

AGENDA



For a meeting of the
DEVELOPMENT CONTROL COMMITTEE
to be held on
TUESDAY, 8 OCTOBER 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 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 24 SEPTEMBER 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. INFORMATION RELATING TO DEVELOPMENT CONTROL AND OTHER PLANNING ACTIVITY

Report No. PLA1016 by the Development Management Service Manager. **(Enclosure)**

7. 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 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, 24 SEPTEMBER 2013**



COMMITTEE MEMBERS PRESENT

Councillor Mark Ashberry	Councillor Helen Powell
Councillor Michael Cook	Councillor Mrs Judy Smith
Councillor David Higgs	Councillor Judy Stevens
Councillor Reginald Howard	Councillor Adam Stokes
Councillor Mrs Rosemary Kaberry-Brown	Councillor Mrs Brenda Sumner
Councillor Vic Kerr	Councillor Martin Wilkins (Chairman)
Councillor Michael King	Councillor Rosemary H Woolley
Councillor Charmaine Morgan	Councillor Debbie Wren
Councillor Alan Parkin	

OFFICERS

Development Management Service Manager (Pat Reid)
Area Planning Officers (Phil Moore, Satu Pardivalla)
Systems Support Officer (Gavin Hutchinson)
Committee Support Officer (Malcolm Hall)
Solicitor (Paul Rushworth)

170. MEMBERSHIP

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

171. DISCLOSURE OF INTERESTS

There were none declared.

172. MINUTES OF MEETING HELD ON 27 AUGUST 2013

The minutes of the meeting held on 27th August 2013 were accepted as a correct record of decisions taken.

173. PLANNING MATTERS

Decision:-

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

(1.03pm – Councillor Wren entered the meeting).

JJ1

Application ref: S13/1824/MJNF

Description: 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

Decision: Deferred

Noting comments made during the public speaking session from:-

Egerton Gilman (Voice of Stamford) – objecting

together with no objection from the Highway Authority, comments from Heritage Lincolnshire (Archaeology) and objections from local residents and the Voice of Stamford, a note of the Section 106 Heads of Terms, late information report circulated to Members before the meeting including (in full) comments from the Voice of Stamford and officer comment thereon, and comments made by Members at the meeting.

During the discussion following the introduction, the Chairman reminded Members that planning permission had been given for the development, and that the application now before the meeting was for a temporary construction access only.

It was proposed and seconded that the application be refused on grounds of highway safety.

The Chairman reminded Members that the recommendation was to approve and the proposal was, therefore, against the recommendation. He confirmed that the Development Management Service Manager could not support a refusal for the reason given.

Members were reminded of the provisions set out in the Constitution relating to the procedure to be followed. If the proposition was carried, any Member voting for it would be required to submit the detailed reasons for refusal to the

Development Management Service Manager within 5 working days. The vote today, and any subsequent vote, would be recorded, and on this first vote Members would be voting that they were minded to refuse.

A recorded vote was then taken as follows:-

For	Against
Councillor Ashberry	Councillor Cook
Councillor Mrs Kaberry-Brown	Councillor Higgs
Councillor Morgan	Councillor Howard
Councillor Powell	Councillor Vic Kerr
Councillor Stevens	Councillor King
Councillor Woolley	Councillor Parkin
Councillor Wren	Councillor Mrs Judy Smith
	Councillor Adam Stokes
	Councillor Mrs Sumner
	Councillor Wilkins

The proposition was lost.

It was then proposed and seconded that further consideration be deferred for a site inspection, and for all parties to look at the issues raised in regard to access and road safety.

On being put to the vote, the proposition was carried, and the application deferred for a site visit and for all parties to discuss relevant highway issues, including volume of traffic using the access and present and as proposed, and details of speed limits on Ryhall Road.

NB1

Application ref: S13/1712/FULL

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

Location: 1A, Castlegate, Castle Bytham, Grantham

Decision: Minded to refuse

Noting no objection from the Principal Conservation Officer, Environment Agency or Highway Authority, comments from the Tree Officer, 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 additional letters from local residents (one in support and four objecting) and no objection from the Highway Authority in regard to the amended plan, and officer comment thereon, together with a suggested amended condition 13, and comments made by Members at the

meeting.

It was proposed and seconded that the application be refused on grounds of its overbearing appearance and being out of character in the area in relation to the Grade 2 listed building adjoining.

The Chairman reminded Members that the recommendation was to approve and the proposal was, therefore, against the recommendation. He confirmed that the Development Management Service Manager could not support a refusal for the reasons given.

Members were reminded of the provisions set out in the Constitution relating to the procedure to be followed. If the proposition was carried, any Member voting for it would be required to submit the detailed reasons for refusal to the Development Management Service Manager within 5 working days. The vote today, and any subsequent vote, would be recorded, and on this first vote Members would be voting that they were minded to refuse.

(2.05pm – Councillor Higgs left the meeting).

(2.08pm – Councillor Higgs returned to the meeting).

A recorded vote was then taken as follows:-

For	Against	Abstain
Councillor Ashberry Councillor Cook Councillor Howard Councillor Mrs Kaberry- Brown Councillor Vic Kerr Councillor King Councillor Morgan Councillor Mrs Judy Smith Councillor Stevens Councillor Mrs Sumner Councillor Wilkins Councillor Wren	Councillor Parkin Councillor A Stokes	Councillor Woolley

The proposition was carried.

Members were reminded that those who supported the motion were required to submit the planning reasons for their view to the Development Management Service Manager within 5 working days.

A Member said that although referred to in the report, there was no detail of the English Heritage comments, and she asked if these could be made available to Members. It was agreed that the Development Management Service Manager would email the comments to Members after the meeting.

SP1

Application ref: S13/1872/HSB

Description: Provide pitched roof over single storey side extension and build rear extension

Location: Glebe Farm, Casthorpe Road, Denton, Grantham

Decision: Approved, if no adverse observations by the advertisement closing date

Noting no objection from the Principal Conservation Officer and comments made by Members at the meeting.

It was proposed and seconded that the application be approved.

A Member suggested that there was insufficient information in regard to the specification for works required, and for the avoidance of doubt suggested that condition 2 be amended to require these details to be submitted to the Conservation Officer of the Local Authority. This amendment was accepted by the proposer and seconder of the motion to approve.

The proposition as amended was put to the vote and agreed, with authority delegated to the Development Management Service Manager in consultation with the Chairman and Vice-Chairman, subject to no adverse observations by the advertisement closing date.

SP2

Application ref: S13/1873/LB

Description: Provide pitched roof over single storey side extension, build rear extension, replace windows and internal alterations

Location: Glebe Farm, Casthorpe Road, Denton, Grantham

Decision: Approved, if no adverse observations by the advertisement closing date

Noting no objection from the Principal Conservation Officer and comments made by Members at the meeting.

It was proposed and seconded that the application be approved.

A Member suggested that there was insufficient information in regard to the specification for works required, and for the avoidance of doubt suggested that condition 2 be amended to require these details to be submitted to the Conservation Officer of the Local Authority. This amendment was accepted by the proposer and seconder of the motion to approve.

The proposition as amended was put to the vote and agreed, with authority delegated to the Development Management Service Manager in consultation with the Chairman and Vice-Chairman, subject to no adverse observations by the Advertisement closing date.

IVW1

Application ref: S13/2136/LB

Description: Alteration of listed building

Location: 99, West Street, Bourne

Decision: Approved for referral to the Secretary of State with a recommendation that listed building consent be granted

Noting no objection from Bourne Town Council and comments from the Archaeological Advisor, together with comments made by Members at the meeting.

It was proposed and seconded and agreed that the application be approved for referral to the Secretary of State with a recommendation that listed building consent be granted.

174. 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 the Chairman and Vice-Chairman and Development Management Service Manager be authorised to formulate and agree the Committee's views on the application for submission to Newark and Sherwood District Council, noting the views now expressed by the Committee.

Members had before them report PLA1011 from the Development Management Service Manager on a neighbouring authority consultation from Newark and Sherwood District Council. The consultation had been considered at the last meeting and deferred to enable a detailed considered response tested against the SKDC Wind Energy SPD. Newark and Sherwood District Council had been asked to allow sufficient time, suggested at 6 weeks, for this response.

The Case Officer presented an updated report, advising Members that the Case Officer at Newark and Sherwood had confirmed that the earliest committee date for consideration of the application would be early November. However, a firm assurance could not be given, and the application could be refused under delegated powers if an adjoining wind farm, currently at appeal, was dismissed. No extra time would be given for the South Kesteven response. The nearest parishes within South Kesteven, Claypole, Long Bennington and Westborough and Dry Doddington had not been consulted by Newark and Sherwood.

All documents connected to the application were available on the Newark and Sherwood website, some 175 in total, and the Case Officer showed several plans of the location, at different scales, of the proposed turbines and of the proximity of nearby villages, heritage assets and other schemes within the area. Photo-montages from various viewpoints were also shown.

The Committee had requested that the SPD be used as a tool to identify any areas where the application was lacking information, or where it would be clearly contrary to the SPD. It had not been possible to assess this information to the same degree as with an application in South Kesteven. However, in accordance with committee instructions officers had carried out the exercise and found the application to be deficient in a number of areas which it was considered should be pointed out as far as South Kesteven was concerned, and he then detailed these for the information of Members, as landscape/visual assessment, residential visual amenity, cumulative impact assessment, ecology, historic environment and noise.

In addition, and although not previously stated, there was a need to take into account the Thacksons Well and Palmer's Hollow appeal decisions, which would have a significant bearing on the acceptability of commercial scale wind farms in this area. In summarising, the Case Officer said that the proposal would have a significant impact on South Kesteven, and that the level of information provided was inadequate for the impact on South Kesteven to be properly assessed. On that basis the application in its current form should be refused or Newark and Sherwood should require this information to be submitted by the applicant and South Kesteven to be re-consulted.

A lengthy discussion took place, during which Members considered that the response suggested in the report was not adequate, and that there was a need to formulate and submit a response without delay, otherwise there was the danger that Newark and Sherwood would ignore any comments that the

Council wished to make. The Chairman suggested that, bearing the committee's views in regard to the need for a speedy response in mind, he and the Vice-Chairman be authorised to submit a response on behalf of the committee, bearing in mind the comments made by Members. During the ensuing discussion, this approach was supported by Members, who stressed the need for a robust and forceful response in the key areas.

It was then proposed and seconded that the Chairman and Vice-Chairman and Development Management Service Manager be authorised to formulate and agree the committee's views on the application for submission to Newark and Sherwood, noting the views now expressed by the committee. On being put to the vote, the proposition was agreed.

(The meeting adjourned from 3.10pm to 3.35pm).

175. 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

Decision:-

That the Chairman and Vice-Chairman and Development Management Service Manager be authorised to formulate and agree the Committee's views on the application for submission to South Holland District Council, noting the views now expressed by the Committee.

Members had before them report PLA 1014 from the Development Management Service Manager, following a notification by South Holland District Council of an application for a single 46.3m (to tip) wind turbine at Little Duke Farm, Main Road, Deeping St Nicholas. This site was near the South Kesteven boundary, in open countryside approximately 3.9km north east of Market Deeping and 4.5km east of Langtoft.

The committee were shown several plans of the location of the proposed turbine, including references to the nearest settlements and other wind turbines in the area. A discussion then ensued on the section of the report listing the likely impact of the development and it was considered that this was not sufficiently detailed. Members also pointed out the proximity of Sites of Special Scientific Interest in the area, as well as a number of areas of water, used by migrating birds, which could be affected if the development was to proceed. A Member referred to a tick-list, produced by a local resident, and based on the points listed in the Council's SPD on wind energy, and which could be used to aid the response. As with the last application, it was considered that a quick response was vital to ensure that the Council's views arrived in time to be taken into account. The Chairman suggested that while the tick-list would be useful

to 'score' the application, it would not be possible to require another authority to use South Kesteven information. He suggested that it could be sent to other authorities as a tool to find out what information they had available.

Following further discussion, it was proposed and seconded that the application be dealt with as for the Newark and Sherwood application, with the extra requirement of an eco survey, bearing in mind the proximity of Baston Lakes and other areas of water used by birds. It was also suggested that the neighbouring parishes within South Kesteven should be consulted.

(4.18pm – Councillor Cook left the meeting).

On being put to the vote, the proposition was agreed.

(4.25pm – as the meeting had lasted for three hours, in accordance with Council Procedure Rule 9, the Committee voted for the meeting to continue).

176. 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 the Chairman and Vice-Chairman and Development Management Service Manager be authorised to formulate and agree the Committee's views on the application for submission to Rutland County Council, noting the views now expressed by the Committee.

Members had before them report PLA1009 from the Development Management Service Manager on a neighbouring authority consultation from Rutland County Council. The consultation had been considered at the last meeting and deferred to enable a detailed considered response tested against the SKDC Wind Energy SPD, and for confirmation of the views of South Witham and Castle Bytham Parish Councils. Rutland County Council had been asked to allow an extension of time to enable the Committee's comments to be submitted after this meeting.

The Committee were shown plans of the location of the turbine, related to the South Kesteven boundary, and showing distances to the nearest settlements within the District. As mentioned at the last meeting, the two neighbouring Parish Councils within the District had been consulted, and it was confirmed that South Witham had no objections, and Castle Bytham had made no comments.

After a discussion, it was proposed and seconded that the application be dealt with as for the previous two applications at Newark and Sherwood and South

Holland. On being put to the vote the proposition was agreed.

The Development Management Service Manager was asked to email the location maps of all three sites to Members.

177. 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/August 2013.

178. CLOSE OF MEETING

The meeting closed at 4.38pm

Agenda Item 5

NB1 **S13/2281/DC**

Target Decision Date: 16-Oct-2013

Committee Date: 08-Oct-2013

Applicant	Mr Simon Piggott The Stamford Endowed School, 16, St Pauls Street, Stamford, PE9 2BE
Agent	Simon Piggott
Proposal	Approval of details reserved by Condition 1 (management plan for wider public use of the sports centre) of permission S13/0702
Location	Stamford School, Sports Hall, Conduit Road, Stamford, Lincolnshire, PE9 1QQ
App Type	Discharge of Cond(s) - Planning
Parish(es)	Stamford
Reason for Referral to Committee	The application to vary the condition and allow wider public access was determined at the Development Control Committee (DCC) and it was requested that the discharge of condition application also be considered by Members.
Recommendation Summary	That the details be approved and the condition be discharged

REPORT

Application category

The application is to discharge condition 1 of planning permission S13/0702, for the approval of a Management Plan (MP) associated with wider public access to the recently constructed sports hall of Stamford Endowed School (SES).

Reason for Referral to Committee

The application to vary the condition and allow wider public access was determined at the Development Control Committee (DCC) and it was requested that the discharge of condition application also be considered by Members.

The proposal

The application is for the approval of the MP that would allow wider public access.

The full wording of condition 1 of permission S13/0702 is reproduced below;

"Prior to the first use of the Sports Hall for 300 registered Members, a Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Management Plan shall be valid for a period of 12 months only from the date it is approved, thereafter the use shall again comply with Conditions 6 & 8 of planning approval S10/0682.

The Management Plan shall as a minimum:

- i) Limit membership to a maximum of 300;*
- ii) Identify the car parking areas to be used by members;*
- iii) Set out the conditions of membership*
- iv) Require members to use the identified car parking areas only when using the Sports Hall*
- v) Require members to display parking badges when using the Sports Hall*

- vi) *Require members to provide confirmation of their licence plate(s).*
- vii) *Provide an enforcement protocol for members that shall:*
 - * *be clearly set out in the membership documents and details;*
 - * *be posted on the school's website;*
 - * *be made available on request to members of the public;*
- viii) *The applicant shall maintain a record of any complaints/allegations of non-compliance by members, including particulars of the investigations and actions taken and shall provide a monitoring report to be Local Planning Authority every 3 months.*
- ix) *State hours of opening.*
- x) *Commit the applicants to maintain compliance with the Management Plan at all times during the temporary use of the Sports Hall .*
- xi) *Should the Local Planning Authority find that the Management Plan is not being complied with, the temporary use shall cease with immediate effect.*

Reason: To ensure that vehicle movements and the impact on highway safety and car parking can be controlled and monitored, and to comply with guidance contained in the National Planning Policy Framework”.

Applicants’ submission

The proposed opening hours for the sports centre are drafted below;

	Weekdays	Saturdays	Sundays
Term-time	17:30 – 20:00	08:00 – 10:00	10:00 – 15:30
Holiday time	13:00 – 17:00	10:00 – 15:30	10:00 – 15:30

The MP details how affiliated Members e.g. existing users of the sports centre, and unaffiliated Members will be able utilise the sports centre and, in particular, parking/access arrangements for users of the building.

Affiliated Members are pupils, staff and members of existing user groups e.g. Stamford Squash Club, Tennis Club. These Members will be able to utilise the existing car park off Conduit Road with a barrier erected across the entrance and a code given to authorised users. In addition, a car parking attendant will be in situ between 5:15 and 8:15 during term time.

Unaffiliated Members will be required to have a sticker displayed within their window screen and will not have access to the Conduit Road car park nor will they be allowed to park on Conduit Road. Vehicle details will be held by SES and monitoring undertaken by the school. Parking will be provided in existing car parks at the Research and Learning Centre; Brazenose House; Lower and Middle School or any of the town’s municipal car parks. Should Members be found parking on Conduit Road their Membership will be rescinded.

The MP will be monitored by SES and complaints can be made direct to SES via telephone, e-mail or post and should be directed to SES. The record of complaints will include the name of complainant; date and time; nature of complaint and action taken from the school. A 3 month monitoring report will be produced.

The application site and its surroundings

The application site is located within the grounds of SES. The new sports hall building is operational. Adjoining the new sports hall to the north is an astro-turf pitch while to the south of the sports hall is a grassed sports field. To the east of the new sports hall is a playing field.

With regards to topography, there is a significant change of levels between the site on which the new sports hall sits and lands to the north and south. Vehicular access to the new sports hall is from Conduit Road and car parking spaces for 34 vehicles has been provided.

Relevant Site History

Application S13/0702, for the 'variation of conditions 6 & 8 of permission S10/0682 (to allow wider public access to the sports hall and students to use the car park)' was granted consent, subject to the approval of a MP for controlling wider public access of the sports hall.

Under planning reference number S10/0682, permission was granted for the new sports hall.

Under planning reference numbers S02/0507; S05/0318 and S05/0826, permissions were granted for the erection of flood lights over existing sports pitches.

Under planning reference number SK.798/83, permission was granted for the original sports hall.

Policy Considerations

National Planning Policy Framework

Section 1: Delivering sustainable development

Section 4: Promoting Sustainable Transport

South Kesteven Core Strategy

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

Representations Received

The Highway Authority: The observation of the Highway Authority are reproduced below;

"The first observation I would draw to your attention is that there have already been problems associated with Affiliated membership – congestion on Conduit Road; buses stopping at the Sports hall entrance depositing students and blocking Conduit Road; apparent parking along the access to the Sports Hall leading to congestion due to inability of cars to pass one another at cross-over times.

These have been brought to the attention of the Planning Committee and I understand residents have presented video evidence.

I appreciate that the permission is potentially granted for a trial period of 12 months and it would be a financial risk if the school were to carry out alterations to the access without the comfort of long term permissions.

I would say that, should the trial period be successful then some improvements in the access would be essential, with vehicles entering the site having the right of way to avoid any backing up onto Conduit Road.

At some juncture, an improvement of the access has to be considered. If the Plan works now, then it has to be considered a worst case scenario. An access improvement should be a future benefit.

The idea of a turning head in the access whilst seemingly advantageous can potentially cause congestion as a vehicle negotiates the reversing/turning manoeuvre – however, if unused it would demonstrate that the Management Plan is working.

If used it could suggest that members are ignoring or misinterpreting the conditions of their membership.

I understand the schools endeavours to make the system work and the appointment of a parking attendant is an admirable suggestion. The holiday period would be the testing time, when compliance with the Management Plan would appear to rely on the membership(s) not removing the self-cling style parking permits (at any time)- and residents to carry out the monitoring.

The register of complaints ought to be published and complainants as well as monitoring bodies (SKDC) provided with a copy at the end of the specified period (3 monthly) to ensure that the register is complete.

I note the invitation to residents for consultation at the end of the 12 month survey. Perhaps an interim meeting at 6 months would be a benefit?

The Management Plan in its aims, suggested controls and objectives has in principle some merits.

The success will be in its successful implementation and I am sure the school is aware of what is at stake.

There will no doubt be some scepticism locally that once a successful 12 months trial is concluded that standards will lapse if a full permission granted. However, the trial period is the one method available for all parties to see the Management Plan in action, and any potential failures, upgrading or amendments derived from its implementation be used in a future determination at planning”.

Heritage Trust of Lincolnshire: submits that the planning application does not affect any known archaeological sites and accordingly, no archaeological intervention is required.

Stamford Town Council: The observations of the Town Council will be reported to Members in the late items paper.

Representations as a Result of Publicity

The application has been advertised in accordance with the Councils Statement of Community Involvement with the closing date for representations being the 11 September 2013.

At the time of writing one letter of concern has been received and notes that lights on the building are left on too long and causes light pollution to surrounding residents.

Officer evaluation

The temporary extended use of this facility was supported on the condition that a plan to manage the impact of the use, particularly traffic generation and parking was submitted for approval.

The Management Plan identifies the number of unaffiliated Members as not exceeding 300. Measures are also put in place as to how these Members will be directed to alternative parking areas to avoid parking and congestion along Conduit Road. These measures include providing badges to Members, along with a register of vehicles, and directions to alternative car parks within the control of Stamford endowed School (SES). Monitoring of the parking will be provided by SES as well as a complaints procedure for local residents who witness Members breaching parking restrictions. A 3 monthly monitoring report will also be compiled of the complaints received.

The Management Plan will only be valid for a 12 month period and the details contained therein are deemed adequate to ensure that possible impacts on highway safety and parking can be controlled, as well as monitored for this temporary period.

The Highways Authority have raised some concerns about the extended use, and consider that the Management Plan has some merits, careful scrutiny and monitoring is necessary.

It is therefore recommended that the Management Plan be approved as submitted, and subject to the monitoring report being submitted to this authority and available on request from members of the public.

Section 106 Heads of Terms

A section 106 is not required for this application.

Crime and Disorder

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

Human Right Implications

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

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

RECOMMENDATION: That the details be approved and the condition be discharged.

1. Prior to the first use of the Sports Hall for 300 registered Members, a Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Management Plan shall be valid for a period of 12 months only from the date it is approved, thereafter the use shall again comply with Conditions 6 & 8 of planning approval S10/0682.

The Management Plan shall as a minimum:

- i) Limit membership to a maximum of 300 ;
- ii) Identify the car parking areas to be used by members;
- iii) Set out the conditions of membership
- iv) Require members to use the identified car parking areas only when using the Sports Hall
- v) Require members to display parking badges when using the Sports Hall
- vi) Require members to provide confirmation of their licence plate(s).
- vii) Provide an enforcement protocol for members that shall:
 - * be clearly set out in the membership documents and details;
 - * be posted on the school's website;
 - * be made available on request to members of the public;
- viii) The applicant shall maintain a record of any complaints/allegations of non-compliance by members, including particulars of the investigations and actions taken and shall provide a monitoring report to be Local Planning Authority every 3 months.
- ix) State hours of opening.
- x) Commit the applicants to maintain compliance with the Management Plan at all times during the temporary use of the Sports Hall .
- xi) Should the Local Planning Authority find that the Management Plan is not being

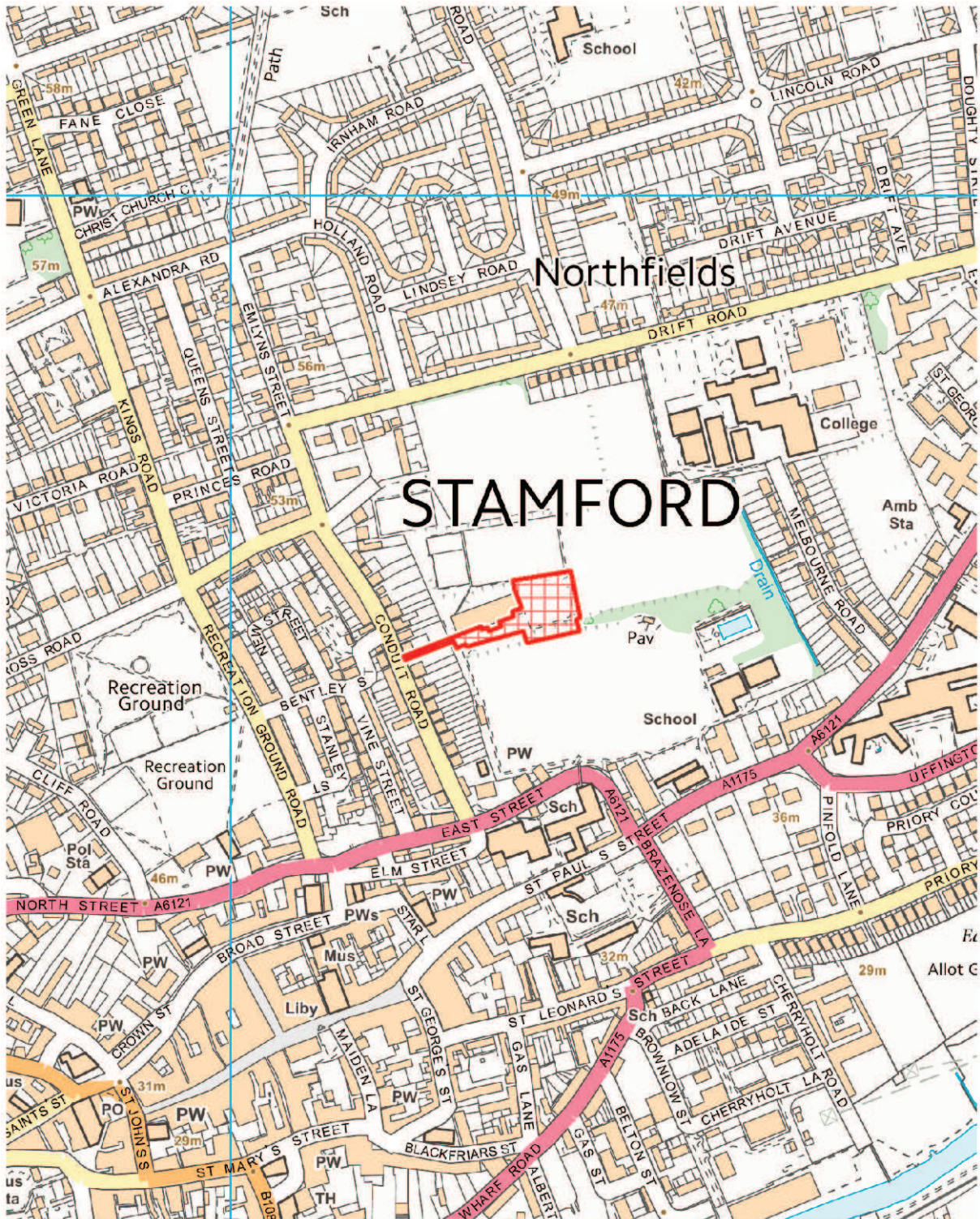
complied with, the temporary use shall cease with immediate effect.

Reason: To ensure that vehicle movements and the impact on highway safety and car parking can be controlled and monitored, and to comply with guidance contained in the National Planning Policy Framework.

* * * * *

Site Location Plan

Ref	S13/2281
Proposal	Approval of details reserved by Condition 1 (management plan for wider public use of the sports centre) of permission S13/0702
Location	Stamford School, Sports Hall, Conduit Road, Stamford, Lincolnshire, PE9 1QQ



Applicant	Mrs Alison Lea, Larkfleet Homes Larkfleet House, Falcon Way, Bourne, Lincolnshire, PE10 0FF
Agent	
Proposal	Construction of 13 residential dwellings and garages with associated infrastructure
Location	Land off, Spalding Road, Deeping St. James
App Type	Major Full (Residential)
Parish(es)	Deeping St James
Reason for Referral to Committee	Major application requiring a Section 106 Agreement
Recommendation Summary	<p>The proposed development of 13 dwellings on the site would not appear out of character with the surrounding area and would not be detrimental to residential amenity. The local highway authority has raised no objections to the proposed access arrangements. The Environment Agency and Anglian Water have confirmed that they have no objections to the development.</p> <p>Concern has been raised in relation to the lack of open space provision and highway safety issues. The Local Highway Authority has raised no objections to the proposed development and open space contributions are required in relation to the provision of off-site equipment. The proposed development is considered to be in accordance with the policies contained in the National Planning Policy Framework and Policies SP1, SP3, SP4, EN1, EN2, EN4, H1 and H3 of the South Kesteven Core Strategy.</p>

Key Issues

- Sustainability
- Layout/Form and Character
- Drainage

Technical Documents Submitted with the Application

- Archaeology Report
- Design and Access Statement
- Drainage Report
- Flood Risk Assessment
- Ground Investigation Report
- Land Contamination Report
- Noise Statement

REPORT

Application Category

This application is categorised as a small scale major application.

Reason for Referral to Committee

The application has been referred to the Development Control Committee as the application is a major application requiring a Section 106 Agreement to be completed.

The Proposal

This is a full application for the erection of 13 dwellings on the site with associated landscaping and parking provision, 4 dwellings (31%) would be affordable. The proposed development includes a 2, 3 and 4 bedroom properties. The proposed dwellings are all two storey in height to match the adjacent development and include detached, semi-detached and terraced properties.

Vehicular and pedestrian access is available from Braeburn Close linking on to Spalding Road.

The site measures 0.45 hectares in size and is currently vacant.

The Application Site and its Surroundings

The application site was formally part of an orchard but has recently had outline planning permission (2008) for mixed use housing, nursing home, art centre and rugby clubhouse. The application site is currently vacant and has been cleared by the developer.

The site is located to the north of Spalding Road. There are agricultural fields to the north of the site, new residential development to the south, east and west of the site. The residential development in the area is predominantly two storey.

Directly to the southwest of the site reserved matters approval (application S11/1253) has been granted for the construction of the nursing home element of the outline consent.

Relevant Site History

S08/0747 – in September 2008 outline planning consent was granted for a mixed development comprising art centre, rugby club house, nursing home, day centre and 32 affordable dwellings.

S09/1209 – In August 2009 reserved matters approval was granted for 32 affordable dwellings on land to the east of the application site. The development is almost complete.

S10/2629 – in March 2011 planning permission was granted for the erection of 4 affordable dwellings adjacent to the application site.

S11/1093 – in August 2011 planning permission was granted for the erection of a single affordable dwelling on land adjacent to the application site.

S11/1253 – in August 2011 reserved matters approval was granted for the construction of a nursing home on land directly to the south of the application site.

S11/2050 – in September 2012 reserved matters approval was granted for the construction of 18 dwellings on land directly to the west of the application site.

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 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 H1 – Residential Development
Policy H3 – Affordable Housing

Representations Received

Environment Agency – No objections subject to Anglian Water confirming that its systems are able to accommodate the proposed development.

Anglian Water - No objections and confirms that their systems in the area have capacity for the development.

Environmental Protection – No comments to make on this application.

Lincolnshire County Council Children's Services – Requests a S106 contribution towards education facilities of £56,536.

Highway Authority – No objections subject to conditions relating to parking and turning provision and surface water drainage details being provided.

Parish Council – No comments.

Project and Partnership Officer (affordable Housing) - amended comments 31% affordable housing (4 dwellings) is acceptable.

Community Leisure Officer – Has made the following S106 contribution request towards open space and play equipment in accordance with the Council's S106 SPD:

- Informal / natural green space – 586 sq m / £13,601.06 off-site contribution
- Equipped play space – 87.9 sq m / £8,174.70 off-site contribution

As neither is provided in the plans an off-site contribution of £21,775.76 towards “provision or upgrading existing public open space and / or play equipment in the Deeping St James area” has been requested.

Heritage Lincolnshire (Archaeology) - the application does not affect any known archaeological sites.

NHS Property Services – Confirmed that they will not be making a S106 request in relation to the development.

Representations as a Result of Publicity

The application has been advertised in accordance with the Council’s Statement of Community Involvement and two letters of representation have been received. The following comments have been made:

- No problem with the houses being built, but do have concerns that there is only going to be a access point on to Spalding Road for approximately 70 houses. Concerns therefore about highway safety and traffic impact.
- Object to the proposed development due to lack of recreation ground where children can play safely.

Officer Evaluation

This is a full application for the erection of 13 dwellings on land to north of Spalding Road Deeping St James. The proposed development is located on a site which has previously been granted outline planning consent for community facilities including affordable housing, a nursing home, arts centre and club house for the local rugby club under application S08/0747.

Reserved matters applications have been received for the affordable housing element and the nursing home. The affordable housing element of the 2008 scheme has almost been completed on the site. The applicants have indicated in the design and access statement supporting the application that discussions have taken place between Larkfleet and the Deeping Arts representatives over the last 5 years and that these have not resulted in an agreement to sell or purchase the land within the contract period. The applicants have advised that it is understood that the Deeping Arts are still some way short of raising the finance necessary to purchase the site. An alternative site for the Deeping Arts has been offered on the emerging commercial / employment site allocation at Northfields, Market Deeping.

The site is within a sustainable settlement and has good access to local facilities and is within easy walking distance of the local centres of Deeping St James and Market Deeping. Although Policy SP1 of the Core Strategy gives priority to brownfield sites within the built up part of the Deepings the policy does not exclude suitably located greenfield sites on the edge of the built framework.

The proposed layout is in scale and character with the surrounding built form. The proposed layout ensures that the existing and proposed dwellings would have sufficient amenity space and ensure that there was no adverse impact on residential amenity.

The design of the proposed dwellings are considered to be acceptable and in scale and character with those on adjacent sites. While a number of the submitted drawings show the dwellings handed they are however considered to accurately represent the proposed dwellings.

The target for on site affordable housing is up to 35% of the total number of dwellings. In this case 5 (five) dwellings would exceed that total and 4 (four) dwellings (at 31%) is acceptable.

With regard to drainage provision the Environment Agency and Anglian Water have confirmed that they have no objections to the development and that the existing drainage system has capacity to accommodate the proposals.

At the time of writing this report no objections have been received in relation to the loss of the site for the Art Centre and no compelling evidence has been provided to demonstrate that the Art Centre is still required in this location. Therefore there is no justification for the ongoing protection of the site for that purpose. Subject to the applicant being willing to enter into the necessary S106 Agreement to provide the contributions outlined below to mitigate the impacts of the development the proposals are acceptable.

Section 106 Heads of Terms

31% (four dwellings) Affordable housing on site

A contribution towards education facilities approximately £56,536 precise figure to be confirmed.

A contribution of £21,775.76 towards off-site open space provision in the local area.

Crime and Disorder

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

Human Rights Implications

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

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

SUMMARY OF REASON(S) FOR APPROVAL

The proposed development of 13 dwellings on the site would not appear out of character with the surrounding area and would not be detrimental to residential amenity. The local highway authority has raised no objections to the proposed access arrangements. The Environment Agency and Anglian Water have confirmed that they have no objections to the development.

Concern has been raised in relation to the lack of open space provision and highway safety issues. The Local Highway Authority has raised no objections to the proposed development and open space contributions are required in relation to the provision of off-site equipment. The proposed development is considered to be in accordance with the policies contained in the National Planning Policy Framework and Policies SP1, SP3, SP4, EN1, EN2, EN4, H1 and H3 of the South Kesteven Core Strategy.

Recommendation: That planning permission be granted subject to the signing of a legal agreement securing developer contributions and subject to the following conditions. The decision be made by the Development Management Service Manager in consultation with the Chairman/Vice Chairman. Where the legal agreement has not been concluded prior to the Committee meeting a period not exceeding six weeks post the date of the Committee meeting shall be set for the completion (including signing) of the agreement. In the event that the agreement has not been signed and where in the opinion of the Development Management Service Manager acting in consultation with the Chairman/Vice Chairman of the Development Control Committee, there are no extenuating circumstances which would justify a further extension of time, the related planning application shall be refused on the basis that the

necessary infrastructure or community contributions essential to make what would otherwise be unacceptable development acceptable have not been forthcoming.

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

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

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

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

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

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

4. 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).

5. The development shall be carried out in accordance with the approved boundary treatment and the boundary treatments shall be completed before the building(s) are occupied.

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).

6. The arrangements shown on the approved plan SK04-Rev B dated 15/05/2013 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 Spalding Road and to allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety.

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

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

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

SK04 Rev C received 22/7/2013
2224/L00/DS received 18/7/2013
2306/L00/DS received 18/7/2013
2322/DS received 18/7/2013
2324/L00/DS received 18/7/2013
2401/L00/DS received 18/7/2013
L00/GAR/01 received 18/7/2013
L00/GAR/03 received 22/7/2013

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

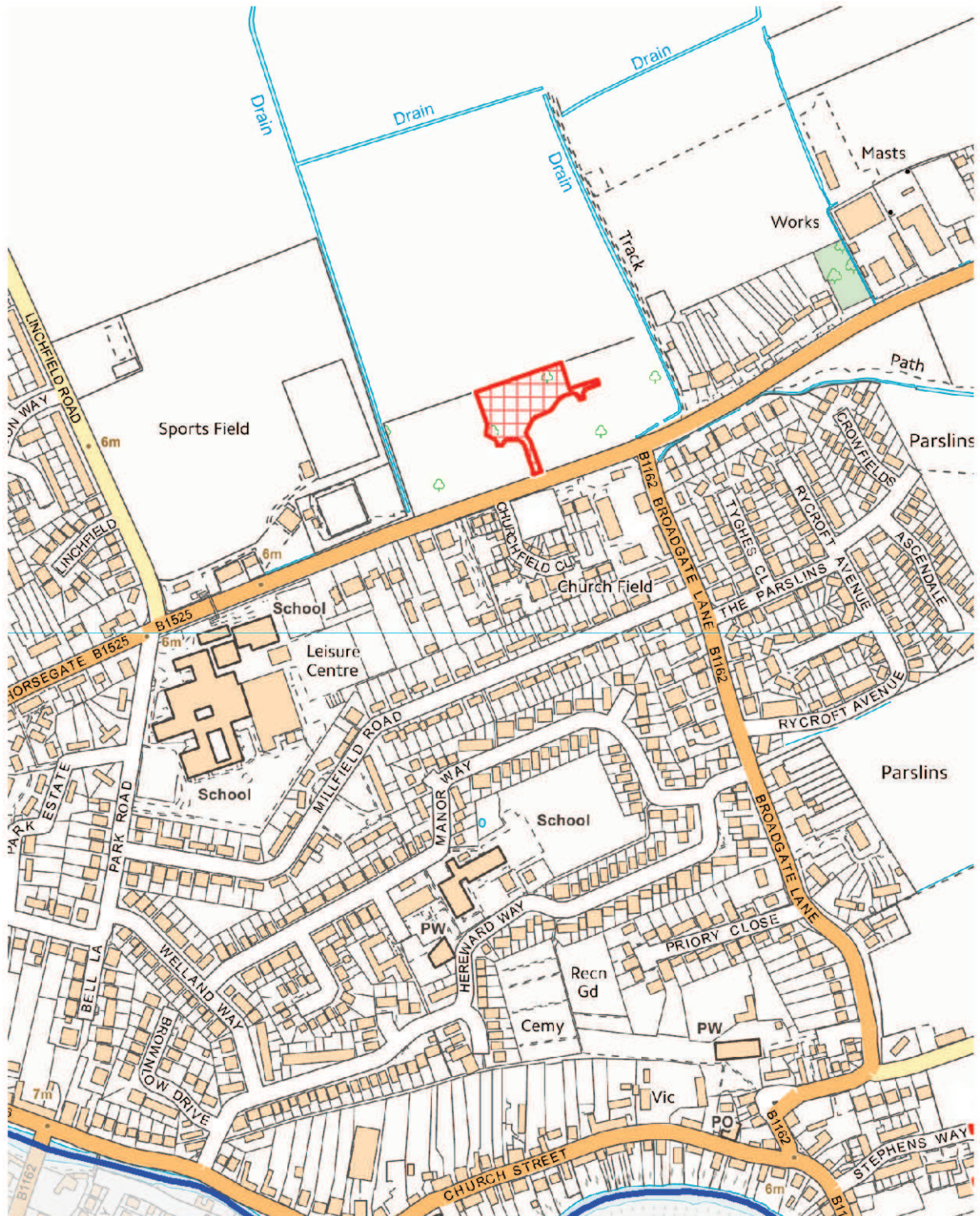
Note(s) to Applicant

1. You are advised to contact Lincolnshire County Council as the local highway authority for approval of the road construction specification and programme before carrying out any works on site.
2. This permission does not convey any approval that may be required under the Flood and Water Management Act 2010 and you are advised that further details relating to drainage may need to be submitted on request for approval of the Lead Local Flood Authority and any amendments to the approved scheme shall subsequently be implemented before occupation of the first unit of the phase to which this permission relates.
3. This consent should be read in conjunction with the Legal Agreement (S106) dated

* * * * *

Site Location Plan

Ref	S13/2001
Proposal	Construction of 13 residential dwellings and garages with associated infrastructure
Location	Land off, Spalding Road, Deeping St. James



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Applicant	Michael Simpson, South Kesteven District Council Council Offices, St Peters Hill, Grantham, Lincolnshire, NG31 6PZ
Agent	
Proposal	External alterations including replacement window units, roof coverings and rainwater goods along with repointing works
Location	1-13, Lumbys Terrace, Stamford, Lincolnshire, PE9 2NS
App Type	Listed Building Consent
Parish(es)	Stamford
Reason for Referral to Committee	This application has been referred to the Committee as the applicant is the District Council
Recommendation Summary	Approval subject to conditions

Key Issue

- Impact on Heritage Assets

Technical Documents

- Application Form
- Site Location Plan
- Existing and Proposed elevation drawings
- Window and Rainwater goods details
- Technical specifications in relation to the proposed works

REPORT

Application Category

This application is categorised as a minor application.

Reason for Referral to Committee

This application has been referred to the Committee as the applicant is the District Council.

The Proposal

This is an application for listed building consent for undertaking various external and internal alterations to the listed terrace at Nos.1-13 Lumbys Terrace in relation to upgrading the dwellings, which - with exception of No. 7- are owned by the District Council and occupied by Council tenants. The principal works to the terrace comprise:-

- The installation of replacement single glazed horizontal sliding sash window units to the front (east) elevation with associated slimline secondary glazing.
- The removal of modern timber casements to the rear (west) elevation and their replacement with double glazed windows of a traditional design.
- The replacement of UPVC rainwater goods with black aluminium rainwater goods of a traditional ogee profile.
- The replacement of modern concrete tiles to the main roof and the single storey lean-to extensions to the rear (west) elevation (laid prior to the listing of the terrace), with man made fibre cement slates. The existing Welsh slates will be retained to Nos. 1 and 2 Lumbys Terrace.
- Repointing works to the external facades and chimney stacks where necessary using traditional re-pointing methods and mortar mixes.

The application has been accompanied by a Design and Access Statement and a Heritage Impact Assessment which emphasise that in overall terms the scheme seeks to adopt a sympathetic approach to the historic environment whilst providing an improved living environment for housing tenants in this predominantly Council owned residential terrace. With regard to the proposed re-roofing works it is proposed to use lighter weight man made fibre cement slates due to the roof structure exhibiting sagging in places, possibly caused by the weight of the existing concrete pantiles.

The Application Site and its Surroundings

Nos. 1-13 Lumbys Terrace is a Grade II listed, early nineteenth century two storey residential terrace, which is located within the 'St Martin's' Character Area' of the Stamford Conservation Area. Together with Nos. 14 and 15 Lumbys Terrace, and the narrow lane that runs alongside; it forms an attractive visual link between Barnack Road and Water Street. The surrounding area is predominantly of a residential character.

Nos. 1-13 Lumbys Terrace are constructed of natural coursed stonework and whilst Nos. 1 and 2 retain Welsh Slate roofs, the remaining - and thus the substantial - number of dwellings in the terrace have had their slate roofs replaced with modern standard pattern concrete pantiles. The single storey lean-to extensions to the rear (west) elevation of the terrace similarly have modern standard pattern concrete pantiles.

Relevant Planning History

No relevant planning history

Policy Considerations

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

Representations Received

Stamford Town Council - no representations received.

Stamford Civic Society - comments that in general it is happy with these proposals as mostly it is 'like for like' replacement work, except where there are improvements being made (e.g. aluminium guttering). The Civic Society are pleased that wooden horizontal sliding sash windows are being retained and the secondary glazing seems to be acceptable. However, it would be better to use natural slate tiles than man made 'look-a-like' slate tiles where roofing is being replaced.

English Heritage - no representations received to date. Any representations that are received will be reported on the late items paper.

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

Council's Assistant Conservation Officer - comments as follows:-

"The need for the works have been clearly justified within the application. The terrace is in need of some basic maintenance works, to ensure its long term future as a designated heritage asset. As it is Council owned, there is also a duty to provide a good standard of housing for tenants and there is a requirement to meet the 'decent homes' criterion.

Overall, the approach is sympathetic, with a precedence for 'like for like' repairs using natural materials appropriate to the traditional construction of the terrace. Where there has been unsympathetic changes in the past, for instance the replacement of slate with concrete tiles (prior to listing), efforts have been made to ensure that the proposed roofing material is more in keeping to that of natural slate; giving an overall visual improvement. This is also the case for the rear windows, where modern timber casements are being replaced with more sympathetically designed double glazed windows and the rainwater goods, where incongruous UPVC is being replaced with black aluminium guttering of a traditional profile.

It would be preferable for the windows to the front elevation to be retained, as these appear to be early to mid twentieth century, and a good proportion of them are in fair condition. However, they are not of high significance and their loss will not cause harm to the special interest of the building; given that they are being replaced on a 'like for like' basis, with the insertion of sympathetically designed secondary glazing behind.

Given the above, I recommend that that the application is approved, as the changes are sympathetic to the significance of the listed building and preserve and enhance the

character of the conservation area. This is in accordance with the NPPF (2012) and the PPS5 Planning for the Historic Environment Practice Guide.”

Representations as a Result of Publicity

No representations received to date.

Officer Evaluation

Key Issue

The Impact on Heritage Assets

As outlined by the Council's Assistant Conservation Officer in assessing the proposals it is considered that in overall terms the need for the proposed works have been clearly justified and that they will achieve the aim of ensuring the long term future of Lumbys Terrace as a designated heritage asset whilst ensuring the Council meets its requirement to achieve the 'decent homes' criterion. With regard to the comments of the Stamford Civic Society that it would be better to use natural slate tiles than man made 'look-a-like' slate, these sentiments are shared. Nevertheless, it is also the case that the proposed use of the fibre cement slates to Nos. 3-13 Lumbys Terrace would represent an enhancement in comparison to the existing modern concrete pantiles (laid prior to the listing of the terrace).

Accordingly, it is recommended that the application be supported subject to necessary conditions to ensure that the works are executed to the buildings commensurate to their listed status. It is nevertheless pointed out that as the listed building is (predominantly) owned by the District Council it is necessary to refer the application to the Secretary of State for final determination.

Section 106 Heads of Terms

Not applicable

Crime and Disorder

No implications.

Human Rights Implications

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

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

SUMMARY OF REASON(S) FOR APPROVAL

It is considered that the proposed works would be sympathetic to the special architectural and historic interest of the Grade II listed terrace of properties and would preserve the character and appearance of the Stamford Town Centre Conservation Area. It is therefore considered that the proposed scheme is in accordance with national planning guidance contained in the National Planning Policy Framework and that there are no material considerations which indicate otherwise although conditions have been attached.

In reaching this decision the Local Planning Authority has worked with the applicant at the pre-application stage in a positive and proactive manner in developing the proposals having regard to their impacts on heritage asset impacts. As such it is considered that the decision is in accordance with paragraphs 186 -187 of the National Planning Policy Framework.

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 subject to the following conditions.

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. Unless otherwise required by another condition of this consent the works shall be undertaken in accordance with the details shown on the following approved drawings/documents :-

Drawing No. HGE1102:PA2 received on 21 August 2013
Drawing No. HGE1102:PA3 received on 7 February 2013
Drawing No. HGE1102:PA4 received on 7 February 2013
Window Styles (Scale 1:20) Drawing 1 received on 23 August 2013
Window Styles (Scale 1:20) Drawing 2 received on 24 July 2013
Drawing No. HR1 received on 24 July 2013
Rise and Fall Bracket Detail received on 24 July 2013
Slimline Secondary Glazing Specification Sheet received on 12 August 2013
Repointing Schedule Sheet received on 12 August 2013

Reason: For the avoidance of doubt.

3. No works shall take place on the site until a sample panel of the proposed re-pointing works is provided on site and the detailing approved in writing by the Local Planning Authority prior to work commencing on site. The sample panel shall show the proposed method of re-pointing; bedded in to match existing and to be of a traditional mix of 1:3:12 or 1:2:9 of cement, lime and sharp sand respectively. The works shall be undertaken in strict accordance with the approved sample panel, and the sample panel shall be maintained on site throughout the duration of the works.

Reason: To ensure that the works are sympathetic to the listed building in accordance with the National Planning Policy Framework (2012) and the PPS5 Planning for the Historic Environment Practice Guide.

4. No works shall take place on the site until a method statement detailing the means of removal of any existing mortar in relation to the proposed re-pointing works has been submitted to and approved in writing by the Local Planning Authority. The works shall be undertaken in strict accordance with the agreed details.

Reason: As insufficient details have been submitted the condition is imposed to ensure the satisfactory appearance of the listed building in accordance with the National Planning Policy Framework (2012) and the PPS5 Planning for the Historic Environment Practice Guide.

5. No works shall take place on the site until samples of the replacement aluminium rainwater goods are submitted to and approved in writing by the local planning authority. The works shall be implemented in strict accordance with the agreed details.

Reason: To ensure that the type of rainwater goods are appropriate to the buildings traditional character in accordance with the National Planning Policy Framework (2012) and the PPS5 Planning for the Historic Environment Practice Guide.

6. No works shall take place on the site until samples of the proposed replacement roof materials are submitted to and approved in writing by the local planning authority. The works shall be implemented in strict accordance with the agreed details.

Reason: To ensure satisfactory visual and material appearance of the listed building in accordance with the National Planning Policy Framework (2012) and the PPS5 Planning for the Historic Environment Practice Guide.

7. No works shall take place on the site until drawings at a scale of 1:1/1:2/1:10/1:20 (or another scale first agreed in writing by the Local Planning Authority) showing full details (including cross-sections) of the proposed first floor window units to the rear (west) elevation have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details.

Reason: As insufficient details have been submitted the condition is imposed to ensure the satisfactory appearance of the listed building in accordance with the National Planning Policy Framework (2012) and the PPS5 Planning for the Historic Environment Practice Guide.

8. No works shall take place until samples of the external surface finishes to the proposed replacement window units have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in strict accordance with the approved details.

Reason: As insufficient details have been submitted the condition is imposed to ensure the satisfactory appearance of the listed building in accordance with the National Planning Policy Framework (2012) and the PPS5 Planning for the Historic Environment Practice Guide.

9. All works in relation to making good in connection with the works hereby approved shall be undertaken in materials which match those of the existing immediate surrounding historic built fabric.

Reason: To ensure the satisfactory preservation of the listed building and in accordance with the National Planning Policy Framework (2012) and the PPS5 Planning for the Historic Environment Practice Guide.

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Site Location Plan

Ref	S13/0355
Proposal	External alterations including replacement window units, roof coverings and rainwater goods along with repointing works
Location	1-13, Lumbys Terrace, Stamford, Lincolnshire, PE9 2NS



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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

Addendum

This application was deferred from the meeting held on the 24th September 2013 for the following reasons:

- to allow a Members site visit;
- to review the volume of traffic using the access at present and as proposed; and
- to secure details of speed limits on Ryhall Road.

In respect of the first bullet point a Members' site visit is scheduled for 2nd October.

Additional Information

The applicants have submitted additional documentation and commentary on the second and third bullet points to provide Members clarification.

The documents received include a letter from Insight Planning (the Agent); a letter from Burghley House Preservation Trust in relation to Borderville Farm; a vehicle movement projection for the lifetime of the project; plus supporting letters from New College Stamford, Stamford Town FC and Quadrant Surveying Ltd. (This information is available to view on the Council's website and a copy will be circulated to Members ahead of the meeting)

The agent's letter sets out their position in respect of the determination of the application, that:

"The Council has granted a permission for the development and the generation of traffic associated with it. The salient point is whether the use of a temporary construction access to accommodate the traffic prior to the approved site access being ready for use would be an appropriate mechanism in terms of highway safety." (Original emphasis)

The agent makes the point that the proposed temporary construction access already exists (an agricultural access), that its use is not currently restricted and that temporary warning signage has been agreed and a plan showing such measures supplied as part of the application. The agent emphasises that the professional highway advice to the council in his words "is that the temporary access is fit for purpose for the duration of its use for construction traffic."

The agent's letter then provides further detail and commentary on various aspects of the proposals as follows:

"Temporary Works Access: Duration of Use

"The use of the temporary access is expected to be for a period of 3 to 4 months. The completion date for the overall development is 1 September 2014, so the total construction period is some 11 months. The approved site access design (the s278 works) is being prepared and implemented by Lincolnshire County Council at its request. It is anticipated that it will be 3 to 4 months before the s278 works are implemented, and dialogue with the Highway Authority to this end is

well under way. Once complete, the approved site access can be used for the remaining months of the construction.

“Temporary Works Access: Pattern of Use

“All construction traffic associated with the development will use the temporary access whilst it is required. Initially, plant associated with the cut and fill will be moved onto site as one operation, and that plant will remain on site for about 6 weeks. It will then be moved off site as one operation.

“Day to day, the temporary access would be used for contractor’s light commercial vehicles, workers’ vehicles and deliveries of materials by lorry. The appointed contractor has indicated that this would amount to an average of 293 vehicle movements per month through the temporary access, of which an average of 41 (14%) would be HGVs. To place this in perspective, the TA (Transport Assessment) submitted with the approved planning application identifies 1600 daily peak hour traffic movements past the site on Ryhall Road. (Original emphasis)

“I wish to stress a point that has already been previously confirmed to you: that is that no spoil is to be removed from the site as part of the cut and fill operation. (Original emphasis)

“Temporary Works Access: Current Usage

“The existing access serves Borderville Farm. The attached letter from Burghley House Preservation Trust explains the day to day agricultural use of the access. So far as I am aware it has not been suggested that this longstanding usage has caused highway safety problems, notwithstanding the size and relatively slow-moving nature of the vehicles involved. This suggests that the farm access can accommodate this type of traffic satisfactorily, and of course the Local Highway Authority takes that view.”

The information in the agent’s letter is supplemented by the commentary in the letter from the Burghley House Preservation Trust in respect to Borderville Farm. The Trust point out that Borderville Farm extends to over 1000 acres and represents a busy enterprise. The access to the farmyard being used most days between 7am and 7pm for a range of movements associated with the farm enterprise: ploughing, subsoiling, drilling, fertilising, spraying, desiccation, lime/potash spreading etc. The Trust make the point that for total vehicle movements:

“An average figure is difficult to compute given the high variance possible in any given year depending not only on the cropping rotation, the weather but also machine viability and external forces.”

Notwithstanding this difficulty the Trust estimates that there is in the order of 22 movements in to and 22 movements out of the site daily, rising to 40 in and 40 out in peak season between June to November.

Returning to the letter from the agent, on the issue of speed limits on Ryhall Road it is set out that:

“ . . . the planning permission is accompanied by a s106 obligation that funds are to be transferred to the County Council for the purposes of a Traffic Regulation Order on Ryhall Road. The TRO is for the relocation of the speed limit change so that the approved site access falls within the 30 mph zone. I would anticipate the County Council determining what the new position for the speed limit change should be, and the applicant will work positively with the County Council as necessary in delivering an appropriate change.”

The supporting letters refer to the importance of this development and related projects and initiatives to the local economy and community.

Further consultation

As set out in the original report below to which this addendum relates, the Local Highway Authority raised no objections to the proposal, their initial comments being:

“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”.

Bearing in mind the debate at the Development Control meeting on the 24th September and the additional information and comment supplied by the applicant it is appropriate to re-consult the Local Highway Authority to secure their further comments. Any further response will be reported in the late items paper ahead of your meeting.

Officer Comment

As set out in the initial report, the determination of the application rests on the visual impact of the proposed temporary construction access and highway safety.

On visual impact, in the initial report officers set out that there were no significant impacts on the character and amenity of the area and in light of the debate and deferral on highways grounds alone, it is assumed Members had no objections on this basis and therefore no further comment is made.

Whilst the further comments of the Local Highway Authority are awaited, officers would concur with the agent’s stated position that the determination of the application rests on the acceptability in highway safety terms of the use of the temporary construction access. The access to the development to be constructed has a planning permission and this is not up for debate or discussion.

The Local Highway Authority has not objected to the temporary construction access and the applicant has sought to provide additional information and commentary to confirm the duration and intensity of the use, setting out how this relates to the existing agricultural activity and the proposals for new speed limits associated with the development.

As set out above, the supporting letters from the participants in the development point to the economic and community benefits of the development and its relationship with other projects and initiatives. In many respects these were considered by Members of the Development Control Committee in their decision to approve the development of the site for the provision of the football ground, training pitches, sports and education

building in June 2013. These benefits are capable of being material considerations in this decision but in doing so there is a need to strike an appropriate balance between these benefits and the key determining factor in this instance of highway safety. If the access arrangements are not satisfactory, then it would be difficult to set this on one side because of the wider benefits of the scheme.

Whilst the additional comments of the Local Highway Authority will be supplied in the late items paper, no objection was raised in the initial consultation. The form and location of the temporary construction access remains unchanged with the applicant providing greater clarity in terms of the current and proposed use as requested.

Accordingly, the recommendation is that planning permission should be granted, subject to the completion of a S106 agreement.

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 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."

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."

Additional comments from Voice of Stamford:

"I wrote to you on 26th July 2013 with many attachments containing matters of acknowledged importance, setting out my objections to the proposed development.

I remain convinced that existing highway issues arising from the blind dips make this development unsafe with its intensification of user, so my 26th July objections still stand.

I now write additionally as you have advised that 'amended plans' are now available for the proposed construction access arrangement.

This is a bit of a puzzle, as no plans at all were put up on the SKDC website at the time of my 26th July objections.

So what I see on the SKDC website now are not amended plans, they are just plans.

Consent for S13/0260 to construct the development was conditioned for good reasons, and after long debate.

The applicants wish to amend these conditions should be refused

I wrote on 16th July 2013 to the agents for the applicant, requesting permission to enter the lands.

Permission was denied, the e-mail string is attached.

I conclude that the applicant has something to hide.

My understanding is that some 35,000 tonne of excavation waste will need to be removed from the site.

Stamford is subject to a 7.5 tonne weight limit, so will all vehicles carrying the spoil away have to turn north into Rutland?

I assume this excavation waste comprises topsoil, subsoil, and oolitic limestone ('Lincolnshire limestone')?

Are the destinations for each of these separate materials known, and what planning consents has been granted at the destinations?

Given that some quarries produce annually at this scale, why is this application not being dealt with by the County Council who have the appropriate competencies?

Or have SKDC sought professional advice from the County mineral planners

The on-site excavation operations proposed may require the use of explosives, and will certainly require the use of heavy excavation machinery.

Issues which immediately come to mind that may need conditioning include:

Scheme for a right turning lane on the highway

Scheme for soils stripping, handling, transport and storage

Scheme of working program, phasing and direction of working

Scheme for hours of working

Scheme for the control of lighting including floodlighting

Scheme for Community Liaison

Scheme for the avoidance of deleterious materials being carried onto the highway, including provision of a wheel wash

Scheme for the control of blasting, including air blast and ground movement recording

Scheme for the control of noise and noise monitoring

Scheme for the control of dust and dust monitoring

Scheme for ground water and surface water monitoring

Scheme for archaeological work, including recording

Scheme for geological work and recording

Scheme for security fencing.

The conceptual basis of this undertaking is unwise. It will be costly and difficult to excavate and remove elsewhere these quantities of excavation waste.

It will be next to impossible to avoid deleterious waste being deposited on the highway.

Would it be safer, better and perhaps less costly to use the said waste to build up the blind dips in the highway to eliminate said blind dips.

Then the highway could be re-made at the higher level, and be safe.

The reported injury accidents and the intensification of the user together with the existing blind dips in the highway should provide sufficient planning reasons for this application and its recently provided plan to be refused as indicated in my objections of 26th July.

The additional issues which I have raised above reinforce my discomfort with this application, and provide additional planning reasons for refusal. The conditions on S13/0260 were correctly applied. This application S13/1824 should be refused. “

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 L_Ar 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 L_A90 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.

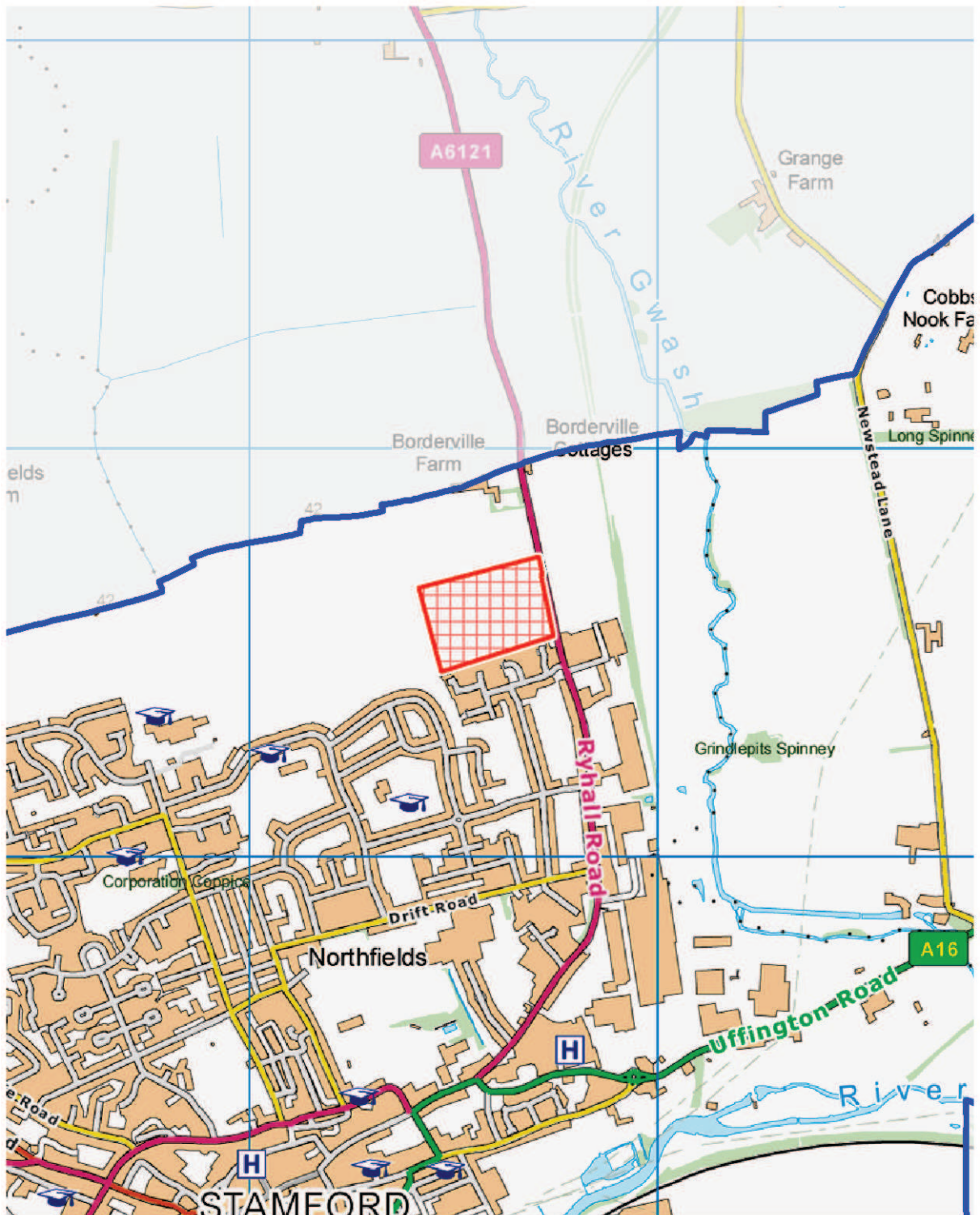
Note(s) to Applicant

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



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Agenda Item 6

AGENDA ITEM

Report No: PLA.1016

DEVELOPMENT CONTROL COMMITTEE

8 OCTOBER 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 – 20 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 - no report DOCUMENT 3C Copy of Appeal Decisions –

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

TABLE 4 Planning applications performance

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

DEVELOPMENT MANAGEMENT

TABLE 1

Applications not determined within the statutory period

Report No: PLA. 1016

Date Prepared: 25 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: 574

Stephen Holman, Yelcon Homes Ltd

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

Reason for non-determination:

S106 agreement is to be completed – to be subject of
extension of time PPA. Determine by 30/11/13

S12/2348/MJNF/SB

Date received:
09-Nov-2012
No of days: 318

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: 348

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

S13/0681/MJNF/NB

Date received:
08-Mar-2013
No of days: 199

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. Scheduled to be
reported back to Committee 29 October 2013.

S13/1123/MJRF/AH

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

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. Report to 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: 1076

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 29/10/13 Committee following external assessment of viability by consultant.

S10/2020/FULL/JJ

Date received:
03-Sep-2010
No of days: 1116

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 29/10/13.

S10/2021/LB/JJ

Date received:
03-Sep-2010
No of days: 1116

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 29/10/13.

S12/2702/LB/IVW

Date received:
06-Nov-2012
No of days: 321

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

Alterations to listed building (installation of hand rail to entrance steps)
Brownes Hospital, Broad Street, Stamford, Lincolnshire, PE9 1PF

Reason for non-determination:

Forwarded to SoS with recommendation to approve. Determine by 4/10/13.

S12/3241/EIAFP/PWM

Date received:
04-Jan-2013
No of days: 262

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:

Subject to PPA S106 to be completed 21/12/13.

S13/0775/EIAFP/SB

Date received:
25-Mar-2013
No of days: 182

Mr Martin Dale - Economic Regeneration, Lincolnshire County Council

Construction of Southern Quadrant Link Road (SQLR) comprising new 3km single carriageway road 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: 157

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. Determined by 29/10/13.

S13/1126/HSB/PL

Date received:
30-Apr-2013
No of days: 146

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 1/10/13.

S13/1127/LB/PL

Date received:
27-Apr-2013
No of days: 149

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 1/10/13.

S13/1187/LB/PL

Date received:
03-May-2013
No of days: 143

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 1/10/13.

S13/1213/FULL/SP

Date received:
01-Jul-2013
No of days: 84

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 30/9/13.

S13/1216/RM/JJ

Date received:
08-May-2013
No of days: 138

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:

Proposal affects high pressure gas main. Reconsulting HSE
following meeting on 20/9/13.

S13/1260/LB/IVW

Date received:
13-May-2013
No of days: 133

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 4/10/13

S13/1342/FULL/SB

Date received:
21-May-2013
No of days: 125

Mrs J A Watts

Amendments to planning permission ref S12/2817 including
alterations to french doors, additional roof lights, external
shutters, splayed window jambs, reinstate door, insertion of
stone steps, replacement of timber members, rebuilding cart
shed gable, rebuilding flank and gable wall to cakery,
installation of flue, removal of partition wall and infilling store
room window.

Tilly's Barn and Perkins Barn, The Granary, Outgang Road,
Baston

Reason for non-determination:

Additional information awaited from applicant. Determine by
1/11/13.

S13/1634/FULL/NB

Date received:
18-Jun-2013
No of days: 97

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
29/10/13.

S13/1640/FULL/SP

Date received:
23-Jul-2013
No of days: 62

Alliance Trust Pensions Ltd

Demolition of existing factory units and erection of 4 two bed terraced houses and a three storey office development
38, East Street, Grantham, Lincolnshire, NG31 6QW
Reason for non-determination:
Report to Committee 29/10/13

S13/1712/FULL/NB

Date received:
24-Jun-2013
No of days: 91

Mrs Jane Kaye

Replacement dwelling (amendments to application S13/0728)
1A, Castlegate, Castle Bytham, Grantham, Lincolnshire,
NG33 4RQ
Reason for non-determination:
Deferred from Committee 24/9/13. Report back to Committee.

S13/1779/FULL/NB

Date received:
02-Jul-2013
No of days: 83

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.

S13/1801/HSH/PL

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

Mrs Adelaide Bradbury

Two storey side extension
4, Baston Road, Greatford, Stamford, Lincolnshire, PE9 4PU
Reason for non-determination:
Request to go to Committee from local member. Determine by 29/10/13.

S13/1825/HSH/PL

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

Colin Gray

Demolition and construction of replacement outbuilding
Manor Farm, Wilsthorpe Road, Obthorpe, Bourne,
Lincolnshire, PE10 0ER
Reason for non-determination:
Awaiting expiration of consultation process. Determine on 30/10/13.

S13/1952/FULL/SP

Date received:
18-Jul-2013
No of days: 67

Mr D Hindmarch, Grantham Investments Ltd

Change of use of ground floor from A1 (retail) to A3/A4
(cafe/bar/drinking establishment)
20, Market Place, Grantham, Lincolnshire, NG31 6LP
Reason for non-determination:
Awaiting details regarding noise insulation. Determine by 4/10/13

S13/1953/FULL/SP

Date received:
22-Jul-2013
No of days: 63

Mr S Storey, Century Touch

Conversion of offices to 5 x flats including first floor extension to rear
Westgate House, 30, Westgate, Grantham, Lincolnshire,
NG31 6LX
Reason for non-determination:
To be withdrawn by 29/9/13

S13/1988/LB/IVW

Date received:
18-Jul-2013
No of days: 67

Mrs Slaine Short

Alterations to listed building (internal)
Short & Associates, Lansbury House, 3, St Marys Place,
Stamford, Lincolnshire, PE9 2DN
Reason for non-determination:
Determine by 4/10/13.

APPLICATIONS DECIDED UNDER DELEGATED POWERS
FROM 12 AUGUST – 20 SEPTEMBER 2013

S12/2920/FULL

Applicant: Mr W Addison
 Proposal: Erection of dwelling (retention of and alterations to existing unauthorised dwelling)
 Location: Adj 3 High Street, Pointon, Sleaford, NG34 0LX
 Decision: Refused - Under Appeal - 13 September 2013
 End to End time: 291

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

S13/0879/HSH

Applicant: Sally Treanor
 Proposal: Erection of detached garage
 Location: Westfield House, 39A, Empingham Road, Stamford, Lincolnshire, PE9 2RJ
 Decision: Approved conditionally - 13 September 2013
 End to End time: 151

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

S13/0985/DC

Applicant: Mr D Sharman, Barkston Refinishing
Proposal: Approval of details reserved by Conditions 2 (Materials) and 3 (Drainage) of Planning Approval S12/0495
Location: Sharmans Yard, Turnpike Close, Grantham, Lincolnshire, NG31 7XT
Decision: Approved - 09 September 2013
End to End time: 47

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

S13/1021/FULL

Applicant: Mr S C Daws
Proposal: Temporary Agricultural workers dwelling
Location: Copley Farm, Doddington Lane, Claypole, Newark, NG23 5AT
Decision: Refused - 16 September 2013
End to End time: 129

S13/1079/FULL

Applicant: Mr A Beamish, The Events and Tent Company
Proposal: Continuation of use of land and building for storage of marquees and associated equipment and retention of bunding and temporary buildings
Location: Hill Top Farm, Caythorpe Heath, Caythorpe, Grantham, NG323EU
Decision: Refused - 18 September 2013
End to End time: 56

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

S13/1175/FULL

Applicant: Mr Dick Baines

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

Location: Bellevue Farm, Carlton Scroop, Grantham, NG32 3AZ

Decision: Withdrawn - 17 September 2013

End to End time: 76

S13/1212/LB

Applicant: Jonathan Ibbott

Proposal: Alteration of listed building

Location: 35, High Street, St Martins, Stamford, Lincolnshire, PE9 2LJ

Decision: Approved conditionally - 18 September 2013

End to End time: 75

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

S13/1220/FULL

Applicant: Gavin Naismith
Proposal: Change of Use of land currently used as nursery play area to domestic curtilage and erection of single storey extension to dwelling

Location: Littlegates Farm, Clensey Lane, Dry Doddington, Newark,
Lincolnshire, NG23 5HT

Decision: Approved conditionally - 19 September 2013
End to End time: 42

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

S13/1341/CWC

Applicant: Mrs J A Watts
Proposal: Compliance with Conditions 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 13, 17 and 19 of planning permission S12/2817
Location: Tilly's Barn and Perkins Barn, The Granary, Outgang Road, Baston
Decision: Approved - 11 September 2013
End to End time: 113

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

S13/1366/HSB

Applicant: Mr Patrick Candler
Proposal: Replace oil tank, erect shed and site hot tub
Location: The Old Wheatsheaf, 1, Castlegate, Castle Bytham, Grantham, Lincolnshire, NG33 4RQ
Decision: Approved conditionally - 11 September 2013
End to End time: 49

S13/1367/LB

Applicant: Mr Patrick Candler
Proposal: Insertion of rooflight
Location: The Old Wheatsheaf, 1, Castlegate, Castle Bytham,
Grantham, Lincolnshire, NG33 4RQ
Decision: Approved conditionally - 11 September 2013
End to End time: 49

S13/1374/FULL

Applicant: Mr Andrew Rowe, Patten Builders Ltd
Proposal: Change of use and alterations of storage building to create
a single dwelling
Location: Land off Cecil Street, Grantham, Lincolnshire, NG31 9AQ
Decision: Approved conditionally - 18 September 2013
End to End time: 106

S13/1460/HSH

Applicant: Mr & Mrs I McEwen
Proposal: Alterations to dwelling including replacing doors and
windows and new pitched roof
Location: 14, Adelaide Street, Stamford, Lincolnshire, PE9 2EN
Decision: Approved conditionally - 17 September 2013
End to End time: 49

S13/1471/HSH

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/HSH

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

S13/1501/OUT

Applicant: Mr R Harwood
Proposal: Variation of condition 3 of outline planning permission S12/3014/OUT to increase maximum height of eaves above finished ground level to 2.35 metres (from 2.25 m) and to increase maximum height of ridge above finished ground level to 5.6 metres (from 5.0m)
Location: 1, Bourne Road, Corby Glen, Grantham, Lincolnshire, NG33 4NR
Decision: Approved conditionally - 16 September 2013
End to End time: 42

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

S13/1590/DCLB

Applicant: Michael Thurlby, The Thurlby Group, Smiths of Bourne
Proposal: Approval of details of conditions 2 (materials), 3 (joinery details), 4 (rainwater goods) and 5 (masonry details) of listed building consent S12/3032
Location: 25, North Street, Bourne, PE10 9AE
Decision: Approved - 11 September 2013
End to End time: 99

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

S13/1602/LB

Applicant: Mike Carroll, Lloyds Banking Group
Proposal: Replacement signage scheme
Location: 11, High Street, Stamford, Lincolnshire, PE9 2AL
Decision: Approved conditionally - 09 September 2013
End to End time: 48

S13/1603/ADV

Applicant: Mike Carroll, Lloyds Banking Group
Proposal: Replacement signage scheme
Location: 11, High Street, Stamford, Lincolnshire, PE9 2AL
Decision: Approved conditionally - 09 September 2013
End to End time: 48

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

S13/1648/DC

Applicant: David Parker, Pelham Architects
Proposal: Approval of details reserved by Conditions 7 (lagoon fencing and signage), 12 (lighting scheme) and 13 (bird and bat boxes) of S12/0613
Location: Land R/o Highfield Mews, Great Gonerby, Grantham, NG31 8XA
Decision: Approved - 10 September 2013
End to End time: 48

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
Location: land adjacent, The Orchard, Main Road, Tallington, Stamford, Lincolnshire, PE9 4RP
Decision: Refused - 12 August 2013
End to End time: 54

S13/1662/FULL

Applicant: Gibbons (Holdings) Ltd
Proposal: Erection of general purpose agricultural storage building
Location: Manor Farm, 72, Main Street, Baston, Peterborough, Lincolnshire, PE6 9PB
Decision: Approved conditionally - 18 September 2013
End to End time: 41

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/HSB

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/HSB

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

S13/1764/NMA

Applicant: Mrs C Sandall
Proposal: Non-material amendment to S10/2732 Conversion of barn to dwelling
Location: Grove House, The Grove, Hanthorpe, Bourne, Lincolnshire, PE10 0RD
Decision: Approved conditionally - 16 September 2013
End to End time: 80

S13/1765/LB

Applicant: Mrs C Sandall
Proposal: Insert rooflights (non material amendment to S10/2736)
Location: Grove House, The Grove, Hanthorpe, Bourne, Lincolnshire, PE10 0RD
Decision: Approved conditionally - 17 September 2013
End to End time: 82

S13/1767/HSB

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

S13/1788/FULL

Applicant: Ms Rose Saunders, Magpies Nest Craft
Proposal: Change of use from childrens nursery (D1) to retail (A1) and
training centre (D1)
Location: 14a, Burghley Street, Bourne, PE10 9NS
Decision: Approved conditionally - 13 September 2013
End to End time: 53

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

S13/1794/HSH

Applicant: Mr & Mrs R Duxbury
Proposal: Conversion and alteration of barn to form ancillary residential accommodation
Location: Glebe Farm, Little Bytham Road, Little Bytham, Grantham, Lincolnshire, NG33 4QN
Decision: Approved conditionally - 17 September 2013
End to End time: 53

S13/1803/HSH

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

S13/1814/ADV

Applicant: Malthurst Estates Ltd
Proposal: New fascia and shop signs, and replacement 9 metre high sign near entrance
Location: Colsterworth Service Station, Colsterworth, Grantham, NG335JJ
Decision: Approved conditionally - 09 September 2013
End to End time: 56

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

S13/1816/HSB

Applicant: Mr S Whatton
Proposal: Erection of two storey annex to rear and conservatory to side of dwelling
Location: Mill Cottage, Ropsley Road, Oasby, Grantham, Lincolnshire, NG32 3AQ
Decision: Approved conditionally - 11 September 2013
End to End time: 43

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/HSB

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/HSH 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

S13/1866/ADV

Applicant: Mr Steve Saunders, Renu
Proposal: Replacement signage to hanging sign to front and first floor
sign at rear
Location: 27, Abbey Road, Bourne, PE10 9EN
Decision: Approved conditionally - 10 September 2013
End to End time: 43

S13/1870/FULL

Applicant: Mr A Pearce
Proposal: Conversion of barn to dwelling
Location: 35B, High Street, Colsterworth, Grantham, NG33 5NE
Decision: Withdrawn - 10 September 2013
End to End time: 56

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

S13/1876/NMA

Applicant: Maiden Properties Limited
Proposal: Non material amendment of S10/0969 (alteration to fenestration on east elevation)

Location: Former Welland Motor Factors Site, North Street, Stamford, Lincs
Decision: Approved conditionally - 17 September 2013
End to End time: 27

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

S13/1893/TCA

Applicant: Mrs Y M Roberts
Proposal: Removal of overhanging branches to silver birch
Location: 87, North Road, Bourne, Lincolnshire, PE10 9BT
Decision: TC&P - Work allowed - 11 September 2013
End to End time: 46

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

S13/1903/HSB

Applicant: Mr P Wheeler
Proposal: Two storey side and single storey rear extensions

Location: 9, Greatford Gardens, Greatford, Stamford, PE9 4PX
Decision: Approved conditionally - 11 September 2013
End to End time: 49

S13/1904/HSB

Applicant: Mr C Morgan
Proposal: Single storey rear extension
Location: 31, King Street, West Deeping, Peterborough, Lincolnshire, PE6 9HP
Decision: Approved conditionally - 11 September 2013
End to End time: 51

S13/1906/LDE

Applicant: Mr Shawky Gabriel
Proposal: Use of 1A Bramble Grove as a separate dwelling
Location: 1A, Bramble Grove, Stamford, Lincolnshire, PE9 4BL
Decision: Lawful Development - 20 September 2013
End to End time: 64

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/HSB

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

S13/1928/LB

Applicant: Scottish & Newcastle
Proposal: Signage and external lighting to a listed building
Location: Gregory Arms, Grantham Road, Harlaxton, Grantham,
Lincolnshire, NG32 1AD
Decision: Approved conditionally - 20 September 2013
End to End time: 57

S13/1929/ADV

Applicant: Scottish & Newcastle
Proposal: Display of various illuminated and non-illuminated signs of
public house (including fascia signs, hanging signs and free
standing signs)
Location: Gregory Arms, Grantham Road, Harlaxton, Grantham,
Lincolnshire, NG32 1AD
Decision: Approved conditionally - 20 September 2013
End to End time: 57

S13/1932/DC

Applicant: Mrs Alison Lea, Larkfleet Homes
Proposal: Application for approval of details relating to conditions 3
(access), 4 (access), 5 (access) 6 (obscure glazing to
windows) and condition 9 (plots 23 & 49) of application
S10/1645
Location: Rainbow Superstore, Manning Road, Bourne, Lincolnshire,
PE10 9HW
Decision: Approved - 19 September 2013
End to End time: 69

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

S13/1945/CAC

Applicant: Lincolnshire Co Operative LTD
Proposal: Demolition of Kings Head Public House
Location: The Kings Head, High Street, Morton, Bourne, PE100NR
Decision: Approved conditionally - 19 September 2013
End to End time: 55

S13/1951/TCA

Applicant: Mr & Mrs Byrd
Proposal: Fell one conifer tree and one Norwegian pine
Location: 52, Church Street, Market Deeping, Peterborough,
Lincolnshire, PE6 8AL
Decision: TC&P - Work allowed - 17 September 2013
End to End time: 64

S13/1956/HSH

Applicant: Mr & Mrs Dan Hiblin
Proposal: Part single part two storey rear extension
Location: 56, Roman Bank, Stamford, PE9 2ST
Decision: Approved conditionally - 11 September 2013
End to End time: 51

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

S13/1961/FULL

Applicant: William Hill Organisation Ltd
Proposal: Change of use of premises from Class A1 (retail) use to
Class A2 (financial and professional services) use (licensed
betting office)
Location: 17, North Street, Bourne, Lincolnshire, PE10 9AE
Decision: Approved conditionally - 16 September 2013
End to End time: 48

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

S13/1969/FULL

Applicant: The Crown Estate
Proposal: Replacement agricultural workers dwelling to include 16 PV panels with associated vehicular access and hardstanding
Location: Fen Farm, Horbling Fen Drove, Horbling, Sleaford, Lincolnshire, NG34 0JX
Decision: Approved conditionally - 11 September 2013
End to End time: 43

S13/1974/HSH

Applicant: Mr K Ordish
Proposal: Detached two storey garden machinery store
Location: 4, Lincoln Road, Caythorpe, Grantham, Lincolnshire, NG32 3DD
Decision: Approved conditionally - 20 September 2013
End to End time: 51

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

S13/1994/HSH

Applicant: Miss H Masters
Proposal: Single storey side extension
Location: 11, Burns Road, Stamford, PE9 2XD
Decision: Approved conditionally - 10 September 2013
End to End time: 53

S13/2006/HSH

Applicant: Mr Peter Ball
Proposal: Extension to garage
Location: Sambalay, 45, Stirling Road, Stamford, Lincolnshire, PE9 2XR
Decision: Approved conditionally - 13 September 2013
End to End time: 53

S13/2008/HSB

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/HSB

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

S13/2020/FULL

Applicant: Ms B Harnden
Proposal: Conversion of dwelling into 2 no. dwellings with associated external and internal alterations
Location: Kings Mill, St Peters Vale, Stamford, Lincolnshire, PE9 2QT
Decision: Approved conditionally - 13 September 2013
End to End time: 44

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

S13/2022/LB

Applicant: Ms B Harnden
Proposal: Conversion of dwelling into 2 no. dwellings with associated external and internal alterations
Location: Kings Mill, St Peters Vale, Stamford, Lincolnshire, PE9 2QT
Decision: Approved conditionally - 13 September 2013
End to End time: 44

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

S13/2045/HSH

Applicant: Mr Michael Norton
Proposal: Demolition of existing garage & construction of side extension and replacement garage
Location: 22, Gregory Close, Harlaxton, Grantham, NG321JG
Decision: Approved conditionally - 16 September 2013
End to End time: 42

S13/2050/HSH

Applicant: Mr David Parrish
Proposal: Permission to retain alterations to windows
Location: 31, Warrenne Keep, Stamford, Lincolnshire, PE9 2NX
Decision: Approved - 13 September 2013
End to End time: 44

S13/2052/HSH

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

S13/2053/HSH

Applicant: Mr Mark Boquz
Proposal: Single storey extension to the rear and replace flat roof to garage with pitched roof
Location: 1, Lawrence Way, Thurlby, Bourne, PE100HU
Decision: Approved conditionally - 11 September 2013
End to End time: 49

S13/2054/HSH

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/HSH

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

S13/2060/HSH

Applicant: Mr Jim Coleman
Proposal: Detached Garage
Location: 26, Elm Close, Long Bennington, Newark, Lincolnshire, NG23 5EZ
Decision: Approved conditionally - 09 September 2013
End to End time: 47

S13/2063/LDE

Applicant: Mr David Sherwin
Proposal: Siting of caravan for residential purposes as well as ancillary storage structures/shed and workshop, garage, conservatory and decking.
Location: The Haven, Dyke Drove, Dyke, Bourne, PE10 0BL
Decision: Lawful Development - 19 September 2013
End to End time: 48

S13/2069/NMA

Applicant: Mrs S Patton
Proposal: New allignment 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

S13/2078/HSB

Applicant: Mr S Vickers
Proposal: Extension to dining room and erection of first floor storage area over existing garage/office
Location: Longniddry, Bridge Street, Marston, Grantham, Lincolnshire, NG32 2HL
Decision: Approved conditionally - 09 September 2013
End to End time: 46

S13/2080/HSB

Applicant: Mr Jason Beedell
Proposal: Single storey rear extension to replace existing conservatory
Location: The Holt, Bottom Street, Witham-on-the-hill, Bourne, PE100JP
Decision: Approved conditionally - 18 September 2013
End to End time: 44

S13/2081/HSB

Applicant: Mr Paul Branch
Proposal: First floor side and single storey front and side extension
Location: 8, Caledonian Road, Stamford, Lincolnshire, PE9 2TG
Decision: Refused - 13 September 2013
End to End time: 37

S13/2083/DC

Applicant: Mr Colin Lucy
Proposal: Approval of details reserved by Condition 2 (materials) of S12/1394
Location: 15, Church Street, Deeping St James, Peterborough, Lincolnshire, PE6 8HF
Decision: Approved - 16 September 2013
End to End time: 18

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

S13/2110/FULL

Applicant: Ms Patricia Earl
Proposal: Change of use from A1 (retail) to A3 (restaurant/cafe)
Location: 5, St. Marys Street, Stamford, PE9 2DE
Decision: Approved conditionally - 16 September 2013
End to End time: 39

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

S13/2118/LB

Applicant: Mr Richard Cresswell
Proposal: Alterations of listed building
Location: 10, Chapel Street, Haconby, Bourne, Lincolnshire, PE10 0UL
Decision: Approved conditionally - 19 September 2013
End to End time: 51

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

S13/2127/HSB

Applicant: Mr K Mellers
Proposal: Erection of conservatory to front elevation of dwelling
Location: Highland House, Aveland Way, Aslackby, Sleaford, Lincs, NG340HG
Decision: Approved conditionally - 11 September 2013
End to End time: 43

S13/2130/FULL

Applicant: Mr D Holt, B G B Engineering
Proposal: Section 73 Application for the variation of Condition 7 (Approved Plans) of Planning Approval S12/1004 - alterations to approved scheme
Location: 357, Dysart Road, Grantham, Lincolnshire, NG31 7NB
Decision: Approved conditionally - 09 September 2013
End to End time: 35

S13/2135/FULL

Applicant: Fenland Laundries Ltd
Proposal: Extension to form chemical dosing store
Location: Fenland Laundries, Swingbridge Road, Grantham, NG317XT
Decision: Approved conditionally - 12 September 2013
End to End time: 38

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

S13/2143/ADV

Applicant: Musgrave Retail Partners GB
Proposal: Display of three illuminated fascia signs, two printed graphic panels, one set of four poster frames, one window vinyl, one printed window graphic and one automatic door vinyl
Location: Budgens Store, South Road, Bourne, Lincolnshire, PE10 0DH
Decision: Approved conditionally - 17 September 2013
End to End time: 46

S13/2155/HSH

Applicant: Mr R Stacey
Proposal: Extension of time limit of previous planning permission S10/1344 (removal of conservatory and replace with 2 storey rear extension and conservatory)
Location: 33, High Street, Horbling, Sleaford, NG340PE
Decision: Approved conditionally - 20 September 2013
End to End time: 49

S13/2172/FULL

Applicant: Mr Foy Mach
Proposal: Change of use from restaurant (A3) to hot food take away (A5) and internal alteration works
Location: 6, ST PAULS STREET, Stamford, LINCOLNSHIRE, PE9 2BE
Decision: Approved conditionally - 16 September 2013
End to End time: 41

S13/2178/HSH

Applicant: Mr Raymond Ball
Proposal: Single storey rear extension to dwelling
Location: 6, Brewery Lane, Billingborough, Sleaford, NG34 OLN
Decision: Approved conditionally - 20 September 2013
End to End time: 32

S13/2181/LB

Applicant: L&J Hospitality
Proposal: Single storey rear extension, replacement external staircase and internal alterations
Location: The Six Bells, Witham on the Hill, Nr Bourne, Lincs, PE10 0JP
Decision: Approved conditionally - 20 September 2013
End to End time: 53

S13/2182/TCA

Applicant: Mr Peter Wheeler
Proposal: Felling of Conifer tree
Location: The Old Crankcase, Church Street, Barkston, Grantham, Lincolnshire, NG32 2NB
Decision: TC&P - Work allowed - 12 September 2013
End to End time: 38

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

S13/2274/HSH

Applicant: Mrs C Hamlin
Proposal: Proposed single storey extension to side and rear of dwelling
Location: 25, Saltersford Grove, Grantham, Lincolnshire, NG31 7HP
Decision: Approved conditionally - 20 September 2013
End to End time: 36

S13/2284/ADV

Applicant: Mr P Hainsworth
Proposal: Erection of two free standing non-illuminated signs
Location: Grantham & District Indoor Bowling Club, Trent Road,
Grantham, NG317XQ
Decision: Approved conditionally - 11 September 2013
End to End time: 33

S13/2317/HSB

Applicant: Mr D Millar
Proposal: Proposed side extension to dwelling
Location: 8, North Drive, Ancaster, Grantham, Lincolnshire, NG32
3RB
Decision: Approved conditionally - 20 September 2013
End to End time: 32

S13/2327/DC

Applicant: Mr Andrew Walker
Proposal: Approval of details of Condition 2 (Materials) of S13/0639
Location: Northbank House, Back Lane, Colsterworth, Grantham,
NG33 5HU
Decision: Approved - 16 September 2013
End to End time: 25

S13/2356/NMA

Applicant: Mr & Mrs M English
Proposal: Non material amendment to approved drawings SK.92/1041
to alter rear elevation first floor windows and alter windows
to secure door with obscure glazing to side elevation
Location: 58, Roman Bank, Stamford, Lincolnshire, PE9 2ST
Decision: Approved conditionally - 17 September 2013
End to End time: 21

S13/2364/DCLB

Applicant: W J Hemmings & Partners
Proposal: Approval of details of condition 4 (door details) required by
S13/1621/LB
Location: 3, Brownes Hospital, Broad Street, Stamford, Lincolnshire,
PE9 1PF
Decision: Approved - 11 September 2013
End to End time: 14

S13/2375/NMA

Applicant: Mr Kelvin O'Neil
Proposal: Non material amendment to S12/0367/FULL to amend
internal layout, window layouts, remove rooflights and
facing material specifications
Location: The Vine Inn, 19, Church Street, Market Deeping,
Peterborough, Lincolnshire, PE6 8AN
Decision: Approved conditionally - 17 September 2013
End to End time: 20

S13/2503/CDC

Applicant: Lincolnshire County Council
Proposal: Section 73 application to vary condition 2 of planning permission S08/0799/78 to retain the building for a further period of 5 years (PL/0181/13)
Location: Uffington C of E Primary School, School Lane, Uffington, Stamford, Lincolnshire, PE9 4SU
Decision: No objections made - 18 September 2013
End to End time: 9

PLANNING APPEALS 2012-2013 (excluding Enforcements)**NO OF APPEALS DETERMINED (based on Decision Date) 12
APPEALS OUTSTANDING AT 20 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>S12/3003/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><u>S13/0491/FULL</u> 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>	

RECENT APPEAL DECISIONS TO 25 SEPTEMBER 2013

Application Ref: S12/2920/FULL LDPP
Planning Inspectorate No: APP/E2530/A/13/2191541/NWF

Appeal Type: **Public Inquiry**

Appellant:	Mr W Addison
Proposal:	Erection of dwelling (retention of and alterations to existing unauthorised dwelling)
Site:	Adj 3 High Street, Pointon, Sleaford, NG34 0LX

Appeal Decision – Date:	Appeal dismissed - 13 September 2013
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SUMMARY:

To be reported at next Committee.

Appeal Decisions

Inquiry held on 20 August 2013

Site visit made on 20 August 2013

by **Simon Hand MA**

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

Decision date: 13 September 2013

Appeal A: APP/E2530/C/12/2188351

Land adjacent to 3 High Street, Pointon, Sleaford, Lincolnshire, NG34 0LX

- The appeal is made under section 174 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.
 - The appeal is made by Mr W Addison against an enforcement notice issued by South Kesteven District Council.
 - The Council's reference is S12/2920.
 - The notice was issued on 30 October 2012.
 - The breach of planning control as alleged in the notice is without planning permission, the erection of a dwelling house on the land.
 - The requirements of the notice are (i) remove the dwelling; (ii) remove from the land all building material and rubble arising from compliance with the first requirement above.
 - The period for compliance with the requirements is 3 months.
 - The appeal is proceeding on the grounds set out in section 174(2) (d), (f) and (g) of the Town and Country Planning Act 1990 as amended. Since the prescribed fees have not been paid within the specified period, the application for planning permission deemed to have been made under section 177(5) of the Act as amended does not fall to be considered.
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Appeal B: APP/E2530/A/13/2191541

Land adjacent to 3 High Street, Pointon, Sleaford, Lincolnshire, NG34 0LX

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr W Addison against the decision of South Kesteven District Council.
 - The application Ref S12/2920/FULL, dated 5 November 2012, was refused by notice dated 21 January 2012.
 - The development proposed is resubmission of previously approved dwelling incorporating amendments proposed.
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Decisions

Appeal A - 2188351

1. The enforcement notice is varied by deleting the words "3 calendar months" from the Time for Compliance, and replacing them with "9 months". Subject to this variation the appeal is dismissed and the enforcement notice is upheld.

Appeal B - 2191541

2. The appeal is dismissed.

Background to the Appeals

3. In 2002 a house was granted planning permission on the site following a successful appeal. Mr Addison began work on the site in 2003, and by 2008 had built the house that appears on the site today. Work stalled at that point, and in 2011 the Council notified him that the house had not been built according to the plans. An application was then made for a grant of planning permission for a somewhat different house, with dormer windows in the roof. This and a subsequent 2012 appeal were both refused. The Council then issued an enforcement notice and shortly after that the appellant made a new application for planning permission for a different house again. Both the notice and the subsequent refusal of the planning application have been appealed.
4. The appellant argues that the 2002 planning permission was implemented in 2003, and so remains a valid planning permission and is the fallback position. In any event, the house was substantially completed in 2008, more than four years before the issue of the enforcement notice and so is immune from enforcement action. Finally the house proposed in the s78 appeal is smaller than that currently on the site, much closer to the original 2002 permission. The Council claim that the original 2002 planning permission has never been implemented. The house was begun in 2003 on a different footprint and subsequently built to a substantially different design. Furthermore it has never been completed. Consequently, the 2002 planning permission has now expired and the house on the site is not immune from enforcement action. Since the 2002 permission was granted the policy situation has changed and no new dwellings are allowed in Pointon except those that meet certain, restricted criteria. Therefore the complete removal of the house with the plot remaining vacant is the outcome they most desire. The appellant responded to that by claiming the housing policies of the core strategy were out of date as they predated the Framework and the Council have no 5 year housing land supply. These then are the main issues.

Appeal A: ground (d)

5. The notice was issued on 29 November 2012, so the appellant needs to demonstrate that on the balance of probabilities the dwelling was completed by 29 November 2008. I heard a considerable amount of evidence concerning the state the building was in by the end of 2008. All parties are agreed that it was completed externally to the level seen today by April 2009. At that time Jenny Dexter (now Ballam) visited the property for Council Tax purposes and took a photograph showing it looking, essentially, like it does today. The dispute is over her record of a previous visit on 19 November 2008. She recorded that the shell was "nearly complete". She explained this meant the main body was finished and the roof was going on. That is, 10 days before the notice was issued the building was not yet watertight.
6. Mr Addison, although a bricklayer by trade is not a builder, earning his living from a game business. He built the house in his spare time with the help of various friends. Several of these gave evidence, which although not entirely in agreement with each other, suggested that the roof was completed on the main house by early 2008. In particular wiring for a burglar alarm and room sensors was installed by Mr Cook, a specialist alarm fitter, in the week commencing 25 August 2008. This work would not be carried out unless plastering was also virtually complete, implying by then the building was

watertight. There is also a valuation report by local estate agents dated 7 February 2008. Although describing the house as 50% complete the photograph attached to the report shows the roof complete. The windows are not yet installed and the garage has not been begun. It was suggested that it was the garage, under construction in late 2008 that Jenny Dexter saw on her November visit, although she was confident that it was not.

7. Jenny Dexter's 2009 photograph shows a plasterer's van outside the property, suggesting plastering was still going on. Mr Mears, the appellant's building consultant issued a certificate dated 31 December 2008, stating the building, as at 7 November 2008, was "being roofed in, windows and external doors fixed and first fixing in progress". Another officer from the Council's valuation section (Trish Appleyard) visited in May 2010 and noted all the downstairs plastering was complete by then, but the appellant told her the upstairs plastering was not begun. That was almost completed, according to Ms Appleyard's record of a conversation with Mr Addison, by October 2010, and the Council issued a completion notice for tax purposes in March 2011. Such a notice is issued once all the wiring and plumbing is in place and plastering complete, ie "second fix".
8. I am aware there is also evidence from the Valuation Tribunal, when in 2011 Mr Addison claimed the building was incomplete and so tried to avoid paying council tax. The Tribunal disagreed with Mr Addison and concluded the building was complete for Council Tax purposes. This does not help matters greatly, except that Mr Addison's description of the state the house was then in appears similar to that it is in now.
9. It is difficult to disentangle this evidence, but it seems most likely that the roof of the house was completed by mid to late 2008, before the notice was issued, but the garage was not completed until some time before Jenny Dexter's visit in April 2009. Even then there were still some internal works of plastering, wiring and plumbing going on until 2010. It is important to note that at no time has the house been connected to water, sewerage or electricity. No bathroom or kitchen units have been installed, and the wiring and plumbing has not been completed.
10. The question is therefore was the house substantially complete on or before 29 November 2008 and the answer has to be no. In the case of Sage¹ it was held that a building could not be regarded as substantially completed even if the outstanding works affected only the interior. I note these comment were obiter, and so not binding, but the Gravesham² case defines a dwellinghouse as a building that afforded those who used it the facilities required for day to day domestic existence. Thus the building constructed on the appeal site does not become a dwellinghouse, and therefore cannot be said to be substantially complete, until it contains day to day living facilities. Such facilities are not present today, and certainly were not in late 2008. Regardless of whether it appeared externally to be virtually finished, the building was not 'substantially complete' in planning terms at 29 November 2008 and the appeal on ground (d) fails.

¹ Sage v SSETR & Maidstone BC [2003] UKHL 22254

² Gravesham BC v SSE and O'Brien [1983] JPL 306263

Appeal A: ground (f)

11. This turns on whether the 2002 planning permission remains as a fallback. The Council produced a document that showed the footprint as built compared to that which was granted planning permission. This document was not challenged at the Inquiry and shows that none of the walls are in the correct place. The southern side wall and part of the front are close to the proper position, but the rear, the front gable and the whole of the garage differ by considerably more than a de minimis amount. The garage is attached and although not currently linked to the main house, contains rooms in the roof, lit by dormer windows. Visually it forms an integral part and a significant element of the whole building and should be considered as part and parcel of the development that was granted planning permission in 2002. It thus seems to me, based on the footprint alone, the building as constructed on the plot, was not the same as that granted planning permission in 2002.
12. Mr Addison gave evidence that he had always intended to build the 2002 building, and put in footings to that end. Once work on the walls began it became clear the front gable would not work, and he made it larger so that the roof trusses could be accommodated. The garage was also made wider, so that it went right up to the boundary with the northern neighbour, but these were the only departures, in footprint terms. The changes were made after the original foundations had been dug, and so the 2002 planning permission was implemented, but subsequently altered. As I explain above, I do not agree with this. Whatever Mr Addison intended to do, it does not seem that he did put the footings in the correct place. However, even if I am wrong on that, the building has to be treated as a single operation. The Copeland³ case confirmed that new development on land not previously developed should be treated as a single operation. Once construction departs from what has permission in a material way then the resulting building becomes unlawful.
13. In this case the differences are not only in the footprint, but the front gable, which occupies over a third of the front façade of the house, is noticeably different from that granted planning permission. It sticks out further forward, but is narrower, with an offset central ridge leading to a very uncomfortable gable end. It also has a bow window at ground level rather than one flush with the wall. The roof of the main house is taller than that allowed by at least 70cm, and the garage roof is at least 1m taller. These differences, along with the enlarged footprint, have created a building that appears to be substantially larger than that which was granted planning permission in 2002. There is no doubt in my mind, that the building as constructed is so different that it does not benefit from the 2002 planning permission. Treated as a single operation it is clear to me the building granted planning permission in 2002 has not been built. The appellant cannot pick and choose certain parts of the building and say because they are in accordance with the plans the original building was begun. It follows that the 2002 permission was never begun, has now expired and does not exist as a fallback position.
14. I note the 2012 Inspector treated the 2002 permission as if it were still possible to be implemented, and compared the proposal before him with that permission. However, as far as I can ascertain, the issue of whether the 2002 planning permission was still extant was never raised, and so he never made a

³ Copeland BC v SSE [1976] JPL 304202

finding on that matter, it was just a background assumption held by the parties at that time. The situation before me is different, as this has become a central plank of the Council's argument and is a matter of fact and degree which I have to determine.

15. The situation is, therefore, the building as constructed does not have planning permission and there is no fallback position. The requirements follow from the allegation of an unlawful building and the only remedy is to remove that building. The appeal on ground (f) fails.

Appeal B: The s78 Appeal

Development in villages

16. At the time of the 2002 planning appeal, the proposal was judged against policy H1 of the then Local Plan. The Council alleged the building was out of character with the area and so contrary to that policy. The Inspector disagreed and granted planning permission. In 2010 the Council adopted a Core Strategy which significantly changed the planning status of the site. SP1 directed housing development to certain main centres and local service centre villages (LSCs). Pointon is none of these and so comes under "all other villages" where housing will be restricted to various categories, none of which cover the house on the appeal site. This is repeated in new policy H1, which allocates the housing requirements taken from the Regional Spatial Strategy (RSS), subsequently revoked, to the various towns, to the LSCs and to "rural areas". The small figure for rural area is, I assume, made up of the houses that meet the exceptions in SP1. There is no doubt that taken at face value the construction of an open market house on this site is contrary to these policies.
17. The appellant argues that the publication of the Framework has changed the situation once again. Paragraph 55 deals with housing in rural areas. It makes no differentiation between villages, but advises that houses should be located where they will "enhance or maintain the vitality of rural communities" and where there are groups of smaller settlements, housing in one may support facilities in another. The appellant argues that Pointon is a sustainable location, as it has a pub, petrol filling station, village hall and school. It is also close to other small settlements and so a house here will help support the facilities in a cluster of villages. The Council's policy to define a village hierarchy is thus out of date. Houses can be allowed anywhere that fulfils the criteria of paragraph 55.
18. I cannot read the Framework to say that village hierarchies are out of date. It is up to Council's to interpret paragraph 55 for their own area. In South Kesteven, the Council considers that only certain villages are suitable for open market housing development, and that does not seem unduly controversial to me. The Council have considered the Framework and have no plans to alter their Core Strategy, which they feel is compliant. I do not think, therefore, that paragraph 55 overrides the Core Strategy.
19. The appellant raises an appeal decision in North Kesteven, where the Inspector decided that a locational strategy policy was outweighed by the Framework. But in that case the local plan was much older and the Council did not have a 5 year supply of housing land, which is quite different to the case before me.

5 year housing supply

20. The appellant also argues that the Council cannot identify a 5 year supply of housing land. The latest Council document is "5 Year Housing Land Supply 2013-2018" (5YHLS). This shows the position as at 31 March 2013, but was not published until 29 July 2013. It shows the Council need to find land for 3370 houses in the period or 674 a year, with an additional 5% buffer of 169 houses. Their analysis shows they have land for 3480 houses or 5.1 years supply, with further land for 210 homes that could be brought forward to provide the 5% buffer.
21. Mr Sibthorpe's analysis, based on his own knowledge of the locality was that the supply picture is overstated by at least 499 dwellings so only 4.36 years supply can be shown. In addition the buffer should be reduced to 130 dwellings, less than the 5% required. Looked at another way the Council need 5.25 years to include the 5% buffer and they only have, according to Mr Sibthorpe 4.61 years supply in total. In support of this he noted the Council itself, in two Development Control Reports dated 25 June and 16 July accepted it only had 4.8 years supply. The Council argue that these reports were issued before the 5YHLS was published and so did not have access to these up to date figures.
22. I note the Council did consider it only had a 4.8 year supply, and the reason given for this is explained in detail in the June report to committee. It seems the withdrawal of the Grantham Area Action Plan (GAAP) in January 2013, left a hole in the land supply figures, reducing them from 5.1 to 4.8. I also note the 5YHLS specifically states it has excluded all developments in the GAAP (other than 2 sites already in the Core Strategy) from the figures. So by taking into account the withdrawal of the GAAP it would seem the 5YHLS is more up to date than the two committee reports referred to by Mr Sibthorpe.
23. All of this demonstrates to me how volatile the housing situation is for any Council trying to crystal ball gaze into the future. The March 31st figures are very up to date, and show a 5.1 years supply. Mr Sibthorpe's criticisms are based on his local knowledge and talking to developers and agents, but I assume the Council too has local knowledge and has talked to developers and agents. The situation is thus that the Council have between a 4.5 and 5.5 years supply of land, depending on which figures are relied on. The evidence does not point strongly in one direction or another, but given the Council's figures are only a few months old, I cannot accept the Council's figures are out of date in the sense required to bring paragraph 49 of the Framework into play.
24. I do not find, therefore, that the Council's housing policies should be superseded by the Framework and so the development of the site for housing, other than for the categories described in SP1, is contrary to policy.

Other Matters

25. As pointed out above, Pointon does have certain facilities and is not an entirely unsustainable location. The appellant argues that the removal of the house would leave a vacant plot which would disrupt the street scene. I am not convinced by this. By this point in the village the houses are beginning to peter out. On the same side of the road, there is only one house further south, and that, although recently extended, is still some way from the site, separated

by a large barn like structure. The empty site would not necessarily stand out as an obvious infill plot waiting to be developed.

26. I note the 2002 Inspector described the proposal then as taking its place "unobtrusively in a row of frontage development"⁴. I am not so sure this is true of the appeal proposal. This would be 15cm from the northern boundary. That house is close to its boundaries, but otherwise the houses to either side and across the road, are all in more spacious plots. Even with the ridge height of both the main and garage roofs reduced, the end result would be a massive and disproportionate house, out of scale with its neighbours and dominating the street scene. I also note the appeal proposal is still substantially deeper than that allowed in 2002.
27. The Council also refused planning permission because of overlooking issues. There was some dispute as to whether this was reasonable or not. Overlooking had been considered in the 2012 appeal and the Inspector found it would be no worse than if the 2002 house were built. In this case I have found the 2002 house cannot be built, so overlooking is a potential issue. The houses to the front, across the road, are a considerable distance away, but to the rear is a close of bungalows. As I saw on the site visit the existing property is dominant in views from a number of back gardens, and the first floor windows have clear views into their gardens and the back of the houses. The 2012 Inspector says in paragraph 13 "I consider that the main effect arises from the house as originally approved which, presumably, was considered acceptable at that time". I read this as saying that in his view the first floor windows do cause harm but because the 2002 house, with similar windows can still be built, and at that time the Inspector found it to be acceptable, that carries little weight. In my view the appeal house would have a ridge a little lower, but the windows would be in the same place and still overlook the backs of the bungalows. The house would also still appear to be large and dominant. There is no fallback, so I consider there is harm by way of overlooking and over dominance, contrary to policy EN1 and that this adds to the policy harm identified above.
28. It could be argued that regardless of the lapse of the 2002 planning permission, the Inspector at that time still considered issues such as dominance, scale and amenity and found the 2002 house to be acceptable. However, the appeal proposal, although reduced in size from that built, is still larger than that allowed in 2002. The ridge height may be similar, but that is achieved by introducing a flat roof section, so the bulk of the roof and of the building as a whole is hardly changed. I have also had the opportunity of seeing the house built, and even taking into account the changes proposed in the current appeal can see how dominant and out of scale it would be.

Conclusions and Appeal A: ground (g)

29. Setting aside the Council's policy objections for a moment, in terms of the street scene it is possible a more modest dwelling would be acceptable on the site, but neither the appeal proposal nor the existing dwelling are. The proposal is thus contrary to EN1 of the Core Strategy which requires proposals to be considered in relation to the scale of buildings and visual intrusion, amongst other things, and to policy SP1.

⁴ APP/E2530/A/02/1094826/P4: paragraph 5

30. I shall uphold the notice and refuse planning permission for the development subject to the s78 planning appeal. Consequently, the house will have to be demolished. I accept that for Mr Addison to do this on his own will take some time, and in that context 3 months is not long. The 12 months suggested is akin to granting a temporary permission, but the Council are not opposed to an extension and I shall extend the compliance period to 9 months.

Simon Hand

Inspector

APPEARANCES

FOR THE APPELLANT:

Jack Smyth	Of counsel
He called	
W Addison	Appellant
A J Mears MRICS MBEng	Building Consultant
Andrew Jagger	
John Loveday	
Steve Cook	Zone Systems Ltd
Mike Sibthorpe MRTPI	Planning Consultant

FOR THE LOCAL PLANNING AUTHORITY:

Hashi Muhamed	Of counsel
He called	
Jenny Ballam	South Kesteven District Council
J Short	
Louise Parker	

DOCUMENTS

- 1 Diagram of angles of appeal and approved dwellings to No12 St Gilbert's Close
- 2 Local Planning Authority opening remarks
- 3 Statement of common ground
- 4 Mike Sibthorpe's rebuttal of 5 year housing land supply
- 5 Appeal form and Appellant's Statement from 2012 planning appeal
- 6 Suggested conditions
- 7 Text of policy H1
- 8 Closing for both parties
- 9 Council's costs application and rebuttal by appellant
- 10 Appellant's costs application and rebuttal by Council

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