall only be carried out in accordance with the approved details.

Reason: The details submitted with the application were only indicative and did not give all the necessary information. The Council wish to ensure that the development assimilates well with the rest of the proposals in accordance with the requirements of Policy EN1 of the adopted South Kesteven Core Strategy 2010.

12. The pitches and buildings hereby approved shall be constructed in accordance with the levels and finished floor levels specified on drawing number (08)008 Rev A00.

Reason: For the avoidance of doubt and to ensure that the development is assimilated into the surrounding landscape in accordance with Policy EN1 of the adopted South Kesteven Core Strategy 2010.

13. No development shall take place until a detailed surface water drainage scheme has been submitted to, and approved in writing by, the local planning authority.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

14. No development shall be commenced (apart from those works identified on drawing Proposed Construction Access Arrangements submitted on 3 September 2013 and the the works required in relation to the re-contouring/grading of the land in the areas to accomodate the football pitches hereby approved) until:-

(i) A detailed assessment of ground conditions of the land proposed for the new football pitches as shown on drawing number (08)008 Rev A00 shall be undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and

(ii) Based on the results of this assessment to be carried out pursuant to (i) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality (including appropriate pitch drainage measures) shall be submitted to and approved in writing by the local planning authority.

The works shall be carried out in accordance with the approved scheme within a timescale to be first approved in writing by the local planning authority.

Reason: To ensure that the playing field is provided to an acceptable quality and standard, in accordance with the requirements of Sport England and the National Planning Policy Framework (NPPF).

15. The sports building (including sports hall, changing rooms and fitness suite) hereby permitted shall not be constructed other than substantially in accordance with Sport England's Technical Design Guidance Note 'Sports halls: design and layouts design guide February 2012'

Reason: To ensure the development is fit for purpose and sustainable and to accord with the requirements of National Planning Policy Framework.

16. Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the sports building (including the sports hall, fitness room, changing rooms and other ancillary facilities) and artificial and grass pitches and include details of pricing policy, hours of use, access by non college/football club users/members, management responsibilities and a mechanism for review, and anything else in which the Local Planning Authority in consultation with Sport England considers necessary in order to secure the effective community use of the facilities. The development shall not be used at any time other than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facilities to ensure sufficient benefit to the development of sport and to accord with the requirements of the National Planning Policy Framework.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order amending, revoking or re-

enacting that order), no buildings, moveable structures, works, plant, machinery, access, storage of vehicles (including car parking), equipment or materials or other use in connection with events or temporary uses shall be permitted or take place on the grass or artificial turf pitches.

Reason: To protect playing fields from damage, loss or availability of use and to accord with the requirements of the National Planning Policy Framework.

18. Prior to the commencement of the development hereby permitted details of a noise management scheme shall be submitted to and approved in writing by the Local Planning Authority. The noise management scheme shall contain details to demonstrate how noise emitted from the sports hall, including consideration of the noise impact from functions held in the sports hall, will be mitigated to minimise the impact of the development on the occupiers of adjacent residential properties. The noise management scheme shall be fully implemented and operated at all times in accordance with the approved details.

Reason: To ensure that the development does not adversely impact on the residential amenity of the occupiers of nearby properties in accordance with Policy EN1 of the adopted South Kesteven Core Strategy 2010.

19. No external generators shall be used on site in connection with the car boot sales, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the development does not resulting in noise and disturbance to the occupiers of the adjacent residential properties and in accordance with policy EN1 of the adopted South Kesteven Core Strategy.

20. The car boot sales hereby approved shall not take place outside the hours of 06:30 to 17:00.

Reason: Operation of the use outside these hours would result in unacceptable levels of noise nuisance to local residents, in accordance with policy EN1 of the adopted South Kesteven Core Strategy and the requirements of the National Planning Policy Framework (NPPF)

21. The floodlights for the stadium and the training pitches shall not be used between 22:30 hours and 07:30 hours.

Reason: To ensure that the development does not adversely impact on the residential amenities of the occupiers of adjacent dwellings and to minimise the visual impact of the development on this countryside location in accordance with policy EN1 of the adopted South Kesteven Core Strategy 2010.

22. There shall only be a maximum of 30 Car boot sale events held at the site in any one calendar year.

Reason: To ensure that the development does not resulting in noise and disturbance to the occupiers of the adjacent residential properties and in accordance with policy EN1 of the adopted South Kesteven Core Strategy.

23. Mechanical service plant noise levels shall adhere to the details contained in para 5.65 - 5.67 of the Noise Assessment prepared by Hepworth Acoustics dated February 2013. The cumulative LA_r noise rating levels from any mechanical service plant at the nearest residence, including any acoustic penalty, shall be at least 10dB(A) below the lowest measured LA₉₀ background noise level.

Reason: To ensure that the development does not resulting in noise and disturbance to

the occupiers of the adjacent residential properties and in accordance with policy EN1 of the adopted South Kesteven Core Strategy.

24. Prior to the commencement of development a PA noise management scheme shall be submitted to and approved in writing by the Local Planning Authority. The PA noise management scheme shall include the layout, location, height, type, method of control and sound power levels of the PA system along with details of when and how the PA system will be used in association with the use hereby permitted. The PA noise management scheme shall be fully implemented and operated at all times in accordance with the approved details.

Reason: To ensure that the development does not resulting in noise and disturbance to the occupiers of the adjacent residential properties and in accordance with policy EN1 of the adopted South Kesteven Core Strategy.

25. Notwithstanding the submitted details the proposed acoustic bund located to the south of the proposed pitches shall be at least 10m high in relation to the pitch levels directly adjacent to the bund and at least 4m high in relation to the ground level of the adjacent housing development to the south of the site. Precise details of the ground levels and acoustic bund, including cross sections, shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. The development shall then only be implemented in strict accordance with the approved details.

Reason: To ensure that the development does not resulting in noise and disturbance to the occupiers of the adjacent residential properties and in accordance with policy EN1 of the adopted South Kesteven Core Strategy.

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

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

27. Prior to the commencement of the use of the site as a football stadium, education facility or for car boot sales the land between the highway boundary and the vision splays indicated on drawing number 10000/04/01 & 10000/04/02 received on 14/5/2013 shall be lowered so that it does not exceed 0.6 metres above the level of the adjacent carriageway Ryhall Road and thereafter the visibility splay shall be kept free of obstacles exceeding 0.6 metres in height.

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

28. The arrangements shown on the approved plan LK606 (08)008 Rev A00 dated 29/01/13 for the parking/turning/manoeuvring of vehicles shall be available at all times when the premises are in use.

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

29. No development shall take place before a scheme has been agreed in writing by the local planning authority for the construction of a 2 metre wide combined footway/cycleway along the frontage of the site and linking the existing provision to the

north of Borderville Cottages and extending southwards to Rutland Road, together with arrangements for the disposal of surface water run-off from the highway at the frontage of the site. The agreed works shall be fully implemented before the development is occupied or in accordance with a phasing arrangement to be agreed in writing with the local planning authority.

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

30. Prior to the commencement of the use of the site as a football stadium, education facility or for car boot sales the works to improve the public highway (by means of ghost island right turn facility together with all necessary lighting, drainage, marking and ancillary works as indicatively identified on drawing number 10000/04/01 received on 14/5/2013) or as specified shall 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.

31. Prior to commencement of the development a Travel Plan shall be submitted to, and approved in writing by the local planning authority that builds on the framework travel plan for the football ground and the existing college travel plan. Thereafter a survey shall be analysed and submitted to the local planning authority that will provide details of the implementation of the Travel Plan. The occupier shall ensure that travel arrangements are fulfilled in accordance with the Travel Plan, unless the local planning authority stipulates approval to any variation.

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

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

- Site Location Plan - (08)001 Rev A00 received 29/01/2013,
- Existing Site Plan - (08)002 Rev A00 received 29/01/2013,
- Existing Site Sections - (08)003 Rev A00 received 29/01/2013,
- Comparison of Footprints - (08)004 Rev A00 received 29/01/2013,
- Comparison of Floor Space - (08)005 Rev A00 received 29/01/2013,
- Comparison of Floor Space Site Sections - (08)006 Rev A00 received 29/01/2013,
- Proposed Site Context Plan - (08)007 Rev A00 received 29/01/2013,
- Proposed Site Plan - (08)008 Rev A00 received 29/01/2013,
- Proposed Site Sections - (08)009 Rev A00 received 29/01/2013,
- Proposed Ground Floor Plan - (08)010 Rev A00 received 29/01/2013,
- Proposed First Floor Plan - (08)011 Rev A00 received 29/01/2013,
- Proposed Roof Plan - (08)012 Rev A00 received 29/01/2013,
- Proposed Sections A-A & B-B - (08)013 Rev A00 received 29/01/2013,
- Proposed Sections C-C & D-D - (08)014 Rev A00 received 29/01/2013,
- Proposed North & East Elevation - (08)015 Rev A00 received 29/01/2013,
- Proposed South & West Elevation - (08)016 Rev A00 received 29/01/2013,
- Proposed Covered Seating Stand 1 - (08)017 Rev A00 received 29/01/2013,
- Proposed Covered Seating Stand 2 - (08)018 Rev A00 received 29/01/2013,
- Proposed Toilet Block - (08)019 Rev A00 received 29/01/2013,
- Proposed Turnstile Building 1, 2 & 3 - (08)020 Rev A00 received 29/01/2013,
- Proposed Dug Outs - (08)021 Rev A00 received 29/01/2013,
- Proposed Cycle Shelter - (08)022 Rev A00 received 29/01/2013,
- Proposed Site Entrance - (08)023 Rev A00 received 29/01/2013,
- Proposed Hard and Soft Landscaping Layout - (08)024 Rev A00 received

29/01/2013,

- Proposed Walls, Fences and Boundary Treatments - (08)025 Rev A00 received 29/01/2013,
- Proposed Enclosures to Grass Pitch & Artificial Grass Pitch - (08) 026 Rev A00 received 29/01/2013,
- Ghost Island Right Turn - 4309/01/30 received 29/01/2013

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

33. The proposed development shall be undertaken in strict accordance with the Assessment of spoil from the development undertaken by Waldeck and received on 29 January 2013. If any material is to be deposited outside of the application site area no development shall take place until a scheme detailing the method and arrangements for the deposition of soil on adjacent land, in the applicants control, and the removal of sub surface material off site has been submitted to and approved in writing by the local planning authority. The scheme shall include:
- (i) details of the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform;
 - (ii) details of any subsurface material to be removed from the site and precise details of where and how the material will be disposed of;
 - (iii) details of the proposed routing arrangements for vehicles removing material from the site. The development shall be carried out in accordance with the approved details.

The development shall only be carried out in accordance with the approved details.

Reason: This is an outline application and the Council wish to ensure that the soil is disposed of in an appropriate manner in accordance with policy EN1 of the adopted South Kesteven Core Strategy 2010.

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

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

35. Notwithstanding condition 14 above no development shall be commenced (apart from those works identified on drawing Proposed Construction Access Arrangements submitted on 3 September 2013) before the works to improve the construction traffic access arrangements and provision of a temporary haul road have been completed. Construction traffic shall only use the approved construction access arrangements during the construction of the development. Within 3 months of completion of the development the temporary haul road shall be removed and the land restored in accordance with the approved details.

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

Note(s) to Applicant

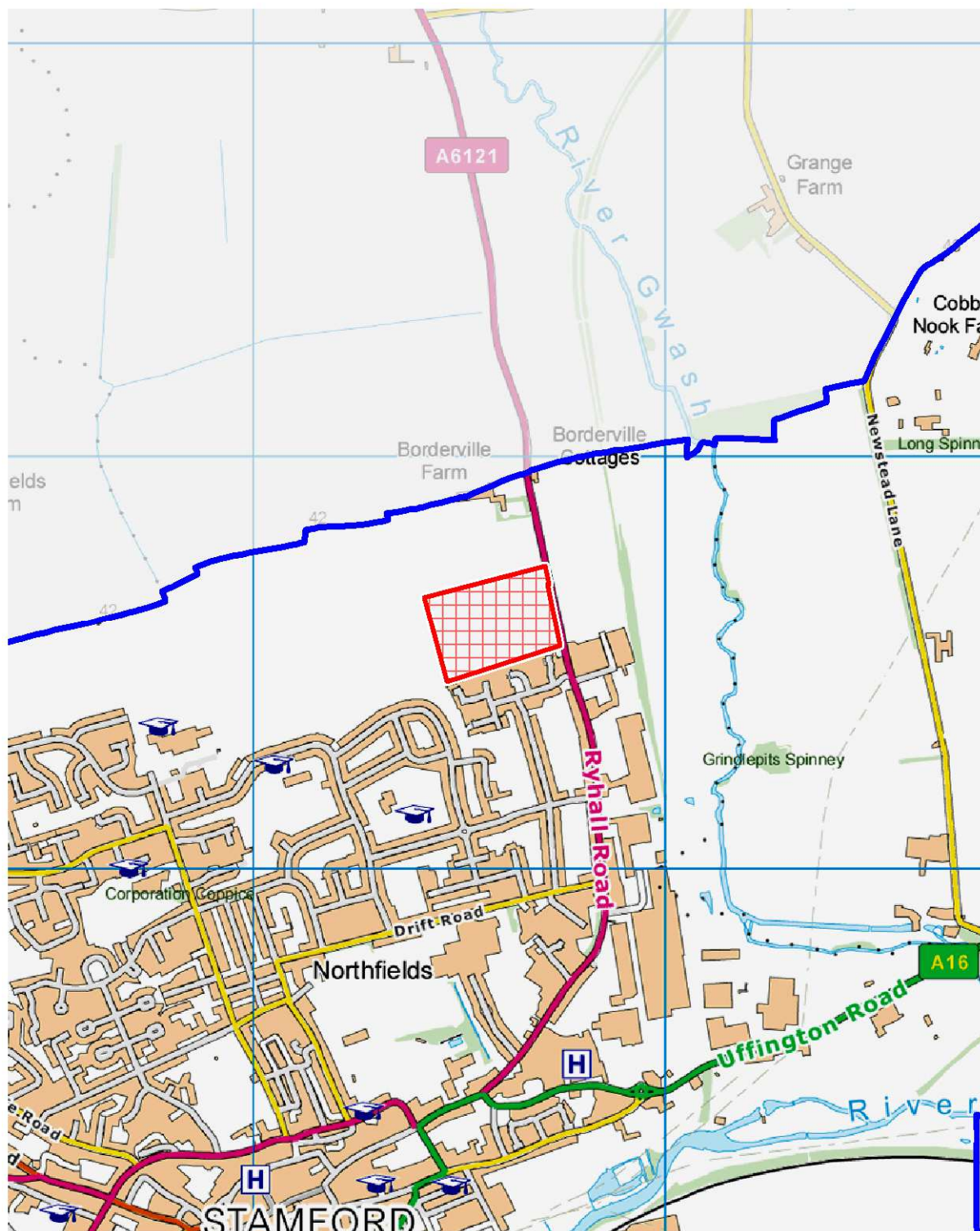
1. You are advised that the application site falls within an area affected by Radon. You are asked to contact the Council's Building Control section (telephone number 01476 406187) to ascertain the level of protection required and whether a geological assessment is necessary.

2. The applicants attention is drawn to the attached letter and guidance from Sport England.
3. The applicant's attention is drawn to the attached letter from Lincolnshire County Council Fire and Rescue dated 11/2/2013, which sets out The Fire Authority's requirements in relation to the provisions to be put in place regarding access for fire fighting vehicles and water supplies for use in the event of a fire.
4. The applicant's attention is drawn to the attached letter from the Environment Agency dated 18 February 2013.
5. Within a timescale to be agreed in writing by the local planning authority and before occupation of any part of the development, the existing Traffic Regulation Orders are to be amended in accordance with a scheme to be agreed and which shall include extending the current speed limit.
6. Where a footway is constructed on private land, that land may be required to be dedicated to the Highway Authority as public highway.
7. No works shall commence on site until a Section 278 Agreement of Highways Act 1980 has been entered into with the local highway authority Lincolnshire County Council to provide a ghost island right turn facility and 2 metre combined footway/cycleway together with all lighting, drainage, marking and ancillary works.
8. This consent should be read in conjunction with the Legal Agreement (S106) dated 2013.

* * * * *

Site Location Plan

Ref	S13/1824
Proposal	Application under Section 73 to vary the wording to conditions 27 and 30 of application S13/0260 to amend requirements relating to the timing of access improvements
Location	Land west of, Ryhall Road, Stamford



© South Kesteven District Council (2013) - Licence No. 100018662

Applicant	Mrs Jane Kaye 6, Old North Road, Wansford, Peterborough, PE8 6LB
Agent	Jonathon Hartley Limited The Old Curiosity Shop, 28, St. Peters Street, Stamford, PE9 2PF
Proposal	Replacement dwelling (amendments to application S13/0728)
Location	1A, Castlegate, Castle Bytham, Grantham, Lincolnshire, NG33 4RQ
App Type	Full Planning Permission
Parish(es)	Castle Bytham
Reason for Referral to Committee	The application is considered to be locally controversial and at the request of the local Councilor.
Recommendation Summary	Grant permission subject to the imposition of conditions

Key Issues

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

Technical Documents Submitted with the Application

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

REPORT

Introduction

The application was deferred from the Development Control Committee of 27 August because of concerns about an access point that was to be shared with an entrance to an adjacent Scheduled Ancient Monument.

An amended plan has been submitted that proposes a new access point direct from Castlegate; it would be 3m wide and existing points closed off. Given the concerns expressed by Members and changes made to the application it is recommended that the application be granted permission with the development considered acceptable in all other aspects.

Responses received on the application as amended will be reported to Members in the Late Items paper.

Application category

The application is categorised as a minor application.

Reason for referral to Committee

The application is considered to be locally controversial and at the request of the local Councillor. Two previous applications on the site, for a similar form of development, were also determined at the Development Control Committee (ref S13/0728 and S13/0729)

The proposal

The application is for a replacement dwelling following the demolition of an existing bungalow. The dwelling would be two storey with an eave and ridge height of 3.6m and 7.4m respectively. The property would have a subordinate two-storey rear aspect that would extend some 5m beyond the main rear elevation. It should also be noted that the main changes on this application from that previously refused permission is the re-siting of the dwelling back in the plot; removing the single storey elements on either side; amending the access arrangements as well as reducing the height of the property. An associated application, S13/1713/CAC, seeks the demolition of the bungalow.

The application site and its surroundings

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

Relevant history

Application S13/0728 for the erection of a 'replacement dwelling and vehicular access' was refused permission for the following reason;

1. A number of trees, which are worthy of protection and prominent within the streetscape are proposed to be removed, allowing their removal would be harmful to the character of the streetscene and wider Conservation Area by virtue of their location height, prominence and predicated longevity. The application is therefore deemed contrary to guidance contained in policy EN1 of the South Kesteven Core Strategy; with no other material planning considerations to indicate that the application should be determined otherwise.
2. The proposed replacement dwelling would, by virtue of scale and mass, neither respect or preserve the character of the Conservation Area as well be harmful to the setting of the adjacent Listed Building with it being visually intrusive within the streetscene. The application is, therefore, deemed contrary to policy EN1 of the South Kesteven Core Strategy and guidance contained in the National Planning Policy Framework.

Conservation Area Consent S13/0729 for the 'demolition of existing bungalow' was refused consent.

Policy Considerations

National Planning Policy Framework

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

South Kesteven Core Strategy 2010

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

Representations received

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

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

English Heritage's: principal concern to this development involves the impact on the significance of the Scheduled Ancient Monument (SAM) through impacts on its setting, and therefore the need to ensure that this potentially intrusive new development is screened in views from and toward the monument. There would therefore be a need to protect the trees which are in situ and/or replace them with a native hedgerow.

The Environment Agency: does not object to the application.

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

The Consultant Tree Officer: has requested confirmation on how the drive/hardstanding is to be constructed given that it is within the Root Protection Area of the poplar trees. This has been received and further observations of the Tree Officer will be reported in the late items paper.

Castle Bytham Parish Council: object to the position of the proposed vehicular access and its impact upon a private right of way. They prefer to access to the south as originally proposed;

Representations as a result of publicity

The application has been advertised in accordance with the Council's Statement of Community Involvement with the closing date for representations being 13 August 2013.

As a result of consultation a total of 7 letters of objection have been received. A summary of their observations are summarized below;

- The scale of the replacement dwelling is too big and should be like for like e.g. a bungalow;
- The area is prone to flooding and no development should be allowed in this location or mitigation put forward;
- The height of the property is too large and should be reduced;
- Views of the SAM would be restricted and its setting compromised;
- Residential amenity would be compromised through overlooking and overbearing impacts;
- General overdevelopment of the plot;
- The character of the Conservation Area would be compromised as well as the setting of the adjacent Listed Building also undermined;
- Highway safety would be compromised with the access having poor visibility on Castlegate;
- Trees within and close to the application site would need to be removed but they should be retained as they contribute to the character of the area;
- The area is prone to flooding and the replacement dwelling will exacerbate existing problems and could have safety implications for future occupiers;
- The vehicular access is not authorised and was created when a previous occupier removed a fence to park a tractor;
- Hard paving to create the access would be out of character with the rural area;
- Parts of the Design and Access Statement are misleading
- There is a covenant that would restrict the replacement of the property;
- The development neither preserves nor enhances the character of the Conservation Area;
- The revised application has not gone far enough to address the reasons for refusal attached to application S13/0728 and should be refused permission with it still considered contrary to policy EN1 of the Core Strategy and the NPPF.

Officer evaluation

The proposal

A previous application for a replacement dwelling was refused permission with there being concerns over the scale of the property and its relationship with heritage assets in the locality, as well as concern over the loss of trees within the Conservation Area. The height of dwelling has reduced by 45cm as well as the single storey elements to either side of the main property being omitted; the dwelling set further back within the plot; the access arrangements amended and a subordinate two-storey rear element proposed.

There is a presumption in favour of replacement dwellings under local and national policies subject to certain issues being satisfactorily addressed. These include the visual impact of the replacement dwelling, the impact on identified heritage assets and the relationship with neighbouring properties. Furthermore, having regard to the refusal of application S13/0728

The demolition of the dwelling is to be formally considered under application S13/1713. However, it is considered that the dwelling is of limited historic or architectural merit and no objection is likely to be raised to its demolition. The site does occupy a sensitive location being highly visible on the approach from the north and given the surrounding heritage assets and designations.

The proposed replacement dwelling would be two storey and constructed of stone with quoins and clay pantiles. The dwelling comprises a traditional design with small scale dormer windows and cottage style elevations and proportions.

Character and Appearance of the Area

This part of the Conservation Area incorporates a number of styles of buildings and the proposal would not harm the character or appearance of the designation. Although the proposed dwelling would be set in relatively close proximity to the boundary with the adjacent listed building the setting of the protected building would not be adversely affected with the dwelling subordinate to the main ridge height of 1-3 Castlegate. Following amendments to the scheme there is also a greater separation distance from the proposed dwelling and listed building as well as a reduced ridge height from that previously considered.

The overall footprint of the built form has reduced from that previously considered with the siting further away from the trees that are now to be retained as part of the application. Sufficient space would remain for an adequate area of private amenity space and off street parking. Policy would generally encourage like for like replacements of dwellings and whilst the proposal would be larger in terms of accommodation provided the proposal is considered acceptable in that it would be an enhancement on the existing and make a positive contribution to the appearance of the Conservation Area.

Access

The access point is proposed to be from Castlegate and would be shared with what appears a farm access to an existing field/SAM. It is understood that this access has been used by the existing bungalow as an informal drive following the removal of fence or hedgerow. The use of this access does not raise concern with the Highway Authority, subject to the imposition of conditions. Letters received from local residents question whether or not using this access would be contrary to a private right of way; this is a private civil legal matter and not a planning issue.

Trees

One of the primary concerns with the previous application was the impact on trees within the Conservation Area, which are worthy of retention. The amended scheme removes a garage from close to the trees, although parking and turning will be under their crown. The trees are to be retained so there is no longer any reason to object to the application subject to conditions to protect the trees during construction.

Flood Risk

Flooding has been raised by neighbours, although the Environment Agency does not object to the application. A flood risk assessment has been submitted in support of the application and notes that the site is not within the functional flood plain and the main potential flooding would be from the adjacent Glen Brook. The likely impact is minimal and construction of the floor to a specified level, combined with the occupiers signing up to the Floodline direct, should ensure

that any flood risk would be minimal. Given that there is an existing dwelling on site the replacement would not be at any greater risk of flooding, or increase flood risk on other sites.

Residential Amenity

The relationship with neighbouring dwellings is acceptable. The dwelling is proposed to be set back 2.5m further into the site than the previously refused proposal. This is behind the front wall of the current bungalow. A relatively modest two-storey dwelling in this location would have no significant impact upon the amenities of neighbours.

Conclusion

This is a well conceived scheme which has had regard to the constraints of the site. It would make a positive contribution to the appearance of this part of the Conservation Area.

It is commended that permission is granted.

Section 106 Heads of Terms

A section 106 is not required for this application.

Crime and Disorder

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

Human Right Implications

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

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

Summary of Reason(s) for approval

The principle of a replacement dwelling is supported. The design of the dwelling would be appropriate in the context and would not adversely affect the setting of the adjacent listed building, the character or appearance of the Conservation Area or the setting of the Scheduled Ancient Monument. The proposal would also have a satisfactory relationship with the occupiers of neighbouring properties. Furthermore, the application has gone far enough to address the reason for refusal attached to application S13/0728. The application is, therefore, deemed to comply with Core Strategy Policies SP1, SP2 and EN1 along with guidance contained in the National Planning Policy Framework (NPPF); with no other material planning considerations to indicate that the application should be determined otherwise.

Recommendation:

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

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

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

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

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

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

5. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include means of enclosure, hard surfacing materials, 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 and an implementation programme.

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

6. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with 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).

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no window, dormer window or rooflight other than those expressly authorised by this permission shall be constructed without planning permission having first been obtained from the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby properties.

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

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

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no outbuildings shall be erected without Planning Permission having first been obtained from the Local Planning Authority.

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

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. The boundary treatment shall be completed before the dwelling is first occupied. Development shall be carried out in accordance with the approved details.

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

11. The minimum width of the access shall be 2.5 metres.

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

12. Any gates to the vehicular access shall be set back a minimum of 5 metres from the nearside edge of the carriageway of Castlegate and shall not open over the highway.

Reason: To enable calling vehicles to wait clear of the carriageway of Castlegate in the interests of safety.

13. Within seven days of the replacement dwelling being occupied, the existing accesses onto Castlegate shall be permanently closed in accordance with a scheme to be agreed in writing by the Local Planning Authority.

Reason: To reduce to a minimum the number of individual access points to the site, in the interests of road safety.

14. The arrangements shown on the approved plan KAY/13/0507-14 Revision B dated 29/08/13 for the parking/turning/manoeuvring/loading/unloading of vehicles shall be available at all times when the premises are in use.

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

15. Prior to the commencement of development a plan shall be submitted to and approved in writing that shows the area to be fenced off to protect trees during construction. No works (including removal of earth), storage of materials, vehicular movements or siting of temporary buildings shall be permitted within these protected areas. The fencing shall be in situ for the time that the development is underway and notwithstanding the submitted tree report no trees shall be removed without the prior written approval of the Local Planning Authority.

Reason: To prevent unnecessary damage to existing trees and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

16. The drive way shall be constructed using the no dig method, as submitted in support of the application.

Reason: To prevent unnecessary damage to existing trees and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

17. Before the first occupation of the dwelling hereby permitted, the first floor window in the south elevation 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 or fitted with a top hung window. The window(s) shall be retained as such thereafter.

Reason: To safeguard the privacy of the occupiers of the adjoining property.

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

KAY/13/0507-1B
No dig method for entire driveway

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

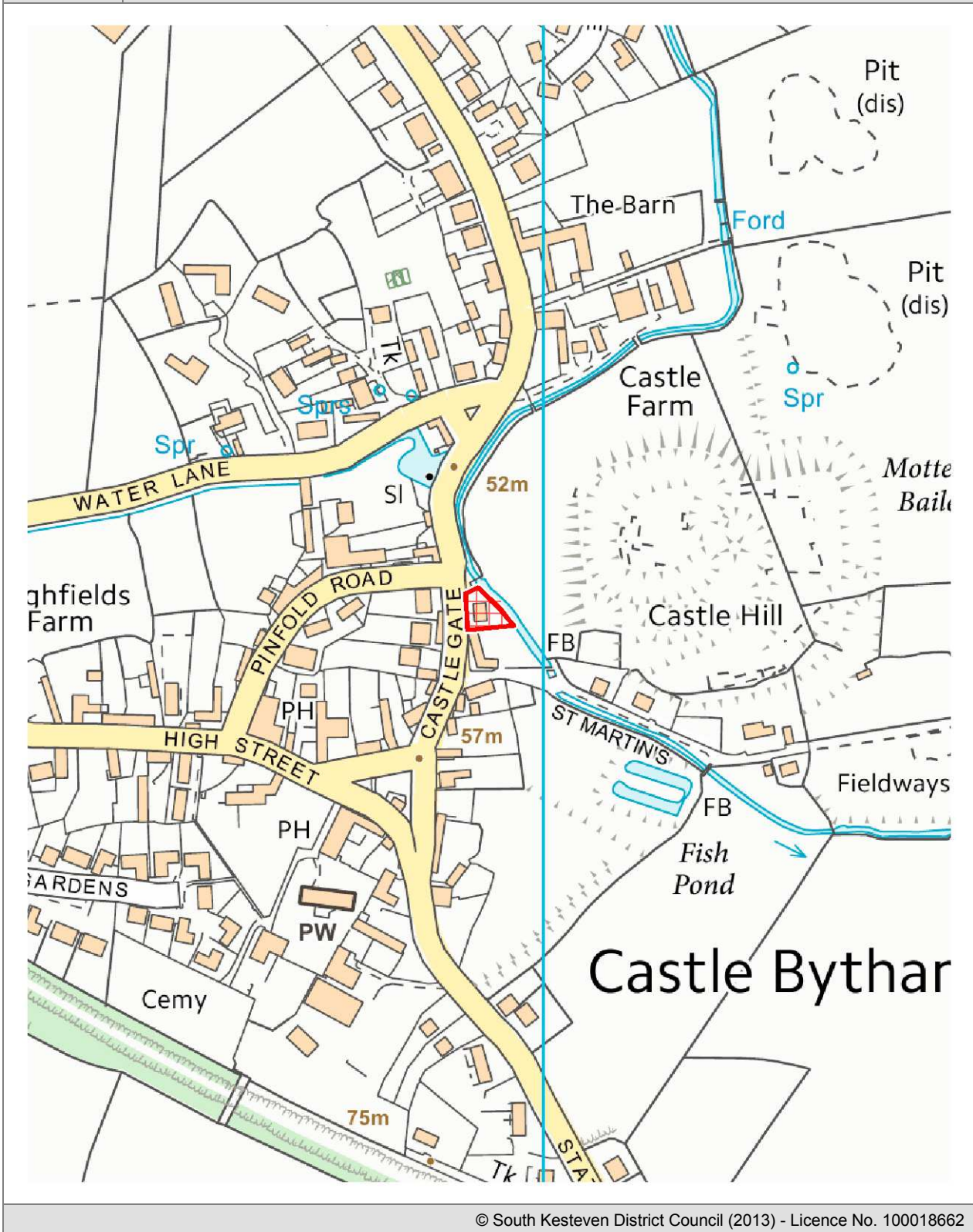
Note(s) to Applicant

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

* * * * *

Site Location Plan

Ref	S13/1712
Proposal	Replacement dwelling (amendments to application S13/0728)
Location	1A, Castlegate, Castle Bytham, Grantham, Lincolnshire, NG33 4RQ



© South Kesteven District Council (2013) - Licence No. 100018662

Applicant	Mrs Debbie Nicholls Glebe Farm, Casthorpe Road, Denton, Grantham, Lincolnshire, NG32 1JT
Agent	
Proposal	Provide pitched roof over single storey side extension and build rear extension
Location	Glebe Farm, Casthorpe Road, Denton, Grantham, Lincolnshire, NG32 1JT
App Type	Householder Development
Parish(es)	Denton
Reason for Referral to Committee	The application has been referred to Committee as the applicant is a member of staff.
Recommendation Summary	Approval subject to conditions

Key Issues

- Accordance with policy.
- Impact on listed building, the conservation area and neighbors.
- Visual Amenity.

Technical Documents Submitted with the Application

- Heritage Impact Assessment.

REPORT

Application Category

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

Reason for Referral to Committee

The application has been referred to the Development Management Committee as the applicant is a member of staff.

The Proposal

This application seeks permission for a roof over an existing extension and a rear extension.

The Application Site and its Surroundings

The application site is located in the Denton Conservation Area, on a corner plot near the centre of the village. The building is Grade II listed, and is set amongst other listed buildings.

Relevant Site History

Planning permission and listed building consent for the conversion of a barn to retail was granted under S05/0561 and S06/LB/6339.

Policy Considerations

National Policy

National Planning Policy Framework

Section 7 - Requiring Good Design.

Section 12 - Conserving and Enhancing the Historic Environment.

South Kesteven Core Strategy

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

Representations Received

The period for receipt of responses to consultations had not expired at the time of writing; any representations will be included in Late Items and/or reported verbally at the meeting.

Representations as a Result of Publicity

The application has been advertised in accordance with the adopted Statement of Community Involvement. The period for receipt of representations does not expire until 20 September 2013. Any comments which are received will be reported in the Late Items Paper.

Principal Conservation Officer: No objection subject to conditions.

Officer Evaluation

The proposed works are of a minor nature. The replacement of a flat roof with a pitched roof and the replacement of rotten windows with like-for-like new windows would positively enhance the listed building. The internal works would not harm the integrity of the listed building and the small garden room at the rear would have little impact upon the building.

Overall, the proposal is acceptable as the heritage assets (the listed building and the conservation area) will be sustained and enhanced.

Policy

Section 12 of the National Planning Policy Framework strongly encourages the desirability of sustaining and enhancing of heritage assets. This aim is mirrored by the requirements of Core Strategy policy EN1.

Visual Impact

The proposal will enhance the building and the area.

Crime and Disorder

The development would not result in any significant adverse crime and disorder implications.

Human Rights Implications

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

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

RECOMMENDATION:

In the circumstances where the proposal accords with national and local policy approval is recommended subject to conditions relating to materials and joinery and any other conditions considered necessary arising from the consultation process providing no representations are received which in the opinion of the Head of Development in consultation with the Chairman and Vice Chairman would require reconsideration of the application by Development Control Committee.

SUMMARY OF REASON(S) FOR APPROVAL

The proposal by reason of its size, siting and design would not adversely impact on the amenities of the neighbouring properties, the character of the surrounding area, or the setting or appearance of the listed building. The proposal is therefore compliant with Core Strategy Policy EN1 (Protection and Enhancement of the District) and National Planning Policy Framework March 2012 Section 7 (Requiring Good Design) and Section 12 (Conserving and Enhancing the Historic Environment).

In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 186-187 of the National Planning Policy Framework.

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

1. 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).

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

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

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

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

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

1. Drawing titled 'proposed elevation' received on 8 July 2013.
2. Drawing indicating proposed side elevation received on 8 July 2013.
3. Drawing indicating proposed front elevation received on 8 July 2013.
4. Drawing titled 'proposed rear elevation' received on 8 July 2013.
5. Drawing titled 'proposed floor plan' received on 30 July 2013.
6. Drawing indicating proposed kitchen floor plan received on 8 July 2012.
7. Drawing titled 'proposed kitchen alteration' received on 8 July 2013.

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

Note(s) to Applicant

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

* * * * *

Site Location Plan

Ref	S13/1872
Proposal	Provide pitched roof over single storey side extension and build rear extension
Location	Glebe Farm, Casthorpe Road, Denton, Grantham, Lincolnshire, NG32 1JT



© South Kesteven District Council (2013) - Licence No. 100018662

Applicant	Mrs Debbie Nicholls Glebe Farm, Casthorpe Road, Denton, Grantham, Lincolnshire, NG32 1JT
Agent	
Proposal	Provide pitched roof over single storey side extension, build rear extension, replace windows and internal alterations
Location	Glebe Farm, Casthorpe Road, Denton, Grantham, Lincolnshire, NG32 1JT
App Type	Listed Building Consent
Parish(es)	Denton
Reason for Referral to Committee	The application has been referred to Committee as the applicant is a member of staff.
Recommendation Summary	Approval subject to conditions.

Key Issues

- Accordance with policy.
- Impact on listed building, the conservation area and neighbors.
- Visual Amenity.

Technical Documents Submitted with the Application

- Heritage Impact Assessment.

REPORT

Application Category

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

Reason for Referral to Committee

The application has been referred to the Development Management Committee as the applicant is a member of staff.

The Proposal

This application seeks listed building consent for a roof over an existing extension, a rear extension, replacement windows and internal alterations.

The Application Site and its Surroundings

The application site is located in the Denton Conservation Area, on a corner plot near the centre of the village. The building is Grade II listed, and is set amongst other listed buildings.

Relevant Site History

Planning permission and listed building consent for the conversion of a barn to retail was granted under S05/0561 and S06/LB/6339.

Policy Considerations

National Policy
National Planning Policy Framework

Section 7 - Requiring Good Design.
Section 12 - Conserving and Enhancing the Historic Environment.

South Kesteven Core Strategy

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

Representations Received

The period for receipt of responses to consultations had not expired at the time of writing; any representations will be included in Late Items and/or reported verbally at the meeting.

Representations as a Result of Publicity

The application has been advertised in accordance with the adopted Statement of Community Involvement. The period for receipt of representations does not expire until 20 September 2013, at the time of writing no representations arising from publicity and neighbour notification had been received.

Principal Conservation Officer: No objection subject to conditions

Officer Evaluation

The proposed works are of a minor nature. The replacement of a flat roof with a pitched roof and the replacement of rotten windows with like-for-like new windows would positively enhance the listed building. The internal works would not harm the integrity of the listed building and the small garden room at the rear would have little impact upon the building.

Overall, the proposal is acceptable as the heritage assets (the listed building and the conservation area) will be sustained and enhanced.

Policy

Section 12 of the National Planning Policy Framework strongly encourages the desirability of sustaining and enhancing of heritage assets. This aim is mirrored by the requirements of Core Strategy policy EN1.

Visual Impact

The proposal will enhance the building and the area.

Crime and Disorder

The development would not result in any significant adverse crime and disorder implications.

Human Rights Implications

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

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

RECOMMENDATION:

In the circumstances where the proposal accords with national and local policy approval is recommended subject to conditions relating to materials and joinery and any other conditions considered necessary arising from the consultation process providing no representations are received which in the opinion of the Head of Development in consultation with the Chairman and Vice Chairman would require reconsideration of the application by Development Control Committee.

SUMMARY OF REASON(S) FOR APPROVAL

The proposal by reason of its size, siting and design would not adversely impact on the amenities of the neighbouring properties, the character of the surrounding area, or the setting or appearance of the listed building. The proposal is therefore compliant with Core Strategy Policy EN1 (Protection and Enhancement of the District) and National Planning Policy Framework March 2012 Section 7 (Requiring Good Design) and Section 12 (Conserving and Enhancing the Historic Environment).

In reaching the decision the Council has worked with the applicant in a positive and proactive

manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 186-187 of the National Planning Policy Framework.

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

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

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

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

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

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

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

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

1. Drawing titled 'proposed elevation' received on 8 July 2013.
2. Drawing indicating proposed side elevation received on 8 July 2013.
3. Drawing indicating proposed front elevation received on 8 July 2013.
4. Drawing titled 'proposed rear elevation' received on 8 July 2013.
5. Drawing titled 'proposed floor plan' received on 30 July 2013.
6. Drawing indicating proposed kitchen floor plan received on 8 July 2012.
7. Drawing titled 'proposed kitchen alteration' received on 8 July 2013.

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

* * * * *

Site Location Plan

Ref	S13/1873
Proposal	Provide pitched roof over single storey side extension, build rear extension, replace windows and internal alterations
Location	Glebe Farm, Casthorpe Road, Denton, Grantham, Lincolnshire, NG32 1JT



© South Kesteven District Council (2013) - Licence No. 100018662

Applicant	South Kesteven District Council South Kesteven District Council, Council Offices, St Peters Hill, Grantham, Lincolnshire, NG316PZ
Agent	Mr Andrew Garner, South Kesteven District Council South Kesteven District Council, Council Offices, St Peters Hill, Grantham, Lincolnshire, NG316PZ
Proposal	Alteration of listed building
Location	99, West Street, Bourne, Lincolnshire, PE10 9PR
App Type	Listed Building Consent
Parish(es)	Bourne
Reason for Referral to Committee	The building is owned by the District Council
Recommendation Summary	That the application be referred to the Secretary of State with a recommendation that Listed Building Consent be granted for the works as proposed

Key Issues

- Impact on the significance of the designated heritage asset.

Technical Documents Submitted with the Application

- Layout Plan
- Details of flue
- Photographs of the rear of the building
- Heritage Impact Assessment

REPORT

Application Category

This application is categorised as a 'minor' application.

Reason for Referral to Committee

South Kesteven District Council owns the application building.

The Proposal

The proposal involves the installation of a gas flue through the rear wall at first floor level.

The flue would involve drilling a 100mm hole in the limestone rubble wall. As required by relevant regulations, the flue would project at least 100mm from the plane of the wall.

The flue is required because a new condensing boiler is being installed into the kitchen of one of the flats. The existing heating system is apparently beyond repair.

The Application Site and its Surroundings

The application building is an 18th century, two-storey house with an attic. It is sub-divided into flats and is listed Grade II and is located within the Bourne Conservation Area. It was listed in 1972 and the statutory list description describes its interior as being "much altered".

The front, principle, elevation of the building faces eastwards and sits prominently in the street scene in views westwards along West Street from the town centre.

The rear of the building is exposed to views from the south along Manor Lane and there are at present no other features or openings on this wall which is adjoined by a single storey addition that appears to be contemporary with the main part of the house.

Within the grounds of the house are two blocks of flats erected in the latter half of the 1970's.

Relevant Site History

Prior to the building being used for its current purpose it was, until the mid-1970's, a Nurses Home.

Policy Considerations

National Planning Policy Framework, Chapter 12 - Conserving and enhancing the historic environment.

Representations Received

Bourne Town Council: No objections.

Bourne Civic Society: No response received.

Archaeological Advisor: No archaeological intervention required.

Principal Conservation Officer: Note that Principal Conservation Officer is Case Officer, see evaluation below.

Representations as a Result of Publicity

The period for the submission of representations expired on 30 August 2013.

No representations were received as a result of publicity.

Officer Evaluation

The proposed works are of a minor nature and affect only the rear of the building. Whilst the gas flue will be exposed to view from the south along Manor Lane, it will not be unduly prominent.

The significance of the building as a heritage asset will not be unduly compromised by the installation of the flue.

Similar flues have been accepted on secondary elevations of Listed Buildings elsewhere in the District.

Crime and Disorder

There are no crime and disorder issues associated with the proposed works.

Human Rights Implications

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

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

Conclusion

The proposal accords with relevant policy guidance on the conservation and enhancement of the historic built environment and is accordingly recommended for approval.

Recommendation

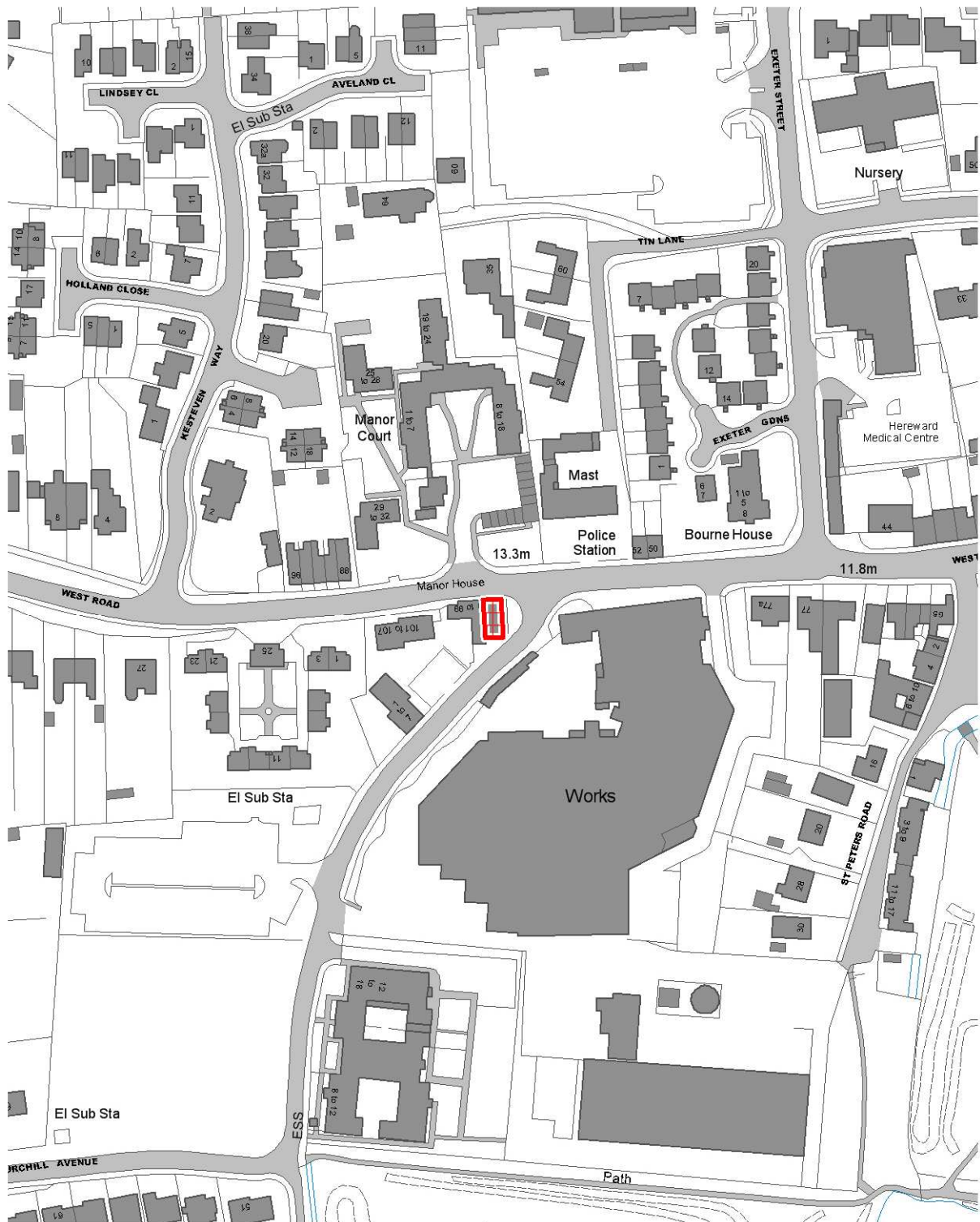
Having due regard to all relevant policy considerations it is recommended that the application be referred to the Secretary of State with a recommendation that Listed Building Consent be granted for the works as proposed.

RECOMMENDATION: Having due regard to all relevant policy considerations it is recommended that the application be referred to the Secretary of State with a recommendation that Listed Building Consent be granted for the works as proposed.

* * * * *

Site Location Plan

Ref	S13/2136
Proposal	Alteration of listed building
Location	99, West Street, Bourne, Lincolnshire, PE10 9PR



© South Kesteven District Council (2013) - Licence No. 100018662

Agenda Item 9

AGENDA ITEM

Report No: PLA.1015

DEVELOPMENT CONTROL COMMITTEE

24 September 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) = 28

TABLE 2 Applications dealt with under delegated powers from 12 August – 6 September 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 - None to report DOCUMENT 3C Copy of Appeal Decisions – None to report

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.1015
Date Prepared: 9 September 2013
No of applications over 8 weeks: 28

MAJOR APPLICATIONS
(13 weeks)

S12/0484/MJRO/KJC

Date received:
27-Feb-2012
No of days: 560

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 – subject to PPA -
determine by 23/09/13 and to be subject to extension of time
agreement.

S12/2348/MJNF/SB

Date received:
09-Nov-2012
No of days: 304

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 – awaiting signed PPA -
determine by 30/11/13

S12/2495/MJNF/JJ

Date received:
10-Oct-2012
No of days: 334

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 – extension of time agreed
to 31/12/13

S13/0674/MJRR/JJ

Date received:
02-Apr-2013
No of days: 160

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 5, Elsea Park, Bourne

Reason for non-determination:

Report to Committee 27/8/13 - extension of time agreed to 18
September 2013.

S13/0681/MJNF/NB

Date received:
08-Mar-2013
No of days: 185

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:

Awaiting independent noise assessment to be reported back to Committee 29 October 2013

S13/1123/MJRF/AH

Date received:
17-May-2013
No of days: 115

Baxter & King Construction

Erection of 23 no dwellings and associated garages and parking and associated open space
153, Eastgate, Deeping St James, Peterborough, Lincolnshire, PE6 8RB

Reason for non-determination:

On-going discussions/negotiations in relation to design and layout matters and Section 106 Agreement Requirements. Committee 29 October 2013. To be subject to a PPA.

**ALL OTHER APPLICATIONS
(8 weeks)****S10/1805/FULL/KJC**

Date received:
13-Oct-2010
No of days: 1062

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:

To be reported back to Committee 29 October 2013
Committee following external assessment of viability by consultant

S10/2020/FULL/JJ

Date received:
03-Sep-2010
No of days: 1102

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:

Viability information evaluated and shared with applicant. Awaiting applicants response. Report to Committee 29 October 2013

S10/2021/LB/JJ

Date received:
03-Sep-2010
No of days: 1102

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:

Viability information evaluated and shared with applicant. Awaiting applicants response. Report to Committee 29 October 2013

S12/2702/LB/IVW

Date received:
06-Nov-2012
No of days: 307

Mrs Lillian Pople, 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:

Forwarded to SoS with recommendation to approve.
Determine by 4 October 2013.

S12/3241/EIAFP/PWM

Date received:
04-Jan-2013
No of days: 248

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 extension of time agreement

S13/0775/EIAFP/SB

Date received:
25-Mar-2013
No of days: 168

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 - to be considered at Committee 29/10/13

S13/0942/FULL/NB

Date received:
19-Apr-2013
No of days: 143

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. Determine by 23 September 2013.

S13/1021/FULL/SP

Date received:
10-May-2013
No of days: 122

Mr S C Daws

Temporary Agricultural workers dwelling
Copley Farm, Doddington Lane, Claypole, Newark, NG23 5AT

Reason for non-determination:

Additional information received 09/09/13– to be determined by 16/09/13

S13/1126/HSH/PL

Date received:
30-Apr-2013
No of days: 132

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 received and being assessed.
Determine by 20 September 2013

S13/1127/LB/PL

Date received:
27-Apr-2013
No of days: 135

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 received and being assessed.
Determine by 20 September 2013

S13/1175/FULL/PWM

Date received:
03-Jul-2013
No of days: 68

Mr Dick Baines

Single wind turbine (hub height 34.45m, rotor diameter 29.1m and total height to blade top 49m) and associated infrastructure

Bellevue Farm, Carlton Scroop, Grantham, NG32 3AZ

Reason for non-determination:

Committee 8th October 2013

S13/1187/LB/PL

Date received:
03-May-2013
No of days: 129

Mr R Dawson

Replacement window to front and rear elevations
Lendorf House, 70, Church Street, Market Deeping,
Peterborough, PE6 8AL

Reason for non-determination:

Additional heritage information received and being assessed.
Determine by 20 September 2013

S13/1213/FULL/SP

Date received:
01-Jul-2013
No of days: 70

Mr M Paske

Conversion of barn to dwelling (amended version of previously approved scheme S05/1009 and S06/0125)

The Studio, The Manor House, Main Street, Honington,
Grantham, Lincs, NG322PG

Reason for non-determination:

Ongoing discussion regarding design determine by 30
September 2013

S13/1216/RM/JJ

Date received:
08-May-2013
No of days: 124

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

Reason for non-determination:

Application to be determined after meeting applicant on 20
September 2013

S13/1260/LB/IVW

Date received:
13-May-2013
No of days: 119

Mr J Thorold

Alterations of Listed Building (Removal of Chimney - Retrospective)
Marston Hall, School Lane, Marston, Grantham, NG322HQ
Reason for non-determination:
Awaiting further comments from EH following submission of further structural report - determine by 29/09/13

S13/1634/FULL/NB

Date received:
18-Jun-2013
No of days: 83

Mr A Copland

Erection of 4 dwellings
Land off, Stephens Way, Deeping St James
Reason for non-determination:
Reported to Committee 6 August 2013. Determine by 23 September 2013

S13/1712/FULL/NB

Date received:
24-Jun-2013
No of days: 77

Mrs Jane Kaye

Replacement dwelling (amendments to application S13/0728)
1A, Castlegate, Castle Bytham, Grantham, Lincolnshire, NG33 4RQ
Reason for non-determination:
Deferred from 27 August Committee Meeting. Due to be heard at Committee 24 September 2013

S13/1764/NMA/PL

Date received:
28-Jun-2013
No of days: 73

Mrs C Sandall

Non-material amendment to S10/2732 Conversion of barn to dwelling
Grove House, The Grove, Hanthorpe, Bourne, Lincolnshire, PE10 0RD
Reason for non-determination:
Amended plans requested. Determine by 27 September 2013

S13/1765/LB/PL

Date received:
27-Jun-2013
No of days: 74

Mrs C Sandall

Insert rooflights (non material amendment to S10/2736) Listed building application
Grove House, The Grove, Hanthorpe, Bourne, Lincolnshire, PE10 0RD
Reason for non-determination:
Amended plans requested. Determine by 27 September 2013

S13/1779/FULL/NB

Date received:
02-Jul-2013
No of days: 69

Mr J Rhodes, GI Joe Army Stores

Erection of storage building (B8)
Greenacres, Broadgate Road, South Witham, Grantham, Lincolnshire, NG33 5QB
Reason for non-determination:
Awaiting additional highways information. Determine by 18 October 2013

S13/1823/FULL/SP

Date received:
12-Jul-2013
No of days: 59

Mr M Grocott

Build pole barn
Land off Hall Lane, Harrowby
Reason for non-determination:
Concerns about use of building resolved. Determine by 27 September 2013

APPLICATIONS DECIDED UNDER DELEGATED POWERS
FROM 12 August – 6 September 2013

S13/0717/DC

Applicant: Mr & Mrs J Kenyon
 Proposal: Approval of details of conditions 3 (materials), 4 (cross sections of doors), 5 (cross sections), 6 (external finishes flues/vents), 7 (method statement), 8 (surface and foul water drainage), 10 (method statement), 11 (details of decking), 13 (surface treatment of courtyard) & 16 (construction method statement) required by S12/2977
 Location: Roebuck House, 33, Broad Street, Stamford, Lincolnshire, PE9 1RB
 Decision: Approved - 27 August 2013
 End to End time: 168

S13/0718/DC

Applicant: Mr & Mrs J Kenyon
 Proposal: Approval of details of conditions 3 (materials), 4 (cross sections of door units), 5 (cross sections), 6 (external vents, flues), 7 (method statement), 8 (surface and foul water drainage), 9 (cross sections of timber rails), 10 (cross sections of inglenook fireplace) & 11 (cross sections of staircases) required by listed building consent S12/2978
 Location: Roebuck House, 33, Broad Street, Stamford, Lincolnshire, PE9 1RB
 Decision: Approved - 28 August 2013
 End to End time: 169

S13/0862/FULL

Applicant: Mr J Cooper, J R Cooper & Son
 Proposal: Change of use from barns into live/work unit
 Location: Gerry's Farm, Morton Drove, Morton Fen, Bourne
 Decision: Approved conditionally - 29 August 2013
 End to End time: 111

S13/0945/FULL

Applicant: Mr T Kelly, Lark Energy
 Proposal: Siting of metal circuit breaker cabinet (retrospective)
 Location: Corner of Willoughby Road, off Cherry Holt Road, Bourne, PE10 9LU
 Decision: Approved - 19 August 2013
 End to End time: 54

S13/0955/RM

Applicant: Mr Mark Wakerley
 Proposal: Erection of six dwellings (reserved matters pursuant to S10/0197)
 Location: Land At Wyndham Close (R/o 10, 11 & 12 Sandon Road), Grantham
 Decision: Approved conditionally - 15 August 2013
 End to End time: 134

S13/1003/LB

Applicant: Housebrick Ltd
Proposal: Replacement windows to Listed Building
Location: 24, Westgate, Grantham, NG316LX
Decision: Refused - 28 August 2013
End to End time: 34

S13/1087/LB

Applicant: Governors of, Stamford Endowed Schools
Proposal: Replacement of existing single glazed steel window units with double glazed aluminium window units

Location: Stamford High School, High Street, St Martins, Stamford, Lincolnshire, PE9 2LL

Decision: Approved conditionally - 04 September 2013

End to End time: 47

S13/1107/LB

Applicant: Neal Fulls, Coastguard Road Limited
Proposal: Alteration to shopfront
Location: 68, High Street, Stamford, Lincolnshire, PE9 2AW
Decision: Refused - 05 September 2013
End to End time: 134

S13/1109/FULL

Applicant: Governors of, Stamford Endowed Schools
Proposal: Replacement of existing single glazed steel window units with double glazed aluminium window units

Location: Stamford High School, High Street, St Martins, Stamford, Lincolnshire, PE9 2LL

Decision: Approved conditionally - 04 September 2013

End to End time: 47

S13/1145/LB

Applicant: Mrs M Carr
Proposal: Removal of plastic flues from chimney and insertion of two flues in the roof

Location: 13, Rutland Terrace, Stamford, Lincolnshire, PE9 2QD

Decision: Approved conditionally - 19 August 2013

End to End time: 55

S13/1219/DC

Applicant: Nottinghamshire County Council
Proposal: Discharge of Conditions 3 (Survey), 4 (Roof inspection) and 5 (samples) of S12/3097/LB

Location: Westfield Farm, Town Street, Westborough, Newark, Lincolnshire, NG23 5HJ

Decision: Approved - 12 August 2013

End to End time: 101

S13/1222/HSB

Applicant: Mr K Smithers
Proposal: Retention of rear conservatory
Location: 33A, Newton Way, Woolsthorpe By Colsterworth,
Grantham, Lincolnshire, NG33 5NR
Decision: Approved - 04 September 2013
End to End time: 43

S13/1223/LB

Applicant: Mr Graham Jeal
Proposal: Replacement rainwater goods and soil pipes
Location: St Vincents, St Vincents Road, Grantham, Lincolnshire,
NG31 9EJ
Decision: Refused - 15 August 2013
End to End time: 56

S13/1236/LB

Applicant: Mr R Cresswell
Proposal: Alterations to listed building (Internal)
Location: 10, Chapel Street, Haconby, Bourne, Lincolnshire, PE10
0UL
Decision: Approved conditionally - 15 August 2013
End to End time: 87

S13/1275/ADV

Applicant: Mrs Tracy Neal
Proposal: Siting of directional advertisement
Location: Abc Day Nursery, Barholm Road, Tallington, Stamford,
Lincolnshire, PE9 4RJ
Decision: Refused - 03 September 2013
End to End time: 55

S13/1324/MJRF

Applicant: Dr Anthony Smith
Proposal: Change of use of residential care home to a mixed use
development of a dental surgery and 14 no.residential
apartments and construction of entrance foyer and
additional car parking
Location: Harrison House, Dysart Road, Grantham, Lincolnshire,
NG31 7DN
Decision: Approved conditionally - 04 September 2013
End to End time: 86

S13/1328/FULL

Applicant: Mrs Isobel Robinson
Proposal: Creation of vehicular access
Location: Corner Cottage, 27, Water Lane, South Witham, Grantham,
Lincolnshire, NG33 5PH
Decision: Refused - 03 September 2013
End to End time: 54

S13/1361/FULL

Applicant: Mr W Oldaker
Proposal: Demolish existing bungalow and erect 4-bedroom house and attached garage
Location: 1, Greatford Road, Baston, Peterborough, Lincolnshire, PE6 9NR
Decision: Approved conditionally - 29 August 2013
End to End time: 87

S13/1363/DC

Applicant: Mr Niall Brady
Proposal: Approval of details reserved by Condition 1 (Commencement of Development), Condition 2 (Rain Water Goods), Condition 3 (Domestic Use) Condition 4 (Retention of parts of the Existing Building) Condition 5 (Damp Proofing) Condition 6 (Wall Materials) Condition 7 (Roof Materials) Conditions 8 (Joinery Details) Condition 9 (Chimney/Flues) Condition 10 (Construction Materials of Dormers) Condition 11 (Openings) and Condition 12 Approved Plans of Planning S11/2921/LB
Location: The Laurels, Main Street, Denton, Grantham, NG32 1JZ
Decision: Approved - 23 August 2013
End to End time: 85

S13/1471/HSB

Applicant: Mr A Rush
Proposal: Erection of a new first floor front extension, single storey side extension and erection of a log cabin
Location: 28, High Street, South Witham, Grantham, Lincolnshire, NG33 5QB
Decision: Approved conditionally - 13 August 2013
End to End time: 50

S13/1481/ADV

Applicant: Governors of Stamford Endowed Schools
Proposal: Erection of sign
Location: Pedestrian footbridge spanning East St, adj Stamford Boys School, East Street, Stamford, PE9 1QG
Decision: Refused - 13 August 2013
End to End time: 70

S13/1482/ADV

Applicant: Mr Jason Wong
Proposal: Install 2 illuminated fascia signs and 1 illuminated hanging sign
Location: The Maltings, Commercial Road, Grantham, Lincolnshire, NG31 6DE
Decision: Approved conditionally - 19 August 2013
End to End time: 49

S13/1493/HSB

Applicant: Mr S Parbat
Proposal: Erection of detached outbuilding
Location: The Nestings, 2, Broadgate Lane, Deeping St James, Peterborough, Lincolnshire, PE6 8NW
Decision: Approved conditionally - 15 August 2013
End to End time: 56

S13/1494/DCLB

Applicant: Mark Homer
Proposal: Approval of details of conditions 4 (cross sections of doors), 5 (cross sections of window units), 6 (cross sections of skirtings and architrave) and 7 (cross sections of external flues and external services) of listed building consent S12/2862
Location: 31, Scotgate, Stamford, Lincolnshire, PE9 2YQ
Decision: Approved - 13 August 2013
End to End time: 49

S13/1515/HSB

Applicant: Mr R Andrews
Proposal: Single storey side and rear extension and insertion of rooflights
Location: 10, Kings Road, Stamford, Lincolnshire, PE9 1HD
Decision: Approved conditionally - 21 August 2013
End to End time: 71

S13/1532/ADV

Applicant: Mr Justin Welham, Bellway Homes East Midlands
Proposal: Erection of 1 development layout notice board, 2 V boards, 2 double sided notice boards, 3 brushed vinyl panel boards and erection of 6 flagpoles
Location: Poplar Farm, Barrowby Road, Grantham, Lincolnshire, NG31 8AF
Decision: Approved conditionally - 20 August 2013
End to End time: 56

S13/1556/HSB

Applicant: Mr Neil Thomas
Proposal: Two storey side extension with single storey attached double garage and wood store, alterations to roof, rendering of house and erection of retaining wall
Location: Home Farm Cottage, Ponton Road, Boothby Pagnell, Grantham, Lincolnshire, NG33 4DH
Decision: Refused - 02 September 2013
End to End time: 56

S13/1562/RM

Applicant: Seagate Homes (UK) Limited
Proposal: Reserved Matters approval in relation to revised scheme for dwelling on plot 5
Location: 28, Main Street, Baston, Peterborough, Lincolnshire, PE6 9PB
Decision: Approved conditionally - 16 August 2013
End to End time: 53

S13/1565/FULL

Applicant: Mr & Mrs C Richardson
Proposal: Change of use of land from agricultural use to residential curtilage
Location: Greatford Barn, Main Street, Greatford, Stamford, Lincolnshire, PE9 4QA
Decision: Refused - 13 August 2013
End to End time: 56

S13/1572/HSB

Applicant: Mr Charlie Mitchell
Proposal: Single storey rear extension and insertion of roof windows
Location: 11, Kings Road, Stamford, Lincolnshire, PE9 1HD
Decision: Approved conditionally - 21 August 2013
End to End time: 71

S13/1587/MJNF

Applicant: Mr Geoffrey Chilton
Proposal: Section 73 application to allow continued use of mobile home (Sycamore Lodge) in conjunction with the coarse fishing use
Location: Willow Lakes, Newark Road, Foston, Grantham, Lincs, NG32 2LF
Decision: Approved conditionally - 22 August 2013
End to End time: 41

S13/1595/FULL

Applicant: Alison Lea, Larkfleet Homes
Proposal: Erection of Eco demonstration house - extension of time
Location: Southfield Business Park, Falcon Way, Bourne, PE10 0FF
Decision: Approved conditionally - 16 August 2013
End to End time: 42

S13/1621/LB

Applicant: Mrs L Popple, Clerk to Governors of Brownes Hospital
Proposal: Internal alterations to Flat 3
Location: 3, Brownes Hospital, Broad Street, Stamford, Lincolnshire, PE9 1PF
Decision: Approved conditionally - 19 August 2013
End to End time: 53

S13/1622/HSB

Applicant: Mr Martin Collinson
Proposal: Alterations to roof level to form additional upper level bedroom to front of house
Location: Stonepit Farm, Swinstead Road, Corby Glen, Grantham, Lincolnshire, NG33 4NU
Decision: Approved conditionally - 13 August 2013
End to End time: 49

S13/1654/FULL

Applicant: Simon Boon Homes Limited
Proposal: Erection of two dwellings
Location: land off, Radcliffe Road, Stamford, Lincs
Decision: Approved conditionally - 30 August 2013
End to End time: 56

S13/1658/FULL

Applicant: Mr & Mrs I Bullimore
Proposal: Erection of dwelling and widening existing access land adjacent, The Orchard, Main Road, Tallington, Stamford, Lincolnshire, PE9 4RP
Location: land adjacent, The Orchard, Main Road, Tallington, Stamford, Lincolnshire, PE9 4RP
Decision: Refused - 12 August 2013
End to End time: 54

S13/1670/FULL

Applicant: Mr G Burks
Proposal: Proposed Common room building to serve existing school
Location: Kesteven And Grantham Girls School, Sandon Road,
Grantham, Lincolnshire, NG31 9AU
Decision: Approved conditionally - 14 August 2013
End to End time: 48

S13/1671/OUT

Applicant: Autumn Park Ltd
Proposal: Outline Planning Permission for 3No. B1/B8 industrial
storage units with trade counters
Location: Dysart Road Industrial Estate, Dysart Road, Grantham,
Lincolnshire, NG31 7EJ
Decision: Approved conditionally - 28 August 2013
End to End time: 56

S13/1675/FULL

Applicant: Mr Arden
Proposal: All weather outdoor menage for private use
Location: Frieston Manor Farm, 21, Hough Road, Frieston, Grantham,
NG323BY
Decision: Approved conditionally - 12 August 2013
End to End time: 46

S13/1677/LB

Applicant: Mrs Fiona Heppell
Proposal: Replacement window to front elevation of existing dwelling
Location: 36, Castlegate, Grantham, Lincolnshire, NG31 6SR
Decision: Approved conditionally - 12 August 2013
End to End time: 53

S13/1684/FULL

Applicant: Mr N Smith
Proposal: Erection of polytunnel (5.4m x 6.4m)
Location: Casthorpe House Farm, Denton Lane, Casthorpe,
Grantham, Lincolnshire, NG32 1DS
Decision: Approved conditionally - 13 August 2013
End to End time: 49

S13/1686/HSB

Applicant: Mr Stephen Butler
Proposal: Front and side extensions, new roof with dormer front and
rear detached garage to rear. Change of use of land to
residential curtilage
Location: 5A, South Fen Road, Bourne, Lincolnshire, PE10 0DN
Decision: Refused - 21 August 2013
End to End time: 49

S13/1694/HSB

Applicant: Mr Simon Dethick
Proposal: Single storey rear extension
Location: 47, Godsey Lane, Market Deeping, Peterborough, PE6 8HY
Decision: Approved conditionally - 04 September 2013
End to End time: 41

S13/1705/FULL

Applicant: Mr A Winham, First Hamblin (Eastern)
Proposal: Change of use of building to retail (A1) and a dwellinghouse, plus external alterations

Location: Former Darby & Joan Hall, North Street, Stamford, PE9 1EL
Decision: Approved conditionally - 19 August 2013
End to End time: 56

S13/1707/DC

Applicant: Mr Brian Johnson
Proposal: Approval of details reserved by Condition 3 (materials) & Condition 4 (cross sections of doors and window units) of S13/0813

Location: 1, Bourne Road, Corby Glen, Grantham, Lincolnshire, NG33 4NR
Decision: Approved - 13 August 2013
End to End time: 53

S13/1709/HSH

Applicant: Andrew Lee
Proposal: Two storey side extension
Location: 8, The Parkside, South Witham, Grantham, Lincolnshire, NG33 5RA
Decision: Approved conditionally - 16 August 2013
End to End time: 32

S13/1722/ADV

Applicant: Mr S Goulder, Oldrid and Co Ltd
Proposal: Erection of 4 internally illuminated fascia signs
Location: Downtown Superstore, Old Great North Road, Great Gonerby, Grantham, Lincolnshire, NG32 2AB
Decision: Approved conditionally - 05 September 2013
End to End time: 44

S13/1724/FULL

Applicant: Mr Coombe
Proposal: Two storey detached dwelling
Location: Land adjacent 21 Grosvenor Road, Billingborough, Sleaford, NG34 0QN
Decision: Approved conditionally - 12 August 2013
End to End time: 35

S13/1734/HSH

Applicant: Ms C Flemming
Proposal: Replacement chimney
Location: 16, Ermine Street, Ancaster, Grantham, Lincolnshire, NG32 3PP
Decision: Approved conditionally - 21 August 2013
End to End time: 56

S13/1736/HSB

Applicant: Mr & Mrs S Jenkins
Proposal: Two storey rear and one and a half storey side extensions to dwelling
Location: 31, Woolsthorpe Road, Woolsthorpe By Colsterworth, Grantham, Lincolnshire, NG33 5NT
Decision: Approved conditionally - 16 August 2013
End to End time: 50

S13/1738/FULL

Applicant: Mr & Mrs Tate
Proposal: Formation of outdoor horse exercise area with fenced enclosure for private use
Location: Paddock House, Main Road, Tallington, Stamford, Lincolnshire, PE9 4RP
Decision: Approved conditionally - 23 August 2013
End to End time: 52

S13/1740/FULL

Applicant: Mr & Mrs Sansom
Proposal: Alterations to boundary walls/gates and Change of Use of land to domestic garden
Location: The Old Vicarage, Ermine Street, Ancaster, NG32 3PW
Decision: Approved conditionally - 20 August 2013
End to End time: 55

S13/1742/LB

Applicant: Mr & Mrs Sansom
Proposal: Internal alterations to listed building (repositioning of door openings) and alteration to boundary walls/gates
Location: The Old Vicarage, Ermine Street, Ancaster, NG32 3PW
Decision: Approved conditionally - 20 August 2013
End to End time: 55

S13/1747/FULL

Applicant: Mrs N Silver
Proposal: Change of Use from A1 retail to D1 NHS Health on the High Street premises
Location: 21, High Street, Grantham, Lincolnshire, NG31 6PH
Decision: Approved conditionally - 20 August 2013
End to End time: 43

S13/1751/DC

Applicant: Mr George Bremner
Proposal: Approval of details of conditions 13 (warning flags/windsocks) and 15 (publicity by electronic media) required by planning permission S11/2619
Location: Manor Farm, Wilsthorpe Road, Braceborough, Stamford, Lincolnshire, PE9 4NX
Decision: Approved - 06 September 2013
End to End time: 56

S13/1752/OUT

Applicant: Project One
Proposal: Application to extend time limit for implementation of outline planning permission ref S10/1298/OUT (in relation to housing development)
Location: Project One Unit 2, Belton Street, Stamford, Lincolnshire, PE9 2EF
Decision: Approved conditionally - 13 August 2013
End to End time: 47

S13/1767/HSH

Applicant: Richard Preston
Proposal: Part two storey/part single storey rear extension to dwelling and reduction and relocation of garage
Location: 22, Millfield Road, Deeping St James, Peterborough, Lincolnshire, PE6 8QX
Decision: Approved conditionally - 03 September 2013
End to End time: 49

S13/1768/FULL

Applicant: Screwfix Direct Limited
Proposal: Change of use of units 1 & 2 to class B8 and external alterations.
Location: Units 1 & 2, Cherry Holt Square, Cherry Holt Road, Bourne, Lincolnshire, PE10 9LA
Decision: Approved conditionally - 19 August 2013
End to End time: 49

S13/1770/FULL

Applicant: Mr & Mrs J Kenyon
Proposal: Minor material amendment to planning permission reference: S12/2977 to vary condition 2 to provide for extended decking area
Location: Roebuck House, 33, Broad Street, Stamford, Lincolnshire, PE9 1RB
Decision: Approved conditionally - 29 August 2013
End to End time: 52

S13/1771/FULL

Applicant: The Trustees of Cholmeley 1960 Settlement
Proposal: Demolition of outbuilding to barn and conversion of barn to provide 4 holiday lets
Location: Cholmeley Arms, Village Street, Burton Coggles, Grantham, Lincolnshire, NG33 4JS
Decision: Approved conditionally - 06 September 2013
End to End time: 56

S13/1773/CAC

Applicant: The Trustees of Cholmeley 1960 Settlement
Proposal: Demolition of brick outbuilding extension to barn
Location: Cholmeley Arms, Village Street, Burton Coggles, Grantham, Lincolnshire, NG33 4JS
Decision: Approved conditionally - 05 September 2013
End to End time: 55

S13/1777/FULL

Applicant: Mr Tristan Revell
Proposal: Single storey nursery block (amendments to permission S13/0267)

Location: Malcolm Sargent Primary School, Empingham Road, Stamford, Lincolnshire, PE9 2SR

Decision: Approved conditionally - 29 August 2013
End to End time: 56

S13/1787/FULL

Applicant: Mr R Ellingworth
Proposal: Change of Use of land to equestrian including erection of stable block; and alterations and extension of existing domestic garage to form horse box shelter

Location: Rochford House, Stoke Rochford, Grantham, NG335EB

Decision: Approved conditionally - 13 August 2013
End to End time: 43

S13/1790/FULL

Applicant: Mr Gavin Bateman, Life Church (Central England)
Proposal: Change of use of premises to Church Community Service Hub along with internal and external alterations to the premises

Location: 8, St Georges Street, Stamford, Lincolnshire, PE9 2BJ

Decision: Approved conditionally - 23 August 2013
End to End time: 53

S13/1791/LB

Applicant: Mr Gavin Bateman, Life Church (Central England)
Proposal: Change of use of premises to Church Community Service Hub along with internal and external alterations to the premises

Location: 8, St Georges Street, Stamford, Lincolnshire, PE9 2BJ

Decision: Approved conditionally - 23 August 2013
End to End time: 53

S13/1803/HSB

Applicant: Mr Alan Roberts
Proposal: Erection of car port

Location: 53a, The Old Stables, Long Street, Great Gonerby, Grantham, Lincolnshire, NG31 8LW

Decision: Approved - 29 August 2013
End to End time: 37

S13/1805/ADV

Applicant: Furniture Barn of Market Harborough
Proposal: 1 x non illuminated wall mounted and 1 x non illuminated free standing sign

Location: Furniture Barn, South Parade, Grantham, NG316HT

Decision: Approved conditionally - 05 September 2013
End to End time: 55

S13/1807/FULL

Applicant: Mr William Bush, The Phoenix Academy Trust
Proposal: Change of use of bungalow and outbuildings to be used to provide vocational education
Location: Stornaway, Gorse Lane, Grantham, Lincolnshire, NG31 7UF
Decision: Approved conditionally - 27 August 2013
End to End time: 53

S13/1808/FULL

Applicant: Mr Mark Howard, Grange Developments Ltd
Proposal: The conversion of the clocktower building and associated outbuildings to form a dwelling and the erection of a detached garage/study.
Location: The White House, Casthorpe Road, Barrowby, Grantham, Lincolnshire, NG32 1DW
Decision: Approved conditionally - 28 August 2013
End to End time: 56

S13/1809/HSH

Applicant: Mrs Andrea Burnham
Proposal: Two storey rear extensions and single storey extension to frontage
Location: East View, Low Road, Barrowby, Grantham, Lincolnshire, NG32 1DL
Decision: Approved conditionally - 27 August 2013
End to End time: 55

S13/1815/LB

Applicant: Mr John D & Mrs Irene L, Regis
Proposal: Internal and external alterations to building in relation to conversion to 2 no. flats (revised scheme including retention of works)
Location: Castle House, 5, Castle Street, Stamford, PE9 2RA
Decision: Approved conditionally - 16 August 2013
End to End time: 44

S13/1821/TCA

Applicant: Mr Robert Cunniffe
Proposal: Removal of deadwood and prune two sycamore trees
Location: Brook Lodge, 32, South Street, Bourne, Lincolnshire, PE10 9LY
Decision: Split decision - 12 August 2013
End to End time: 41

S13/1839/HSH

Applicant: Mr David Harris
Proposal: Single storey side extension and porch
Location: 10, Ermine Street, Ancaster, Grantham, Lincolnshire, NG32 3PP
Decision: Approved conditionally - 23 August 2013
End to End time: 50

S13/1844/OUT

Applicant: Mr K Rowbottom
Proposal: Erection of dwelling (outline)
Location: 74, Pointon Road, Billingborough, Sleaford, NG340LP
Decision: Refused - 15 August 2013
End to End time: 42

S13/1852/LB

Applicant: Sir Francis Le Marchant
Proposal: Installation of domestic lift serving ground, first and second floors
Location: Hungerton Hall, Gorse Lane, Hungerton, Grantham, Lincolnshire, NG32 1AJ
Decision: Approved conditionally - 23 August 2013
End to End time: 44

S13/1861/FULL

Applicant: Mr James Genever
Proposal: Erection of new cricket pavillion
Location: Uffington Cricket Club, Essendine Road, Uffington, Stamford, Lincolnshire, PE9 4SR
Decision: Approved conditionally - 03 September 2013
End to End time: 47

S13/1863/NMAH

Applicant: Mr John Sauvarin
Proposal: Non material amendment to approved S13/0348/HSB to add an air source heat pump to the north/side elevation
Location: Glenside, Main Street, Wilsthorpe, Stamford, Lincolnshire, PE9 4PE
Decision: Approved conditionally - 29 August 2013
End to End time: 51

S13/1871/LB

Applicant: Mr Jason Chadwick, New Look Group Plc
Proposal: Display of two illuminated fascia signs and one non illuminated projecting sign
Location: 60, High Street, Stamford, Lincolnshire, PE9 2AW
Decision: Refused - 19 August 2013
End to End time: 42

S13/1875/NMA

Applicant: Mr Ian Cappitt
Proposal: Non material amendment to S12/2767 roof lights to rear
Location: 8, The Grove, Hanthorpe, Bourne, Lincolnshire, PE10 0RD
Decision: Withdrawn - 20 August 2013
End to End time: 46

S13/1887/HSB

Applicant: Mr Donald Fowler
Proposal: Build side extension
Location: 127, Kenilworth Road, Grantham, Lincolnshire, NG31 9UH
Decision: Approved conditionally - 02 September 2013
End to End time: 49

S13/1895/LB

Applicant: Mr David Roberts
Proposal: Installation of bi-folding patio door to rear gable wall
Location: Wyatt's Barn, Squires View, Long Bennington, Notts, NF23 5FX
Decision: Approved conditionally - 16 August 2013
End to End time: 37

S13/1900/HSB

Applicant: Mrs Celia DeBlasi
Proposal: Single storey extension to side, pitched roof to garage and porch and replace cladding and windows/doors
Location: 4, Greatford Gardens, Greatford, Stamford, Lincolnshire, PE9 4PX
Decision: Approved conditionally - 29 August 2013
End to End time: 50

S13/1902/FULL

Applicant: Mike Glynn, Trent Build Limited
Proposal: Erection of sub-station and hardstanding area
Location: Land to north of Wherry's Lane, Burghley Street, Bourne
Decision: Approved conditionally - 30 August 2013
End to End time: 42

S13/1907/HSB

Applicant: Mr Ian Buckman
Proposal: Revised application to side and rear extension including loft conversion approved under S13/0073 to include two additional velux windows to the front elevation to allow new roof slope to be used for PV panels.
Location: 7, Roman Bank, Stamford, Lincolnshire, PE9 2SS
Decision: Approved conditionally - 29 August 2013
End to End time: 50

S13/1911/FULL

Applicant: Waitrose Limited
Proposal: Erection of two covered trolley shelters
Location: Waitrose Ltd, West Street, Stamford, Lincolnshire, PE9 2PR
Decision: Approved conditionally - 16 August 2013
End to End time: 37

S13/1912/HSB

Applicant: Mr Gareth Morris
Proposal: Two storey side extension, single storey rear extension and alterations to driveway
Location: 54, Foxley Court, Bourne, Lincolnshire, PE10 9TY
Decision: Approved conditionally - 30 August 2013
End to End time: 42

S13/1919/DEXT

Applicant: Mr Gomahan Chelliah
Proposal: Rear UPVC Conservatory
Location: 78, Kingscliffe Road, Grantham, Lincolnshire, NG31 8EU
Decision: Not required - 29 August 2013
End to End time: 42

S13/1927/HSH

Applicant: Dr Martin Smith
Proposal: Single storey rear extension and first floor extension above existing garage
Location: 15, The Pastures, Long Bennington, Newark, Lincolnshire, NG23 5EG
Decision: Approved conditionally - 30 August 2013
End to End time: 43

S13/1935/TPO

Applicant: Mr Chris Robinson
Proposal: Removal of epicormic growth around crown and major limbs of 2 Lime trees
Location: 5, Broomwood Close, Grantham, Lincolnshire, NG31 8GU
Decision: Refused - 27 August 2013
End to End time: 46

S13/1940/DEXT

Applicant: Mr Alex Szarawarski
Proposal: Erection of single storey rear extension, projecting beyond the rear wall by 7.6m, with a maximum height of 3.8m and eaves height of 2.2m.
Location: 34, Northorpe Lane, Thurlby, Bourne, Lincolnshire, PE10 0HG
Decision: Not required - 21 August 2013
End to End time: 37

S13/1958/HSH

Applicant: Mr David Jones
Proposal: Single storey rear extension
Location: 5, Wade Park Avenue, Market Deeping, Peterborough, PE6 8JH
Decision: Approved conditionally - 29 August 2013
End to End time: 44

S13/1962/TCA

Applicant: Mr Damon Westwood
Proposal: Felling of one pine tree
Location: Willow House, 1, Home Farm Lane, Witham On The Hill, Bourne, Lincolnshire, PE10 0JL
Decision: Withdrawn - 14 August 2013
End to End time: 29

S13/1964/HSH

Applicant: Mr D Cardew
Proposal: Two storey front extension with single porch roof
Location: 5, Farriers Way, Carlby, Stamford, Lincolnshire, PE9 4NG
Decision: Approved conditionally - 03 September 2013
End to End time: 49

S13/1967/HSH

Applicant: Mrs S Pellett
Proposal: Replacement entrance lobby/porch
Location: Cartef Lain, 4, South Heath Lane, Fulbeck, Grantham,
Lincolnshire, NG32 3HX
Decision: Approved conditionally - 27 August 2013
End to End time: 36

S13/1989/TCA

Applicant: Mr A Rickets
Proposal: Fell one portugese laurel and one field maple
Location: St. Andrews Lodge, Church Lane, West Deeping,
Peterborough, PE6 9HU
Decision: TC&P - Work allowed - 29 August 2013
End to End time: 43

S13/1990/HSH

Applicant: Mr A Louth
Proposal: Demolition of existing lean-to extension and replacement
single storey extension
Location: 28, Fifth Avenue, Grantham, Lincolnshire, NG31 9SY
Decision: Approved conditionally - 02 September 2013
End to End time: 45

S13/1991/FULL

Applicant: Mr Mark Gilbert, Enduramaxx
Proposal: Extension to industrial building
Location: Outgang Road, Baston, Lincs, PE6 9PT
Decision: Approved conditionally - 06 September 2013
End to End time: 45

S13/2008/HSH

Applicant: Mrs Alison Tyrer
Proposal: Mono-pitch roof and alterations to entrance lobby
Location: 40, Northcliffe Road, Grantham, Lincolnshire, NG31 8DP
Decision: Approved conditionally - 06 September 2013
End to End time: 42

S13/2010/DC

Applicant: Mr Tony Williamson
Proposal: Discharge of Conditions 2,5,6,7 & 10 of approved
S13/0814/FULL
Location: 27-29, East End, Langtoft
Decision: Approved - 14 August 2013
End to End time: 14

S13/2017/HSH

Applicant: Mr Richard Clark
Proposal: Single storey side and front extension
Location: 14, The Avenue, Carlby, Stamford, Lincolnshire, PE9 4NA
Decision: Approved conditionally - 04 September 2013
End to End time: 43

S13/2021/TCA

Applicant: Mr Christopher Johnson, Bythamtrees
Proposal: Felling of one horse chestnut tree
Location: St John's Church, Church Street, Corby Glen, Grantham,
NG33 4NJ
Decision: TC&P - Work allowed - 14 August 2013
End to End time: 23

S13/2035/HSB

Applicant: Mrs Caroline Horsley
Proposal: Extension to porch and pitch roof to porch and garage
Location: 78, Bridge End Grove, Grantham, Lincolnshire, NG31 7HN
Decision: Approved conditionally - 04 September 2013
End to End time: 43

S13/2052/HSB

Applicant: Mr & Mrs C Wilding
Proposal: Single storey side and rear extension
Location: 44, High Street, Carlby, Stamford, Lincolnshire, PE9 4LX
Decision: Approved conditionally - 06 September 2013
End to End time: 42

S13/2054/HSB

Applicant: Tina Roach
Proposal: Replacement garage
Location: 25, Meadway, Market Deeping, Peterborough, Lincolnshire,
PE6 8BE
Decision: Approved conditionally - 05 September 2013
End to End time: 43

S13/2056/HSB

Applicant: Mr Coleridge
Proposal: Rear conservatory
Location: 31, Manor Close, Langtoft, Peterborough, Lincolnshire, PE6
9NB
Decision: Approved conditionally - 03 September 2013
End to End time: 41

S13/2069/NMA

Applicant: Mrs S Patton
Proposal: New alignment of 3.0m fencing to form secure open
grassed area
Location: Grantham Tennis Club, Gonerby Road, Grantham,
Lincolnshire, NG31 8HU
Decision: Approved conditionally - 29 August 2013
End to End time: 28

S13/2076/FULL

Applicant: Mr J Hargreaves
Proposal: Construction of raised vegetable beds
Location: Frieston Grange, 15, Hough Road, Frieston, Grantham,
Lincolnshire, NG32 3BY
Decision: Approved conditionally - 23 August 2013
End to End time: 29

S13/2096/ADV

Applicant: Mrs S Lenthwaite, That Girl Communications
Proposal: Installation of advertisement hoarding board
Location: The Mallard Site, Station Road East, Grantham
Decision: Approved conditionally - 27 August 2013
End to End time: 25

S13/2117/DEXT

Applicant: Mrs P Parker
Proposal: Erection of conservatory to rear of dwelling
Location: Mollands Cottage, Buckminster Lane, Skillington,
Grantham, Lincolnshire, NG33 5HB
Decision: Not required - 28 August 2013
End to End time: 29

S13/2121/TCA

Applicant: Mrs Betty Perry, Bythamtrees
Proposal: Lift the crown of 1 ash tree
Location: 22, High Street, Castle Bytham, Grantham, Lincolnshire,
NG33 4RZ
Decision: Withdrawn - 14 August 2013
End to End time: 15

S13/2122/DC

Applicant: Mr J Hutton
Proposal: Approval of details reserved by condition 2 (materials) of
S13/1105
Location: 2, The Lane, West Deeping, Peterborough, Lincolnshire,
PE6 9HS
Decision: Approved - 03 September 2013
End to End time: 29

S13/2139/DEXT

Applicant: Julie Gelsthorpe
Proposal: Erection of single storey rear extension, which extends 4m
from the rear wall of the original dwelling house and has a
roof 3.66m tall and an eave height of 2.3m
Location: 26, Gladstone Street, Bourne, PE109AX
Decision: Not required - 04 September 2013
End to End time: 41

S13/2141/DEM

Applicant: Mr M Smith, Arqiva Ltd
Proposal: Demolition of 61m steel lattice tower and removal of
associated structures
Location: Prince William of Gloucester Barracks, Bldg 84, Somerby
Hill, Grantham, NG31 7TJ
Decision: Not required - 27 August 2013
End to End time: 25

S13/2211/FULL

Applicant: Gibbons (Holdings) Ltd
Proposal: Resubmission of application for the erection of general
purpose agricultural storage building
Location: Manor Farm, 72, Main Street, Baston, Peterborough,
Lincolnshire, PE6 9PB
Decision: Withdrawn - 21 August 2013
End to End time: 13

S13/2252/TPO

Applicant:	Mr C Stephens
Proposal:	Removal of dead branch from Walnut tree
Location:	44A, Covill Close, Great Gonerby, Grantham, Lincolnshire, NG31 8PP
Decision:	TC&P - Work allowed - 05 September 2013
End to End time:	9

PLANNING APPEALS 2012-2013 (excluding Enforcements)**NO OF APPEALS DETERMINED (based on Decision Date) 13
APPEALS OUTSTANDING AT 6 September 2013**

<p><u>S12/1058/FULL</u> NB Mr J Lloyd Demolition of outbuilding, erection of two one and a half storey dwellings and conversion of barn to one dwelling 29, High Street, Castle Bytham, Grantham, Lincolnshire, NG33 4RZ</p>	Written Evidence	<p><u>Start Date</u> 12-Jul-2013</p> <p><u>Date of H / I</u> N/A</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>	Written Evidence	<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>	Written Evidence	<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>	Written Evidence	<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>	Informal Hearing	<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>S12/2213/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>S12/2920/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>	
<p><u>S13/0232/FULL</u> AH J D Wetherspoon plc Change of use from office (Class B1) use to public house (Class A4) use including external alterations and associated works along with the provision of an outside seating area Mercury House, 7, Sheep Market, Stamford, Lincolnshire, PE9 2QZ</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 29-Jul-2013</p> <p><u>Date of H / I</u> N/A</p>	

<p>S13/0491/FULL RV Philip Heath Proposed new dwelling adjacent to 1 Albert Road and alterations and improvements including demolition of existing extension and erection of new extension at 1 Albert Road 1, Albert Road, Stamford, Lincolnshire, PE9 2EA</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 17-Jul-2013</p> <p><u>Date of H / I</u> N/A</p>	
--	--------------------------------	---	--

PLANNING APPLICATIONS PERFORMANCE

Apr - August 2013

New end to end times for determining applications	Days	Target (days)
Average no of days to determine Major (to be reported quarterly)	85.7	90
Average no. of days to determine Minor	57.9	55
Average no. of days to determine Other	57.1	50
Average no. of days to determine Householder	50.1	45