

AGENDA



For a meeting of the
DEVELOPMENT CONTROL COMMITTEE
to be held on
TUESDAY, 29 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. PETER'S HILL, GRANTHAM. NG31 6PZ
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 40 61 18 E-mail: m.hall@southkesteven.gov.uk

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

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

1. MEMBERSHIP

The Chief Executive to notify the Committee of any substitute members

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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 8 OCTOBER 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. PLA1018 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 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 7 January 2014, 1pm	Monday 6 January 2014, 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, 8 OCTOBER 2013



COMMITTEE MEMBERS PRESENT

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

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

OFFICERS

Head of Development Services (Mark Williets)
Development Management Service Manager (Pat Reid)
Area Planning Officer (Nigel Bryan)
Systems Support Officer (Gavin Hutchinson)
Committee Support Officer (Malcolm Hall)
Solicitor (Paul Rushworth)

179. MEMBERSHIP

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

180. DISCLOSURE OF INTERESTS

There were none declared.

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181. MINUTES OF MEETING HELD ON 24 SEPTEMBER 2013

The minutes of the meeting held on 24th September 2013 were accepted as a correct record of decisions taken.

182. PLANNING MATTERS

Decision:-

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

NB1

Application ref: S13/2281/DC

Description: 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

Decision: Approved

Noting comments made during the public speaking session from:-

Simon Piggott – applicant

together with comments from the Highway Authority (in full) and the Heritage Trust of Lincolnshire, and comments from a nearby resident, together with comments made by Members at the meeting.

(1.10pm – Councillor Ashberry entered the meeting).

(1.12pm - Councillor Powell entered the meeting).

It was proposed, seconded and agreed that the application be approved, subject to the following condition:-

The submitted Management Plan is acceptable for control of vehicles associated with unaffiliated Members and subject to the complaint monitoring report being submitted to South Kesteven District Council on a 3 monthly basis, and being available to Members of the Public on request, the Management Plan is approved, for a period of 12 months.

JJ1

Application ref: S13/2001/MJRF

Description: Construction of 13 residential dwellings and garages with associated infrastructure

Location: Land off Spalding Road, Deeping St James

Decision: Approved, subject to the completion of a Section 106 agreement

Noting no objection from the Environment Agency, Anglian Water or Highway Authority, Comments from LCC Children's Services, Partnership and Projects Officer (Affordable Housing) Community Leisure Officer, Heritage Lincolnshire (Archaeology) and NHS Property Services, representations from neighbouring residents and a note of the Section 106 Heads of Terms; late information report circulated to Members before the meeting including comments from the Community Leisure Officer in relation to the revised contribution for open space in the Section 106 agreement, report of site inspection and comments made by Members at the meeting.

Members commented in regard to the construction of roads to adoptable standards, and in relation to appropriate provisions for the Fire Brigade. The Development Management Service Manager advised that a meeting of Lincolnshire Development Management Service Managers was shortly to take place with the Fire Brigade regarding a consistent strategic approach to both planning and building regulation issues and that in relation to the issue raised about adoptable roads, an appropriate condition could be imposed.

It was then proposed, seconded and agreed that the application be approved, with authority delegated to the Development Management Service Manager in consultation with the Chairman and Vice-Chairman, subject to the summary of reasons set out in the Case Officer's report, to the signing of a legal agreement to secure developer contributions, subject to the conditions and notes set out in the report, and also a condition in relation to the construction of roads on the development to an adoptable standard. Where the legal agreement has not been completed prior to the committee meeting a period of six weeks post the date of the committee meeting shall be set for the completion (including signing) of the agreement. In the event that the agreement has not been signed and where in the opinion of the Development Management Service Manager acting in consultation with the Chairman and Vice-Chairman of the committee there are no extenuating circumstances which would justify a further extension of time, the related planning application shall be refused on the basis that the necessary infrastructure or community contributions essential to make what would otherwise be unacceptable development acceptable have not been forthcoming.

AH1

Application ref: S13/0355/LB

Description: External alterations including replacement window units, roof coverings and rainwater goods along with re-pointing works

Location: 1-13 Lumbys Terrace, Stamford

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

JJ2

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: Approved, subject to the completion of a Section 106 agreement

Noting no objection from the Highway Authority, comments from Heritage Lincolnshire (Archaeology) and objections from local residents and the Voice of Stamford, and a note of the Section 106 Heads of Terms, an addendum report, including a note of the reasons for deferral at the last meeting and the additional information provided following that deferral, including documents and comments from the applicants/agent circulated to Members at the meeting; a letter from the Highway Authority and further comments from the Voice of Stamford, also circulated to Members at the meeting, report of site inspection and comments made by Members at the meeting.

It was proposed and seconded that the application be approved.

During discussion, Members were concerned to ensure that the neighbouring authority (Rutland County Council) were aware of the proposals, particularly in regard to the highway issues surrounding the speed limits and proposed changes.

As an amendment, it was proposed and seconded that a condition be added to ensure the provision of a temporary 30mph restriction during the construction phase.

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

A Member reminded the committee that during earlier discussion, a suggestion had been made regarding a wheel wash facility for the site. The Chairman suggested, and it was agreed by the proposer and seconder, that this could be added as a requirement of the Traffic Management Plan.

(In accordance with Council Procedure Rule 16.4, it was agreed that a recorded vote be taken).

Prior to the vote being taken, the Chairman clarified the various elements of the proposition on which Members would be voting:-

- Conditions 1 to 35 (and notes) on pages 36 to 43 of the main report;
- Conditions 27 and 30 as shown amended on page 34 of the main report;
- The additional condition shown on page 34 of the main report, in relation to the implementation of the construction access prior to any development commencing, and land restored following completion of the development;
- An additional condition requiring a Traffic Management Plan, as in the first paragraph on page 2 of the letter dated 2nd October 2013 from the Highway Authority, to include requirements for a temporary 30mph limit during construction and a wheel wash facility.

A Member again made comments in relation to the imposition of a 30mph limit, and requested a condition. The Solicitor advised that such a condition would fail to satisfy the test that conditions must be valid. He therefore advised against its inclusion.

A Member reiterated her earlier comment in relation to the erection of a “hazard” sign to assist vehicles in seeing pedestrians/cyclists. The Chairman pointed out that this was covered in suggested highway conditions, but this would nevertheless be noted in the minutes.

A recorded vote was then taken as follows:-

<u>For</u>	<u>Against</u>
Councillor Ashberry	None
Councillor Cook	
Councillor Higgs	
Councillor Howard	
Councillor Vic Kerr	
Councillor King	
Councillor Morgan	

Councillor Parkin
Councillor Powell
Councillor Mrs Judy Smith
Councillor Stevens
Councillor Adam Stokes
Councillor Mrs Brenda Sumner
Councillor Wilkins
Councillor Woolley

The proposition was therefore carried, and the application approved, with authority delegated to the Development Management Service Manager in consultation with the Chairman and Vice-Chairman, subject to the summary of reasons set out in the Case Officer's report, to the signing of a legal agreement to secure developer contributions and obligations, and subject also to the conditions, amended conditions and notes set out in the report. Where the legal agreement has not been completed prior to the committee meeting a period of six weeks post the date of the committee meeting shall be set for the completion (including signing) of the agreement. In the event that the agreement has not been signed and where in the opinion of the Development Management Service Manager acting in consultation with the Chairman and Vice-Chairman of the committee there are no extenuating circumstances which would justify a further extension of time, the related planning application shall be refused on the basis that the necessary infrastructure or community contributions essential to make what would otherwise be unacceptable development acceptable have not been forthcoming.

183. 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.

The Development Management Service Manager drew the attention of Members to the appeal result attached to the report, in relation to the erection of a dwelling adjacent to 3 High Street, Pointon. The appeal had been heard at a public inquiry, and he complimented the officers who had appeared for the District Council, for whom it was their first inquiry. The hard work undertaken both before and at the inquiry had resulted in the dismissal of the appeal and the award of costs to the Council.

184. WIND TURBINES

The Chairman told the committee that, as authorised at the last meeting he had, together with the Vice-Chairman and Development Management Service Manager, agreed the Committee's views on the applications for submission to Newark and Sherwood District Council and Rutland County Council, and had responded accordingly. The Deeping St James application had been withdrawn, but the information formulated would be kept on file. He thanked the committee for their support and views.

185. CLOSE OF MEETING

The meeting closed at 2.18pm

Agenda Item 5

COMMITTEE: 29 October 2013

	NO	PAGE	PROPOSAL AND LOCATION	REC
NB1	S13/1869	1	Siting of 2192 ground mounted photovoltaic panels The Pheasantries, Casewick Lane, Uffington, Stamford, PE9 4SX	AC
NB2	S13/2315	9	Renewal of extant permission S09/2662 (redevelopment of site to create nine dwellings and two shop units) 40/40a St Pauls Street, Stamford, PE9 2BH	AC
SP1	S13/1640	25	Demolition of existing factory units and erection of four two bed terraced houses and a three storey office development 38 East Street, Grantham, NG31 6QW	AC
KJC1	S10/1805	34	Residential Development for the creation of nine flats Including demolition of the existing building 20b Swinegate, Grantham, NG31 6RJ	AC
AH1	S13/2104	47	Erection of 3 no two storey dwellings and 1 no bungalow with associated parking facilities following demolition of existing garages R/O 10 Glen Crescent, Stamford, PE9 1SW	AC
NB3	S13/1712	59	Replacement dwelling (amendments to application S13/0728) 1A Castlegate, Castle Bytham, Grantham, NG33 4RQ	AC

Applicant	PJ & JA Watts LTD Vine House Farm, Deeping St. Nicholas, Spalding, PE11 3DG
Agent	Miss Claire Harness, Bowler Energy LLP Badger Farm, Willowpit Lane, HILTON, Derbyshire, DE 65 5FN
Proposal	Siting of 2192 ground mounted photovoltaic panels
Location	The Pheasantries, Casewick Lane, Uffington, Stamford, Lincolnshire, PE9 4SX
App Type	Full Planning Permission
Parish(es)	Uffington
Reason for Referral to Committee	At the request of the local Cllr and with the development considered to be locally controversial.
Recommendation Summary	It is proposed to site 2192 ground mounted photovoltaic panels in a field to the west of Casewick Lane, Uffington. The panels would be sited in six rows and be 2.44m tall at their highest point and linked into the national grid. An area of approximately 0.3 hectares would be covered and generate enough electricity to power in the region of 112 homes. The application site is within open countryside and well screened from public vantage points by existing planting. As a result there would be limited discernable impacts on the character of the area nor would the setting of adjacent heritage assets be detrimentally affected. Renewable energy is broadly encouraged with the proposal generating limited negative impacts; the land around the panels would continue to be used for the agricultural purposes through grazing or a chicken run. The application is therefore deemed to comply with guidance contained in the National Planning Policy Framework (notably chapters 3, 7, 10, 11, 12) and policies SP1, EN1 and EN3 of the Core Strategy; with no other material planning considerations to indicate that the application should be determined otherwise.

Key Issues

- Impact on the character of the area and heritage assets;
- Visual impacts from the development, including amenity and possible glare;
- Highway considerations

Technical Documents Submitted with the Application

- Layout, elevation drawings and location plan
- Planning and Design and Access Statement
- Flood Risk Assessment

REPORT

Application category

The application is a minor.

Reason for referral to Committee

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

The proposal

The application is for the siting of 2192 ground mounted photovoltaic panels. They would be sited on posts and be 2.44m above ground level at their highest point and run in six rows, east to west, across an agricultural field covering approximately 0.3 hectares. A small central area would have no panels and is left void because of an existing telegraph pole, which will provide a link to the national grid. Given their isolated location no CCTV or fencing is proposed.

The panels are predicted to generate 500,000k Wh of electricity per annum, enough to power approximately 112 homes.

Application site and its surroundings

The application site would be accessed off a long narrow track that is currently used to access a property, The Pheasantries, and two chicken sheds recently granted permission.

The land on which the panels would be sited is flat and devoid of any significant features of interest. Around the field is hedging approximately 2m tall; there are sporadic gaps within the hedge but for the most part the hedge is around the entire site. To the north of the site, between Casewick Hall and the panels, is a small wood.

Site history

An application for the erection of two wind turbines, one of which would be on the same site as the panels and one slightly further north, was withdrawn prior to being determined (reference number; S12/1017)

Representations received

Uffington Parish Council (UPC) – the observations of UPC are reproduced below;

“As these panels would be less intrusive than the previous application for wind turbines the Council were concerned about the possibility of glare/reflection on to the A1175 and it was suggested that if this application was approved that some sort of screen be erected to eliminate this possible problem. The Parish Council were also concerned about the increase of good agricultural land being taken up by this type of development. One of our Parish Councillors, Cllr Mulvaney, works for Cummins Generator Technologies and made the following comments.

If the design is going to be connected to the grid then the design must be validated to ensure that it provides the voltage control (SGI) that meets the High and Low voltage ride to ensure a stable point of connection. Whilst ENTSO-E will be enforced in 2015 which make these

requirements mandatory for all grid connected systems that produce 0.8kV and above. As the local grid has known power issues the local businesses do not want electrical instability and we need to protect the area against further grid instability. To ensure against “brown outs” a good design should mitigate this.

As regards sun refraction, in Bavaria where some farmers have implemented small solar farms there have been instances of solar refraction on roads near these installations. This must be avoided at the Uffington/Tallington site as the A1175 is nearby”.

Tallington Parish Council – raise no objection to the application;

Barholm and Stowe Parish Meeting – No response received;

Heritage Lincolnshire – the application would not affect any known sites of archaeological interest;

Planning Policy – No objection in principle to the development. Note that policy SP1 ‘Spatial Strategy’ would generally restrict development outside of main urban areas but EN3 ‘Renewable Energy’ would allow such proposals subject to linking to the national grid and removal of the equipment once they are no longer required. Consideration would also need to be had to policy EN1 ‘Protection and Enhancement of the Environment’, with particular regard to possible visual intrusion;

Environmental Protection – make no comment on the application;

Lincolnshire County Council - The Highway Authority does not object to the application;

Environment Agency – Does not object to the application subject to complying with the submitted Flood Risk Assessment;

Principal Conservation Officer – Comments will be reported in the late items paper;

English Heritage - Comments will be reported in the late items paper;

Representations received as a result of public consultation

The application has been advertised in accordance with the adopted Statement of Community Involvement with the closing date for representations being the 20 September. At the time of writing four representations have been received. A summary of their observations is drafted below;

- No consideration has been given to the potential bypass for Tallington;
- The drawings submitted with the application are not adequate enough to identify the location of the site;
- The solar panels will be an ‘eye-sore’ as well as distract drivers and lead to glare;
- Agricultural land would be lost from food production;
- Statements in the Design and Access Statement are in-correct and mis-leading;
- Health and safety will be compromised through the site not having any fencing and members of the public being able to access the site. A magnetic field will be generated from the panels, similar to a power line;
- The setting of Casewick Hall will be detrimentally affected;
- The panels will be out of character with the area in a rural landscape;
- Planning policy is relatively quiet on solar farm developments but green targets need not necessarily override the views of local residents or the need to protect the character of the area

Policy considerations

National Guidance

The National Planning Policy Framework indicates that renewable energy will generally be encouraged if the ‘impacts’ from the development are acceptable (paragraph 98)

More specific guidance has been produced on solar farms in a document titled ‘planning practice guidance for renewable and low carbon energy’ (July 2013). Three paragraphs of the document relate specifically to solar farms and are reproduced below;

“What are the particular planning considerations that relate to large scale ground-mounted solar photovoltaic farms?”

1. The deployment of large-scale solar farms can have a negative impact on the rural environment, particularly in very undulating landscapes. However, the visual impact of a well-planned and well-screened solar farm can be properly addressed within the landscape if planned sensitively.

2. Particular factors a local planning authority will need to consider include:

- . encouraging the effective use of previously developed land, and if a proposal does involve greenfield land, that it allows for continued agricultural use¹¹ and/or encourages biodiversity improvements around arrays¹²*
- . that solar farms are normally temporary structures and planning conditions can be used to ensure that the installations are removed when no longer in use and the land is restored to its previous use*
- . the effect on landscape of glint and glare (see guidance on landscape assessment at paragraphs 39-40) and on neighbouring uses and aircraft safety*
- . the extent to which there may be additional impacts if solar arrays follow the daily movement of the sun*
- . the need for, and impact of, security measures such as lights and fencing*
- . great care should be taken to ensure heritage assets are conserved in a manner appropriate to their significance, including the impact of proposals on views important to their setting. As the significance of a heritage asset derives not only from its physical presence, but also from its setting, careful consideration should be given to the impact of large scale solar farms on such assets. Depending on their scale, design and prominence, a large scale solar farm within the setting of a heritage asset may cause substantial harm to the significance of the asset*
- . the potential to mitigate landscape and visual impacts through, for example, screening with native hedges*
- . the energy generating potential, which can vary for a number of reasons including, latitude and aspect*

1. The approach to assessing cumulative landscape and visual impact of large scale solar farms is likely to be the same as assessing the impact of wind turbines (see paragraphs 41-44). However, in the case of ground-mounted solar panels it should be noted that with effective screening and appropriate land topography the area of a zone of visual influence could be zero”.

Core Strategy

Policy EN3 ‘Renewable Energy Generation’ of the Core Strategy is pertinent to the determination of the application and is drafted below;

The District Council will grant planning permission for proposals to generate energy from renewable sources, subject to the proposals according with the other Core Strategy policies, national guidance and complying with the following criteria:-

The proposal can be connected efficiently to existing national grid infrastructure, unless it can be demonstrated that energy generation would be used on-site to meet the needs of a specific end user.

The proposal should make provision for:

- o the mitigation of the real emissions/impacts arising from the installation of the renewable energy generation
- o the removal of the facilities and reinstatement of the site, should the facilities cease to be operational.

Policies EN1 are SP1 are also relevant to the application with the former aiming to preserve or enhance the character of the area and the later aiming to concentrate development within appropriate locations.

Other material considerations

Within the Landscape Character Assessment the site falls within the Kesteven Uplands. The management objectives of this document are, inter alia, to protect and improve field boundary condition and pay special attention to sensitive spaces around the edge of historic towns such as Stamford and the villages

Officer evaluation

Renewable energy sources are broadly supported subject to them being in the right location and not harming the character of the area.

Impact on the character of the area

The solar panels would be sited some 550m from the nearest residential property. The field in which they would be sited is also well screened from any residential properties, particularly from properties to the north in Casewick Park, which houses a number of Listed Buildings and is within a Conservation Area. The setting of any adjacent heritage assets would not be detrimentally affected, with the Conservation Area some 600m away from the panels.

There may well be sporadic views of the site for drivers on the A16 but views would be restricted by the hedgerow and the panels would be approximately 600m from the road and they would not be unduly prominent features within the landscape. Glare from the panels

Given the relatively isolated nature of the site and screening that surrounds it, it is not considered that the panels would be harmful to the character of the area or Casewick Park. However, to ensure that sporadic gaps within the hedgerow along the A16 are filled it is recommended that a landscaping condition be added to further screen the development from this vantage point.

Other considerations

The highway authority raises no objection to the application with there unlikely to be any great vehicle movements associated with the panels once erected. The Environment Agency doesn't object and a condition about the removal of the panels is recommended should they no longer be required for energy production.

The land is currently use for agricultural purposes. As a result of this application the use will not change with the ground beneath the panels to be used for the grazing of sheep or as a run for chickens.

Conclusion

Renewable energy would be created with relatively limited impact on the character of the area or residential amenity from the siting of the panels. Given the broad presumption in favour of renewable energy, and limited negative impacts from the development, the application is acceptable, subject to conditions.

Crime and Disorder Implications

The application will not raise any significant issues.

Human Rights Implications

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

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

Section 106 Legal Agreement

No S.106 is required.

SUMMARY OF REASON(S) FOR APPROVAL

It is considered that the proposed solar panels would provide a source of renewable energy, contributing to a reduction in the use of fossil fuels, in line with national policy. The design, location and number of panels is appropriate in the context to ensure that the setting of heritage assets and the character of the area would not be compromised. Nor would residential amenity or highway safety be compromised.

For the reasons outlined above, it is deemed that the proposal is in accordance with The National Policy Statements - Overarching National Policy Statement for Energy (EN-1) & National Policy Statement for Renewable Energy Infrastructure (EN-3), The National Planning Policy Framework (Section 3 Supporting a prosperous rural economy, Section 12 Conserving and enhancing the historic environment, Section 11 Conserving and enhancing the natural environment, Section 10 Meeting the challenge of climate change and flooding, Section 7 Requiring good design) and policies SP1, EN1 and EN3 of the South Kesteven Core Strategy; with no other material planning considerations to indicate that the application should be determined otherwise.

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 paragraphs 186 -187 of the National Planning Policy Framework.

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

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

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

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

original condition within six months.

Reason: To ensure that the land is being used productively should the panels no longer be required for electricity generation and to comply with policy EN3 of the Core Strategy.

3. No development shall take place until full details of 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 planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme, with a particular emphasis on supplementing the hedge row on the southern boundary of the site adjacent to the A16.

Reason: Soft landscaping makes 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).

4. All soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out in the first planting year from the date that the first panel is sited or in accordance with a programme agreed with the local planning authority.

Reason: 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 permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (ref number 042-BEPW012-IP-Flood Risk Assessment) and e-mail dated 27 September 2013.

Reason: To ensure no increase in impermeable surfaces and to reduce the risk of flooding to the proposed development and surrounding area.

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

27/09/13/Location PlanREV2/CH
27/09/13/ Access plan/ CH
30/07/13/ Profile ViewREV1/ CH
30/07/13/ Front - Rear View/ CH
30/07/13/ Site PlanREV1/ CH

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

Site Location Plan

Ref	S13/1869
Proposal	Siting of 2192 ground mounted photovoltaic panels
Location	The Pheasantries, Casewick Lane, Uffington, Stamford, Lincolnshire, PE9 4SX



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Applicant	Mr P Mitchell, Burghley Developments Limited The Grey House, 3, Broad Street, Stamford, PE9 1PG
Agent	Mr David Shaw, David Shaw 29, Maffit Road, Ailsworth, Peterborough, PE5 7AG
Proposal	Renewal of extant permission S09/2662 (redevelopment of site to create nine dwellings & two shop units)
Location	40/40A, St. Pauls Street, Stamford, Lincs, PE9 2BH
App Type	Full Planning Permission
Parish(es)	Stamford
Reason for Referral to Committee	A section 106 legal agreement is required.
Recommendation Summary	The application is to vary condition 1 of an extant permission for the 'redevelopment of site to create 9 dwellings and 2 shop units'. A Section 106 Legal Agreement was signed with the original permission and a contribution of £3,500 sought toward a Traffic Regulation Order. In all other aspects the application remains the same. Whilst there has been a change in planning policy at both a national and local level there has been no fundamental change that would now indicate the development is now unacceptable. The site is within one of the four most sustainable settlements of the District and falls within the town centre having an 'active frontage' on the ground floor street elevation, with a mews style residential development to the rear. Nor has there been any change to the surrounding built environment that would indicate the development would have a detrimental impact on residential amenity through a dominating or overlooking impact. The Highway Authority does not object to the application. With the proposed development to be identical to that which currently benefits from planning permission and the application to vary condition 1 only there is not considered to be any reason to object to the application with it deemed to result in an enhancement on the character of the area. The application is, therefore, deemed to comply with pertinent policy guidance and subject to previous conditions being replicated, and signing a Section 106 Legal Agreement within requisite time frames, the application is recommended for approval.

Key Issues

- Impact on the character of the area and heritage assets;
- Residential amenity;
- Highway considerations

Technical Documents Submitted with the Application

- Application form
- Layout, elevation drawings and location plan

REPORT

Introduction

The application is to vary condition 1 of planning permission S09/2662/FULL – an application for the ‘redevelopment of site to create 9 dwellings and 2 shop units’. A Section 106 Legal Agreement was signed with the original permission and a contribution of £3,500 sought toward a Traffic Regulation Order. As a result of the S106 the current application needs to be determined by the Development Control Committee. In all other aspects the application remains the same.

The ability to vary condition 1 of extant permissions has been brought in for a temporary period to assist developers in tough economic times.

Policy Considerations

Since the determination of application S09/2662 there has been a change in planning policy with the National Planning Policy Framework replacing PPS's and PPG's at a national level; the Regional Plan has been abolished and the Local Plan replaced by the Core Strategy.

Representations received

Consultation has been undertaken on the application but no responses received from local residents.

Environmental Protection – request that appropriate sound proofing be installed to comply with Building Regulations.

Planning Policy – does not object to the proposal.

Stamford Civic Society – object to the application for the same reasons as previously outlined on application S09/2662/FULL.

Lincolnshire County Council – The Highway Authority does not object to the application subject to the same conditions being replicated and signing of the S106.

Heritage Lincolnshire – request that archaeological investigation be completed prior to the commencement of development, as per the previous permission.

Stamford Town Council – No objection to the construction or development of this site but we are concerned about the entrance/exit onto St Pauls Street. LCC Highways to be consulted and also we would like this referred to the Conservation Officer.

Officer evaluation

There has been no fundamental change in planning policy that would indicate the development is now unacceptable. The site is within one of the four most sustainable settlements of the District and falls within the town centre having an ‘active frontage’ on the ground floor street elevation, with a mews style residential development to the rear. Nor has there been any change to the surrounding built environment that would indicate the development would have a detrimental impact on residential amenity through a dominating or overlooking impact. The Highway Authority does not object to the application.

With the proposed development to be identical to that which currently benefits from planning permission and the application to vary condition 1 only there is no reason to object to the application with it deemed to result in an enhancement on the character of the area.

The application is, therefore, deemed to comply with pertinent policy guidance and subject to previous conditions being replicated, and signing a Section 106 Legal Agreement within requisite time frames, the application is recommended for approval.

Recommendation

That the development be delegated to the Head of Development Services in consultation with the Chairman / Vice Chairman for approval subject to the signing of a legal agreement securing developer contribution and subject to the attached conditions. Where the legal agreement has not been concluded prior to the Committee meeting a period not exceeding six weeks post the date of the Committee meeting shall be set for the completion (including signing) of the agreement. In the event that the agreement has not been signed and where in the opinion of the Head of Development Services 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.

The original Committee report to accompany application S09/2662/FULL is reproduced below.

Application category

This application falls within the category of Minor applications.

Reason for referral to Committee

Significance of the proposal on the wider community, also a previous application for redevelopment of the site was heard at Development Control Committee.

The Proposal

Full planning permission is sought for redevelopment of the site with two shops on the St Paul's Street frontage, with a flat over, and 8 dwellings to the rear.

The two shops with a flat over would be on the St Paul's Street frontage and the dwellings would be at the rear, three against the eastern boundary, with the neighbouring former garage premises, and the remainder at the southern end of the site.

The existing mature tree would be lost but the Council's Arboriculturalist has confirmed that it is in a poor condition (See comments below).

All but one of the houses at the southern end of the site would have an integral garage and access would be via a 5.0m wide (3.0m existing) arched entrance off St Paul's Street, positioned slightly further eastwards than that existing.

With the exception of one unit, which is orientated at right angles to the other four, all dwellings at the southern end of the site would be three-storey and have accommodation in the roofspace. Those along the eastern boundary, facing westwards toward no. 41 St Paul's Street, would be two-storey, again with the upper floor in the roof space.

In order to avoid the proposed dwellings having any undue over-bearing impact on neighbouring properties, the ground levels of the site are to be lowered to the extent that the southern end of the site would be at the same level as the land to the south and west. At present there is an abrupt change in level of approximately 1.5m.

Materials are specified to be natural stone for the frontage buildings and a mixture of stone and rendered blockwork to the buildings at the rear. Roof materials would be predominantly blue slate but the roof slope to one of the units fronting the street would be covered in Collyweston slates, reclaimed from the demolitions.

The application site and its surroundings

The site has an area of 0.09 hectare.

The site is located on the southern side of St Paul's Street and is currently occupied by buildings of differing ages. On the St Paul's Street frontage is a two-storey brick cottage and a single storey stone building. At the rear of the latter is a range of single storey flat roofed modern extensions and at the rear of the former a two-storey brick cottage and a range of stone stone/timber workshops built right up to the boundary with the neighbouring property to the west, 41 St Paul's Street. The remainder of the site is a loose surfaced, open yard. The buildings are currently occupied on a temporary basis.

The site was once occupied as a builders yard with workshops but was more recently used for storage purposes by a motor vehicle garage/filling station that formerly occupied the adjoining site to the east. That site is now owned by Stamford Endowed Schools.

At the southern end of the site is a mature Sycamore tree.

Levels fall gently across the site from north to south and from east to west.

The site is adjoined on its eastern side by modern buildings of former garage premises. To the south, at a significantly lower level, is land to the rear of properties fronting St Leonard's Street on part of which there are car sales premises and on the remainder, a former service yard. There is a residential development currently under construction.

To the west is a pair of predominantly 18th century dwellings that are listed grade II.

On the opposite, northern side of St Paul's Street are small, vernacular buildings, some of which date from the Middle Ages.

The buildings on the southern side of St Paul's Street are generally higher and of a later date than those on the northern side.

A Council Land Use Survey in 1982 recorded that the rear part of the site was still in use as a builders yard.

Site history

Application No.	Proposal	Decision & Date
SK.648/75	Change of Use from Builders Yard to Parts and Accessory Shop, Sales Office	Approved – 31/07/75
SK.243/76	Alterations to existing building	Approved – 01/04/76
SK.148/77	Rear extension for storage of motor Spares	Approved – 31/03/77

The older planning history above is of little significance to the application under consideration. However, application S08/0154/69, for 11 dwellings and 2 shop units was withdrawn on 28 March 2008. Reasons for refusing the application had been drafted and had it not been withdrawn before the decision notice could be issued, the reasons for refusal would have been as follows :

- “1) The proposal is to redevelop the site with 2½ storey buildings comprising eleven dwellings and two shop units, with the upper storey in the roofspace, on a site within the Stamford Conservation Area.

It is considered that the proposed development would have an adverse impact on the amenities of neighbouring residential properties and a detrimental impact on the character and appearance of the Stamford Conservation Area, being unacceptable for the following reasons :

- a) The proposal would constitute a cramped and unsatisfactory arrangement of dwellings that, due to the height of the units at the rear of the frontage buildings, in particular those proposed for the western side and south-west corner of the site, would have an

overbearing impact on existing and approved dwellings adjacent to this part of the site;

- b) the windows in the rear elevation of the proposed dwellings on the western site boundary would result in an unacceptable loss of privacy for the existing dwellings to the west; and
- c) the front elevation to the unit on the unit on the northern side of the site entrance off St Paul's Street and the front elevation units to the rear are considered to be over-fenestrated.

The proposed development would, therefore, be contrary to PPS1, PPS3, PPG15, Policies EN1 (criteria iii and vi) and H6 (criteria i and iii) of the Saved Policies of the South Kesteven Local Plan.

- 2) The Director of Highways and Planning Lincolnshire County Council so requests as the proposed access alignment and width, at its narrowest points, is inadequate to permit the safe passage of two vehicles and as such is likely to result in additional parking, waiting, turning and manoeuvring of vehicles in St Paul's Street in the vicinity of the access and to the detriment of the safety of other road users.

Whilst visibility splays are not shown on the submitted drawings, visibility to both and east and west from the proposed point of access to St. Paul's Street will be substantially below requirements due to the presence of buildings. It is considered that vehicles emerging from the access will be in conflict with pedestrians and traffic travelling in both directions due to the lack of visibility in St Paul's Street contrary to the interests of Highway Safety.

The proposal would, therefore, be contrary to Policy EN1 (criterion vi) of the Saved Policies of the South Kesteven Local Plan.

- 3) The application site lies in an area of important archaeological interest and an archaeological evaluation is required in order to establish whether a mitigation strategy is required to ensure that any archaeological remains are preserved either in-situ by development design or by record, where preservation in-situ is not achievable.

In the absence of such an evaluation the proposal is contrary to Central Government Policy Guidance contained in PPG 16 (Archaeology and Planning) “

Most recently application S08/1116/69 for the 'redevelopment of site to create 9 dwellings and 2 shop units was refused permission at the Development Control Committee with the decision issued on 28 September. Reasons for refusing the application were given as:

- 1) It is considered the development is unacceptable because of the height of the dwellings, particularly plot A1 will have an adverse impact on the amenities of neighbouring properties by reason of overshadowing and loss of light. This is contrary to saved Policy EN1(iii) and H6(i) of the South Kesteven Local Plan.
- 2) It is also considered that the height of plot A1 will have an adverse impact on the outlook of neighbouring properties creating a sense of enclosure contrary to saved policies EN1(iii) and H6(i) of the South Kesteven Local Plan.

- 3) It is considered that the design including architectural details and the gated access way have an adverse impact on the character and form of the settlement contrary to Saved policies H6(i) and EN1 (iii) of South Kesteven Local Plan.

Representations received as a result of consultation

Lincolnshire County Council, as Highway Authority, note that the existing vehicular access will be widened, the existing permitted use and the application would improve the area – and it is a town centre development (car parking provision) is proposed to support the application. The access while not in the ‘traditional’ form would comply reasonably with the ‘Manual for Streets’. There may be an issue with potential parking/waiting on the opposite side of the road that may make turning at the access difficult, and thus suggest a contribution be made should it be deemed a Traffic Regulation Order be necessary to control such parking – to cover legal, consultation and implementation; £3,500. This would be returned to the applicant should this not be required at the end of the life of the permission notice. Having regard to the above and subject to appropriate conditions, the highway authority does not object to the application.

The Arboricultural Officer notes that the Sycamore tree located on land at the rear of St Paul’s Street has suffered extensive bark loss, probably caused by a fire. Callous growth is evident along the trunk of the tree, but the fire will have caused damage to the root system as well. As the tree has grown adjacent to a boundary wall, which defines a substantial change in soil levels, the stability of the tree is questionable. This will have been further exacerbated by the root damage that has occurred. The tree is not suitable for inclusion in a Tree Preservation Order (TPO) and should be removed as soon as practicable before it fails.

The Community Archaeologist requests that a condition be added requiring a programme of archaeological work.

Stamford Town Council comments are reproduced below;

“Strong objection to this proposed development on the grounds of gross overdevelopment of the site. It is intrusive and will severely impact on neighbouring properties. The overbearing high design will exacerbate this situation. The proposed development will compromise the area as a whole, this in the conservation area.

The application will affect the overall amenity in St. Paul’s Street becoming an oppressive development. It appears amendments made to this application are minor alterations to the boundary wall. Open and transparent discussions need to be undertaken with owners of the neighbouring properties. There are new properties being built to the east and rear of 41 – 42 St. Paul’s Street; the area is being far too densely developed and infringes neighbouring amenities severely.

The Town Council would like to draw attention to Policy PPS1: ‘Planning Authorities should plan positively for the achievement of high quality and inclusive design for all development including individual building, public and private spaces and wider area development schemes. Good design should contribute positively to making places better for people. Design which is inappropriate should not be accepted’; also Policy H6 a) The provision of satisfactory access and Policy H6 b) In respect of buildings, reflect the general character of the area through layout, siting design and materials.

Another objection to this development is that there will be increased traffic on to an already extremely busy thoroughfare very close to a school. A Traffic Impact Survey must be carried out between 7.30am-9.00am and 3.00pm-5.30pm during term time to provide a valid survey with a true reflection of traffic movement. It is recommended that the decision is referred to the Development Control Committee”.

Stamford Civic Society comments are reproduced below;

*“1. Society objected to gated premises
Not mentioned here but the previous scheme was? Clarification please. We still strongly object to the use of gated premises*

*2. Too restricted parking space
Where is the parking? Only three spaces, A3, A5, and B6 are apparently identified.
They still seem to be well below the standard provision*

*3. Dormer windows breaching eaves line, no down pipes
Appears to be no change here?*

*4. Suggest a simpler design
Where is the simpler design? The present scheme still seems essentially unchanged and unnecessarily complicated. The spaces left over by the freer planning of the houses seem to us not to be picturesque nooks but forbidding dark left over spaces. We do however appreciate it's a restricted site”.*

Representations received as a result of publicity

The application has been advertised in accordance with the adopted statement of community involvement, the closing date for representations being 18 December 2009. Representations received raise the following issues:

- Express concern about unit A1. Whilst noting it has reduced in height consider it would still have an overbearing impact and that this dwelling should be omitted from the application altogether, as well as the likelihood that new windows may be inserted in to the rear elevation at a later date. Also believe that erection of the unit would impact on vegetation in neighbouring properties.
- Believe that all of the units on site should be two and not three-storey with the larger dwellings having prominent views across the rear gardens of existing properties.
- Considers the tree on-site worthy of retention with it not being dangerous but in good health.

Applicant's submission

- Believes that the scale and design of the development is appropriate being a mixture of heights and design to reflect the individual nature of the site.
- Considers the access appropriate and parking provision over and above that required for a town centre location.
- Notes that the alterations to plot A1; namely that the height of it has been reduced, overcome reason for refusals 1 and 2.
- The applicant has removed the gate to the scheme to overcome reason for refusal 3. However, does still not consider a gated scheme out of character with the area.

Policy considerations

Central Government Policy Guidance

PPS1 – Delivering Sustainable Development

PPS3 - Housing

PPS6 – Planning for Town Centres

PPG13 - Transport

PPG15 – Planning and the Historic Environment

PPG16 - Planning and Archaeology

Manual for Streets

Safer Places – The Planning System and Crime Prevention

East Midlands Regional Plan

Policy 2 – Promoting Better Design

Policy 27 – Regional Priorities for the Historic Environment

Saved Policies of the South Kesteven Local Plan

Policy H6 – Housing on unallocated sites

Policy EN1 – Protection and Enhancement of the Environment

Policy C2 – Sites of archaeological interest

Key issues

Impact on character and appearance of the Conservation Area and the setting of nearby listed buildings.

Highway Safety.

Residential Amenity.

Pertinent planning history

Officer Evaluation

A primary determining factor in this application is the refusal of application S08/1116, which was for a similar redevelopment of the site. The reasons for refusal are contained within this report. It is therefore important to note the alterations between the scheme under consideration and that which was refused permission. These are namely that;

- The gates to the access have been removed
- Both plots A1 and B6 have been reduced in height from 3 to 2-storey and, as a result, no longer have garaging provided.
- The fenestration layout to plot A5, adjacent to the facing wall of an industrial building, has been amended.

With regard to other aspects of the scheme the broad principles are the same in that the redevelopment of this 'brownfield site' would constitute efficient use of currently under-utilised urban land. PPS1 stresses the need for development to be in sustainable locations and wherever possible re-use previously developed land.

The proposed use of the site has to be considered against what purpose it could lawfully be used for at present. The current authorized use for the rear part of the site would appear to be

a builders workshop. If the authorized use were to be recommenced, as it could without the need for any planning approval, it could have an adverse effect on the amenities of the area and generate vehicle movements of a different nature to the proposed use.

Whilst the proposed access is somewhat below the standard usually required for development of this type, the Highway Authority have taken various factors into account, including the fact that the existing access is much narrower than that proposed; the site is very close to the town centre and the type of traffic that could be generated by the existing authorised use of the site. In discussions with the Architect it was also acknowledged that much of the current problems with traffic congestion and road safety on St. Paul's Street result from the lack of enforcement of parking regulations.

In addition, to provide an access that met the ideal standards of visibility would have compromised the design of the buildings on the street frontage as they could not have followed the traditional 'back-edge of the pavement' position. The Highway Authority consider therefore that the proposed arrangements to be an acceptable compromise and still meet the advice contained in the Manual for Streets guidance.

The mature tree at the lower end of the site is in poor condition, as confirmed by the Arboricultural Officer, and not worthy of a TPO.

Alterations to plot A1 would reduce the eaves and ridge height of the building which would sit on the boundary with the rear curtilage of 41 and 42 St Paul's Street. This reduction in height, combined with the change of levels that is proposed, is considered acceptable to ensure that any resultant overbearing impacts that would be generated are acceptable so as not to compromise residential amenity, particularly having regard to the scale of building that currently sits on the boundary with 41 St Paul's Street which would be removed. The siting of plot A1 would also restrict views between existing buildings fronting St Paul's Street and plots A2-A5.

Furthermore, it should also be noted that plot B6 has been reduced in height to a two-storey property to ensure that the privacy of existing properties on St Paul's street is not compromised. A condition about the height of the boundary wall with 41 St Paul's Street is recommended to ensure the privacy of this property is respected, although it is likely to be lower in height than the facing wall of the building to be removed.

The removal of gates to the access would overcome concerns previously expressed by Members about the use of gated communities.

Alterations to the fenestration layout of plot A5 would overcome concerns expressed about possible overbearing impacts from the adjacent industrial building.

Having regard to the alterations made to the scheme it is considered that the proposal overcomes the reasons for refusal attached to permission S08/1116/FULL, subject to appropriate conditions. It is noted that objectors have raised concerns about overlooking impacts from units A2-A5; however, views from these properties would primarily be to the south and views to existing properties on St Pauls Street would be oblique in angle, restricted by unit A1, with a distance of 5m to the nearest property boundary and 20m to the habitable property. It should also be noted that the scale of units A2-A5 were not specified as a reason for refusal of application S08/1116/FULL and in the absence of any material change in circumstances cannot in all reasonableness be raised as an issue now.

Issues with regard to development on or over a boundary and possible loss of vegetation are civil legal matters between the relevant parties.

Overall, the 'mews' type of development is considered appropriate to this location which has been successfully completed elsewhere in the town and the materials specified are those traditionally used. The overall design and detail of units e.g. dormers, quoins etc, is considered appropriate having regard to their setting. It is also considered to represent an enhancement of

the Conservation Area and would not compromise the setting of nearby listed buildings. The proposed buildings will have a greater impact on the surroundings but that impact is considered generally to be a positive one.

Ideally, it would have been preferable if the remainder of the former garage site to the east could have come forward for development at the same time but as it is in separate ownership this has not been possible. It is considered that the proposals currently under consideration will not compromise the redevelopment of the adjoining site, as and when that happens.

It is considered, therefore, that there is no fundamental conflict with policy and, notwithstanding the adverse representations received, the application is recommended for approval.

Crime and Disorder Implications

This application raises no significant crime and disorder implications.

Human Rights Implications

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

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

SUMMARY OF REASON(S) FOR APPROVAL

The application proposes the demolition of unlisted buildings within the Stamford Conservation Area. The buildings to be demolished date from different periods some modern, others from the 19th Century with small remnants of possibly earlier buildings. The buildings would be replaced by a scheme comprising two shop units on the site frontage with living accommodation over and eight houses at the rear, all to be constructed of materials commonly used elsewhere in the Stamford Conservation Area.

It is considered that the proposal will result in an enhancement of the Conservation Area and will not have an adverse impact on the setting of nearby Listed Buildings or the amenities of neighbouring residential properties. Highway and parking issues are also acceptable with the proposal not being detrimental to highway safety and providing adequate parking provision in a central location. The application is, therefore, deemed to comply with guidance contained in the National Planning Policy Framework; Safer Places - Crime Prevention and the Planning System; Manual for Streets and policies SP1, EN1, EN2, H1 and E2 of the adopted South Kesteven Core Strategy (July 2010); with no other material planning considerations to indicate that the application should be determined otherwise.

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 paragraphs 186 -187 of the National Planning Policy Framework.

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

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

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

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

Reason: As insufficient information has been submitted the condition is imposed to ensure the satisfactory preservation of the building and in accordance with guidance contained within the National Planning Policy Framework.

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

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

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 guidance contained in the National Planning Policy Framework.

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

Reason: To prevent the increased risk of flooding and to prevent pollution of controlled waters by ensuring the provision of a satisfactory means of surface and foul water disposal and to comply with guidance contained in the National Planning Policy Framework.

6. Before the development hereby permitted is commenced details shall be submitted for the approval of the local planning authority of the proposed means of surfacing the unbuilt portions of the site. Such details as may be agreed in writing shall be implemented prior to the occupation of the buildings.

Reason: To ensure that the surface materials to be used are appropriate for the context and to comply with Policy EN1 adopted South Kesteven Core Strategy (July 2010).

7. Before the development hereby permitted is commenced details shall be submitted to the local planning authority of the proposed ground levels and finished floor levels of the proposed dwellings.

Reason: In the interests of the amenities of the area and to ensure that the development does not impose adversely on its surroundings and in accordance with policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

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

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

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

Reason: To safeguard the amenities of the occupiers of nearby properties and in accordance with the guidance contained in the National Planning Policy Framework.

10. Prior to the commencement of construction of any buildings or commencement of use, the vehicular access to St Pauls Street shall be improved in accordance with drawing number E dated 12/11/09.

Reason: In the interests of highway safety and to comply with Policy EN1 (adopted South Kesteven Core Strategy (July 2010).

11. 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 into use and thereafter retained at all times.

Reason: In the interests of highway safety and to comply with policy EN1 adopted South Kesteven Core Strategy (July 2010).

12. Prior to any of the residential units being occupied the private drive shall be completed in accordance with the details shown on drawing number E dated 12 November 2009.

Reason: In the interests of highway safety and to comply with Policy of EN1 adopted South Kesteven Core Strategy (July 2010).

13. Details of the type and size of rooflight to be used shall be submitted for the approval of the local planning authority and only such sizes and type as may be agreed in writing shall be used in the development.

Reason: To ensure that only rooflights of an appropriate size and type are used in the development, in the interests of preserving the character and appearance of the Conservation Area in accordance with guidance contained in the National Planning Policy Framework.

14. The western wall of the existing buildings on the western site boundary with the neighbouring property no. 41 St Paul's Street shall be retained to a height to be agreed with the local planning authority. If the wall is found to be unsafe, it shall be rebuilt to a height and in materials to be agreed with the local planning authority prior to the first occupation of the related dwelling.

Reason: In the interests of safeguarding the amenities of the neighbouring residential properties to the west in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

15. Before the development is commenced details of the rainwater goods to be installed on the approved buildings shall be submitted to the local planning authority and only such

details as may be agreed in writing shall be used on the buildings.

Reason: To ensure that the type of rainwater goods to be used are appropriate for the context and to comply with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

16. Before the buildings are occupied means of externally lighting the site shall be agreed in writing with the local planning authority and such lighting as may be agreed in writing shall be installed and operational prior to occupation of the buildings.

Reason: In the interests of reducing the risk of crime and to ensure that the means of external lighting is appropriate for the context and does not adversely affect the amenities of neighbouring properties, in accordance with Safer Places - The Planning System and Crime Prevention.

17. The southern and south-western site boundaries shall be defined by walls constructed of coursed limestone rubble to a height and with copings to be agreed in writing with the local planning authority.

Reason: In the interests of the visual amenities of the area and crime prevention, in accordance with guidance contained within the National Planning Policy Framework.

18. Before the development hereby permitted is commenced details of the retaining wall to be erected on the eastern site boundary, against the buildings on the adjoining site, shall be submitted to the local planning authority and only such details as may be agreed in writing shall be used in the development. The retaining wall shall be constructed prior to the first occupation of the related dwelling.

Reason: To ensure that the retaining wall is designed in a manner that complements the remainder of the development and will not have an adverse impact on the visual amenities of the area and in accordance with guidance contained in the National Planning Policy Framework.

19. The Collyweston stone slates and any artificial stone slates that may be approved for the development, shall be laid in diminishing courses.

Reason: In the interests of maintaining local tradition and to comply with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

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

(a) A desk top study documenting all the previous and existing land uses of the site and adjacent land;

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

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

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

the future residents and users of the development and to comply with policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

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

- (a) A complete record of remediation activities, and data collected as identified in the remediation scheme, to support compliance with agreed remediation objectives;
- (b) As built drawings of the implemented scheme;
- (c) Photographs of the remediation works in progress; and
- (d) Certificates demonstrating that imported and/or material left in situ is free from contamination.

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

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution in the interests of the amenities of the future residents and users of the development and to comply with policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

Note(s) to Applicant

- 1. You are advised that the application site falls within an area affected by Radon. You are asked to contact the Council's Building Control section (telephone number 01476 406187) to ascertain the level of protection required and whether a geological assessment is necessary.
- 2. The road is a private road and will not be adopted as a Highway Maintainable at the Public Expense (under the Highways Act 1980) and as such the liability for maintenance rests with the frontagers.
- 3. Prior to submission of details for any access works within the public highway the developer shall contact the Divisional Highways Manager on 01522 782070 for application specification and construction information.
- 4. Please note that the grant of planning permission does not override civil legal matters with regard to the party wall etc Act on which there would be a need to seek independent legal advice.

* * * * *

Site Location Plan

Ref	S13/2315
Proposal	Renewal of extant permission S09/2662 (redevelopment of site to create nine dwellings & two shop units)
Location	40/40A, St. Pauls Street, Stamford, Lincs, PE9 2BH



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Applicant	Alliance Trust Pensions Ltd C/o Agent
Agent	Mr Jeff Gillett, The Gillett Macleod Partnership 1, High Road, Old Eastcote, Pinner, London, HA5 2EW
Proposal	Demolition of existing factory units and erection of 4 two bed terraced houses and a three storey office development
Location	38, East Street, Grantham, Lincolnshire, NG31 6QW
App Type	Full Planning Permission
Parish(es)	Grantham
Reason for Referral to Committee	The application has been referred to Committee as it is considered to be locally significant.
Recommendation Summary	Approval subject to conditions.

Key Issues

- Accordance with national and local policy.
- Impact on amenities of occupiers of neighboring dwellings.
- Highway Safety.

Technical Documents Submitted with the Application

- Design and Access Statement.
- Contaminated Land Risk Assessment.
- Protected species Survey.
- Health and Safety Plan (Demolition).

REPORT

Application Category

The application is categorised as an 'MINOR' type of application

Reason for Referral to Committee

The application has been referred to Committee as it is considered to be locally significant.

The Proposal

The proposal is for full planning permission to demolish two vacant factory units and replace them with a terrace of four two storey dwellings (with accommodation in the roof space), and a three storey office building. Parking will be provided to the rear of the development, accessed through a tunnel between the residential and office elements.

The application site and its surroundings

The application site covers an area 718 m² and is located on the south side of East Street, and some 25 metres to the west of Castlegate which forms the eastern boundary of the Grantham Conservation Area. Immediately to the west of the site is a three/four storey office development granted permission in 1991 (SK/1269/91). The eastern boundary of the site is adjacent to a row of four brick built terraced properties.

Directly opposite the site and to its north are rows of existing three storied terraced properties, and a more recent three storey residential redevelopment of the former Kwik Save site (S06/0552). Immediately to the rear (south) of the application site lies a residential development which involved the conversion of former offices (S02/0565).

Statutory Consultees.

The Highway Authority has no objections.

The Environmental Health Officer has recommended conditions which require an assessment of contamination, with any necessary remedial measures to be carried out prior to the commencement of development.

The Principal Conservation Officer had recommended revisions to the design/materials of the roofs of the dwellings and further assessment on the historic significance of the larger unit to be demolished. Comments on any further revisions will be reported to the Committee in the late items paper or verbally on the day.

The District Archaeologist has recommended a condition which requires an archaeological evaluation to be carried out so that mitigation measures can be taken to preserve any remains.

The Planning Policy Section has stated that the proposal will involve the loss of existing employment floorspace but that is of a configuration and age that is not attractive to those seeking employment premises in Grantham, and its loss in any case will be compensated by the provision of an office block on part of the site. The proposal is therefore considered to be in accordance with Core Strategy policies SP1, H1 and E1 which support proposals for new residential and employment/commercial development within Grantham.

Representations as a result of publicity

Neighbours were reconsulted following the receipt of amended drawings. Representations (4 in total) have been received from the occupiers of dwellings in East Street and George Street. The objections can be summarised as follows:

- The height of the proposed development will result in the loss of daylight, and loss of sun to solar panels installed on a property.
- Loss of privacy through overlooking.
- Nuisance caused by car headlights exiting the proposed access.
- The proposed layout will encroach onto an already narrow footpath.
- Loss of a parking space for a local resident.
- Possible impact on a dividing boundary wall.
- Differing land levels with adjacent properties on George Street need to be taken into account.

Site History

There is no relevant planning history for the site.

Policy Considerations

National Planning Policy Framework

Section 1: Building a strong, competitive economy.

Section 4: Promoting sustainable transport.

Section 6: Delivering a wide choice of high quality homes.

Section 7: Requiring Good Design

Local Policy

Policy SP1: (Spatial Strategy) of the South Kesteven Core Strategy (2010).

Policy EN1: (Protection and Enhancement) of the South Kesteven Core Strategy (2010).

Policy H1: (Residential Development) of the South Kesteven Core Strategy (2010).

Key Issues

The main issues that need to be taken into account in considering this application are:

1. The Principle.

The proposal is in accordance with the sustainable development principles of Sections 1, 4, 6 and 7 of the National Planning Policy Framework (NPPF), and Core Strategy policies SP1, H1 and E1 which support proposals for new residential and employment/commercial development within Grantham.

2. Impact on Amenities.

The larger of the existing vacant units along the eastern boundary of the site is flat roofed and approximately level with the ridge of the row of terraced dwellings adjacent. The smaller vacant

unit on the other boundary has a pitched roof (with a flat roofed side extension) is somewhat lower but on rising land. The submitted scheme provides for a row of four terraced dwellings which are two storeys high with accommodation in a mansard roof space (rooflights to the front and flat roofed dormers to the rear).

The separation distance between the rear wall of the dwellings proposed and the rear of the dwellings on George Street directly to the rear of the application site will be approximately 18 metres at the nearest point, and 22 metres at the furthest. At the front, on East Street, the development will be set approximately 1.5 metres at the nearest point to the footpath. It should be noted that the largest of the existing factory units is set immediately to the back of the footpath.

The Council has no adopted standards relating to separation distances. In the instance of this application the separation distances of around 18/22 metres at the rear is adequate in preserving amenities. To the front the separation distances from the dwellings across the road will be some 11 metres at the nearest point, again this is not an unacceptable separation in a traditional terraced setting.

The ridge levels of the proposed development will be approximately in line with the buildings on either side of the application site, and will be somewhat lower in part than the three storey development allowed opposite.

3. Highway Parking and Parking.

A parking space for each dwelling is proposed, and four spaces in total for the offices use. The dwellings are linked to three storey offices with an entrance in between to provide access to parking for both uses to the rear.

The Highway Authority has no objections to the proposals, it has recommended conditions/informative which are listed in the recommendation. Four car parking spaces are provided for the proposed dwellings and another four for the proposed offices – a total of eight spaces for the development. It should be noted that this is a town centre location where the Highway Authority is satisfied with the proposed parking provision, the principle of which is also in accordance with the government's objectives of sustainable development. The site is well served by public transport and therefore the proposed level of parking is appropriate for this location.

In addition, the Welham Street and Conservative Club pay and display car parks are approximately 200 metres away and within close walking distance of the site.

Responses to consultations

- Loss of Light.

Given that the proposed development will not be higher than the existing buildings, will be set back from the footpath and will have a smaller footprint than the existing development, the proposed development will have a lesser impact on light.

- Loss of Privacy

The proposed development will have a different impact on neighbours than the previous light industrial use. There will, as a matter of course, be a degree of overlooking between buildings across East Street through windows. The issue is whether the impacts are at a level which is unacceptable. A separation distance across the street of at least 11 metres is acceptable in a traditional setting, and consequentially there would not be any unacceptable loss of privacy.

- Encroachment onto the Footpath.

The proposed development will not be higher than the existing units on the site, and will be set further back and away from the footpath by at least 1.5 metres at the nearest point than the existing buildings. There will therefore be no encroachment. The siting of the development near the front of the site is necessary to maintain the traditional appearance and setting of the street scene.

- Vehicular Activity.

Vehicular access to the site will be through the development via a passage and opposite No 7 East Street. Vehicular activity will be concentrated at this point and will have some impact in terms of disturbance to the occupiers of dwellings directly opposite. The additional activity needs to be balanced against that associated with the previous industrial use, and a tyre repair business in particular. In comparison, the proposed use would not result in additional disturbance.

- Loss of Parking space

The loss of a motorcycle parking space (agreed by private arrangement) for a local resident is not a material planning consideration.

- Impact on Dividing Boundary Wall.

The agents have confirmed that the boundary wall between 50 George Street and the application site will be taken down and rebuilt to a height of 2 metres along the boundary with No 50, and to a height of 3.8 metres within the application site. Although essentially a private matter between the relevant parties the rebuilding of the wall will maintain screening and privacy.

- Differing Land Levels.

A submitted drawing (No 12/2685/5A) shows in cross-section the relationship and land levels between George Street and East Street. This shows that there is a difference in land levels of just less than two metres between the application site and the dwelling in George Street. As mentioned above, there is sufficient separation between the buildings on George and East Streets (about 20 metres) not to adversely impact on amenities. The drop in land levels is also to the benefit of the existing dwellings as the proposed development will be set lower in the ground.

Affordable Housing Requirement.

The proposed development is below five residential units, a target that triggers the Council's requirement for affordable housing or a commuted sum.

Recent changes introduced by government allow for the possibility for a change of use of office accommodation to residential. To avoid a circumvention of the Council's affordable housing policy it is recommended that the permitted developments rights which allow a change of use from offices to dwellings are removed.

Other Matters

There were no other relevant matters at the time of writing.

Crime and Disorder Implications

The site appears to raise no concerns relating to crime and disorder.

Human Rights Implications

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

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

RECOMMENDATION:

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

SUMMARY OF REASON(S) FOR APPROVAL

In summary, the proposal is in accordance with national and local planning policy and guidance, and precedent has been set in allowing development similar residential development in the vicinity. The development of this site is considered to be an improvement in visual and impact terms. In this instance adverse impacts on the amenities of the occupiers of neighbouring dwellings are not such as to warrant refusal. Approval is therefore recommended subject to conditions.

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

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

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

2. Before the dwelling(s) is/are occupied, the access and turning space shall be completed in accordance with the approved plan, drawing number 12/2685/1c Rev C received on 14 August 2013 and retained for that use thereafter.

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

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. 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).

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

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

6. 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).

7. The office use hereby permitted shall be used for no other purpose including use as a dwelling permitted by Class J of part 3 of the Town and Country Planning (General Permitted Development) (Amendment) (England) order 2013, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: Alternative residential uses would not be in accordance with the Council's adopted policy on affordable housing.

8. The method of demolition and construction for the development shall be carried out in accordance with a scheme to be approved in writing with the Local Planning Authority prior to any development commencing.

Reason: The site is in a very sensitive location with respect to groundwater and in order to protect the quality of drinking water supplies the working methods will need to be carefully considered and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

9. No works pursuant to this permission shall commence, unless otherwise agreed in writing by the Local Planning Authority, until there have been submitted to and approved in writing by the Local Planning Authority:
 - (a) A site investigation report assessing the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study; and
 - (b) A detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

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

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

- (a) A complete record of remediation activities, and data collected as identified in the remediation scheme, to support compliance with agreed remediation objectives;
- (b) As built drawings of the implemented scheme;
- (c) Photographs of the remediation works in progress; and
- (d) Certificates demonstrating that imported and/or material left in situ is free from contamination.

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

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

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

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

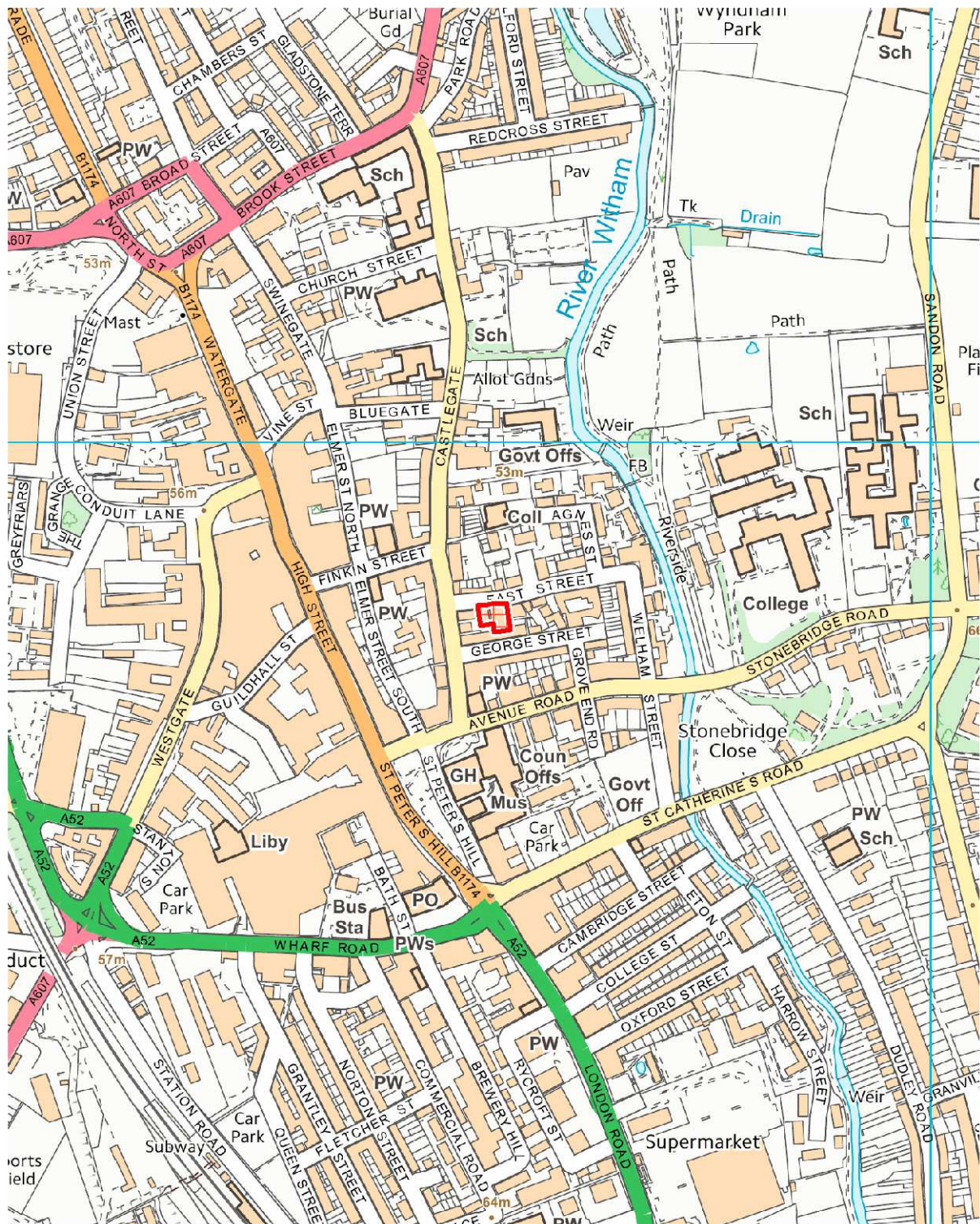
Note(s) to Applicant

- 1. Prior to the submission of details for any access works within the public highway you must contact the Divisional Highways Manager and Street Lighting Engineer on 01522 782070 for application, specification and construction information.
- 2. This permission shall not be construed as granting rights to development on, under or over land not in the control of the applicant.
- 3. The attached planning permission is for development which will involve building up to, or close to, the boundary of the site. Your attention is drawn to the fact that, if you should need access to neighbouring land in another ownership in order to facilitate the construction of the building and its future maintenance, you are advised to obtain permission from the owner of such land for such access before work is commenced.

* * * * *

Site Location Plan

Ref	S13/1640
Proposal	Demolition of existing factory units and erection of 4 two bed terraced houses and a three storey office development
Location	38, East Street, Grantham, Lincolnshire, NG31 6QW



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

Key Issues

- Residential Amenity
- Impact on Heritage Assets
- Parking Provision

Technical Documents Submitted with the Application

- Design and Access Statement
- Heritage Impact Assessment

REPORT

Addendum

The application was deferred from the meeting held on the 6th August 2013 for the following reasons:

“Following comments from Members in regard to the financial appraisal/affordable housing issues, it was proposed, seconded and agreed that further consideration be deferred for a full financial appraisal.”

Development Appraisal

The submission has been assessed by external consultants. The assessment indicates that the development is not viable. It would give the developer a profit of 5.92% without any developer contributions. This is well below the normal 17% expected return.

The applicants have indicated that it is their intention to let the properties and the development would then form part of their pension portfolio.

If the development is rented out, our external consultants estimate that it would take approximately 19 years to realise the capital costs.

At this moment in time the scheme cannot afford any developer contributions. It could be argued that at a point in the future should the applicants decide to sell the properties they may achieve a higher sales value and thereby realise a better return on their investment. However we cannot say exactly what the sales value would be at that time.

A reasonable alternative is to require a further development appraisal if the development is sold within a period of 3 years from completion. This would enable the viability of the scheme to be assessed at that time and request an affordable housing contribution if the developer realises a better return on his investment.

Applicants Supporting Information

Background

Grantham Roofing Services Ltd are a successful Grantham based roofing contractor having been established over 26 years with all key personnel living in Grantham having been recruited from other Grantham based roofing and construction companies.

We employ skilled local labour directly which helps to retain wealth within the South Kesteven area. An extensive training programme is used to develop an excellent skills base, both occupational and vocational, within the company and as a result have a very low labour turnover rate.

Reasons for Entering Property Development

The directors of Grantham Roofing have, for a long period of time, wanted to develop a single site for a long term investment programme. Management had actively searched for the last 5 years looking for a suitable site to develop.

20B Swinegate, Grantham came onto the market via a property auction and we were successful in our bid at a reasonable land acquisition cost.

We had previously looked at this brownfield site prior to it being auctioned but were unable to trace the owners.

Due to the success of the company in the roofing sector, we therefore having a firm financial standing our bank is happy to support us on this long term development. We have assets to provide guarantees to the bank to help underpin this development.

As a company we have the skills to administer and labour force to work on our development whilst trading with most local builder's merchants and specialist subcontractors which we would look to procure materials and employ to further retain wealth within the local community.

Why Not Expand Within the Roofing Sector?

Being successful within our construction sector despite the recession means that we have not looked to expand our services as we currently operate in a refined niche of the roofing industry working with local builders and national shopfitting organisations mainly on commercial buildings. Both areas of our core customer base are stable however are not currently expanding markets therefore it is not viable to look to expand.

Timing of the Development

We are looking to commence development of 20B Swinegate immediately upon receipt of planning approval. As part of a separate planning permission we have already levelled the original cottages contained within the premises leaving only the original garage frontage to remove. This has only been left as not to erect temporary hoardings until necessary when the construction phase begins.

As this is a long term investment before any return is made and our construction costs are based upon materials being procured at current rates.

As margins on this project are tight then any material price increases or any additional costs will seriously affect the viability of the scheme.

Representations from Members of the Public

One letter of objection has been received from the occupiers of the tattooist adjacent to the site (20, Swinegate). Concerns have been raised in relation to the following matters:
Impact on the tattooist business both financially and from a health and safety perspective.

Other Material Considerations: Contamination

Whilst there is no specific record of any contamination on the site, as the site would be used for residential purposes it is considered appropriate to require an assessment to be undertaken. This can be achieved by two appropriately worded conditions:

1. No works pursuant to this permission shall commence, unless otherwise agreed in writing by the Local Planning Authority, until there have been submitted to and approved in writing by the Local Planning Authority:
 - (a) A desk top study documenting all the previous and existing land uses of the site and adjacent land;
 - (b) A site investigation report assessing the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study; and
 - (c) A detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future

maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

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

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

- (a) A complete record of remediation activities, and data collected as identified in the remediation scheme, to support compliance with agreed remediation objectives;
- (b) As built drawings of the implemented scheme;
- (c) Photographs of the remediation works in progress; and
- (d) Certificates demonstrating that imported and/or material left in situ is free from contamination.

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

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

Officer Comment

As set out in the initial report, the main issues for determination in relation to the application are residential amenity, impact on heritage assets and parking. On all of these matters the initial officer's report indicates that the scheme is acceptable. The impact on the adjacent property is discussed in the initial report and it is considered that the representations from the occupier of 20, Swinegate do not raise any new material planning considerations.

Based on the discussion at the committee and the reason for deferral it is assumed that Members had no objections to these matters and on this basis no further comment is made.

The application was deferred from the previous meeting for the submitted developer appraisal to be assessed by our external consultant. The assessment indicates that the scheme is not viable if contributions are sought at this moment in time. As the applicant has indicated that it is not his intention to sell once the development is completed the site but as an alternative rent the units for a period it is considered appropriate to require a further assessment of viability if this scenario changes.

Accordingly, the scheme is considered acceptable subject to the additional conditions in relation to contamination and the Section 106 Legal Agreement to secure a contribution towards affordable housing should the developer sell the site a realise more profit that indicated on the submitted development appraisal.

Application Category

This application is categorised as a minor application.

Reason for Referral to Committee

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

The Proposal

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

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

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

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

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

The application site and its surroundings

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

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

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

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

Site History

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

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

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

Policy Considerations

National Planning Policy framework

- 1 – Building a strong and competitive economy
- 4 - Promoting sustainable transport
- 6 - Delivering a wide choice of high quality homes
- 7 – Requiring good design
- 11 - Conserving and enhancing the natural environment
- 12 – Conserving and enhancing the historic environment

South Kesteven Core Strategy

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

Representations Received

Conservation Officer

Comments in full:

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

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

The application proposes a three storey development fronting Swinegate with two three storey blocks to the rear arranged on an inverted L shaped plan. There is a degree of separation from the proposed development and the adjacent listed building for access, whilst the mass of the rear blocks is broken up by the flat roofed stairwell which partially reduces the bulk of the rearward projection. Therefore the development will not overly dominate the setting of the listed building. The rear blocks will not obscure any important views within the conservation area as the northern view is restricted by the rear elevations of the three storey buildings which front Brook Street. Likewise the view from Watergate is partially obscured by the outbuilding to No. 43 Watergate with only the roofs of the buildings along Swinegate visible.

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

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

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

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

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

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

Community Archaeology

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

Partnerships and Project Officer (Affordable Housing)

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

Local Highway Authority

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

Representations as a result of publicity

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

- I am the owner of the property next door and I object on the grounds that my property would be overlooked by the proposed development and would result in a huge loss of privacy.
- I also object to the development due to the height of the proposed buildings. At present the existing building is one storey tall and the proposal is for a building that would be three storeys which would result in a loss of light and a feeling of overcrowding of my property.

Supporting information from the Applicant

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

- the location of the site in close proximity to the Swinegate traffic lights is not ideally suited to a development requiring vehicular access.

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

Examples of no parking Schemes

S07/0454 – Norton Street – Outline planning permission granted for 6 flats on a former garage site. No car parking.

S07/0070 – 105 - 107 Norton Street. Four residential units. No car parking.

S06/0983 – 32 Grantley Street. 2 Flats. No parking.

S09/2102 – Former Churchills Public House (corner Wharf Road and Grantley Street. Six flats and one bedsit. No parking.

S08/0493 – 27 Commercial Road, Grantham. 4 flats, no car parking.

Officer Evaluation

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

Residential Amenity – Overshadowing and loss of daylight/sunlight

The proposed redevelopment would remove the existing commercial building from the site and replace it with a residential scheme for nine flats. Whilst the built form on the site would increase in that the single storey building would be demolished and replaced by a three storey building the location of the building in relation to the existing properties would ensure that there would not be any significant overshadowing/loss of daylight/sunlight.

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

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

The additional built form to the rear of 20, Swinegate would reduce the amount of daylight and sunlight reaching the rear elevation. However, the dormer window is located at an elevated

position in relation to the proposed development and would still receive a reasonable level of daylight and sunlight because of its orientation and design of the scheme.

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

Residential Amenity – Overlooking/loss of privacy

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

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

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

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

Residential Amenity – Noise and disturbance

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

Impact on Heritage Assets

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

The replacement building has been designed to fulfil the following key design considerations: Maintenance of a strong frontage form, a building of a minimum of two storeys in height, red brick and pantile roof to match adjoining and nearby properties, and locally referenced architectural detailing including sash style windows, brick arch detailing to windows and pitched dormer detailing.

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

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

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

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

Parking Provision

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

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

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

Additional Matters

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

Section 106 Heads of Terms

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

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

Crime and Disorder

The development raises no significant crime and disorder implications.

Human Rights Implications

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

No relevant Article of that Act will be breached.

SUMMARY OF REASON(S) FOR APPROVAL

It is considered that the scale, design and layout proposed is acceptable and would respect the character of the area, the conservation area and setting of adjacent listed buildings. Whilst concern has been raised in relation to overlooking and loss of privacy, given the relationship between the proposed and existing residential properties in the locality it is considered that the development would not be harmful to the residential amenity through a dominating, overlooking

or overshadowing. The application is therefore deemed to comply with policies EN1, H1, SP1 and SP4 of the Core Strategy and sections 1, 3, 4, 6, 7 and 11 of the National Planning Policy Framework; there are no other material planning considerations to indicate that the application should be determined otherwise.

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

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

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

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

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

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

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

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

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

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

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

Reason: In order to provide a reasonable opportunity to record the history of the site

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

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

- a) Hours of operation
- b) Types of machinery and equipment to be used on site; and
- c) Details of how noise, vibration and dust are to be controlled, using best practicable means.

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

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

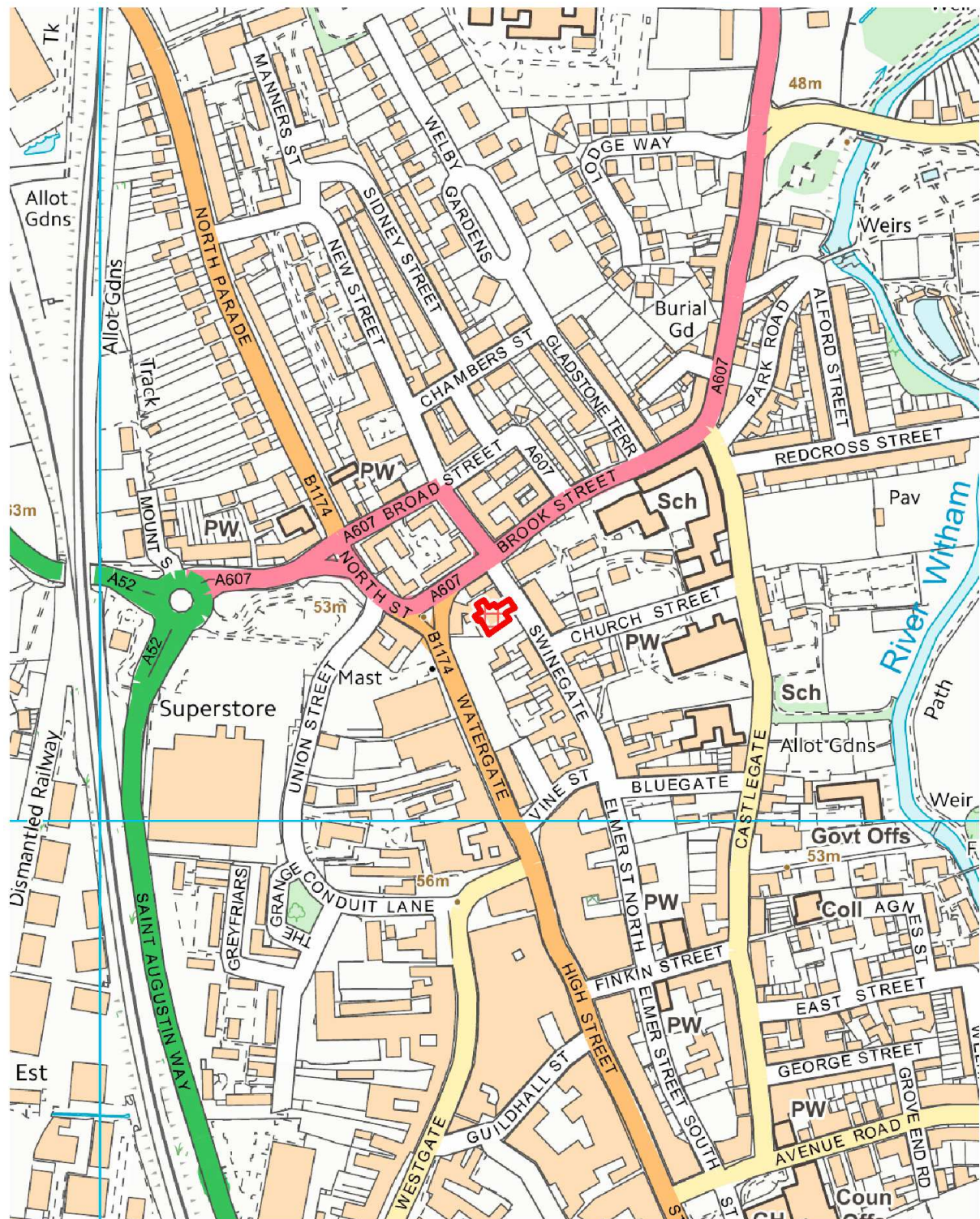
Note(s) to Applicant

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

* * * * *

Site Location Plan

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



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Applicant	Community Assets, South Kesteven District Council Council Offices, St Peters Hill, Grantham, Lincolnshire, NG31 6PZ
Agent	Geoff Carter Architects Mohan Business Centre, Tamworth Road, Long Eaton, NG10 1JG
Proposal	Erection of 3 no two storey dwellings and 1 no bungalow with associated parking facilities following demolition of existing garages
Location	r/o 10, Glen Crescent, Stamford
App Type	Full Planning Permission
Parish(es)	Stamford
Reason for Referral to Committee	This application has been referred to Committee as the applicant is the District Council.
Recommendation Summary	The application site is situated within the built up area of Stamford and as such the proposed development of the land for residential purposes would in principle be in line with the sustainability aims of Policies SP1 and H1 of the adopted South Kesteven Core Strategy (2010). The residential development scheme also provides for sustainable construction and design measures to the proposed dwellings in line with Policy EN4 of the Core Strategy. The proposed development by reason of its scale and design would be in keeping with the character of the locality and would not have a significantly overbearing, overshadowing or overlooking impact on surrounding properties. It is considered that the levels of traffic likely to be generated by the proposed development would not give rise to levels of noise and disturbance that would be significantly detrimental to the residential amenities of existing surrounding dwellings. It is also considered that the use of the adjoining footpath to access the grounds to St Georges Primary School will not give rise to any significant detrimental impacts in terms of noise and disturbance to the future residents of the dwellings on the proposed development site. The development would not be detrimental to highway safety or give rise to conflict with the use of the pedestrian/cycle access to the adjoining school site. The development would not be significantly detrimental to the natural and water environment or archaeological interests. It is therefore considered that the proposal is also in accordance with national planning guidance contained in the National Planning Policy Framework and Policy EN1 of the adopted South Kesteven Core Strategy (2010).

Key Issues

- Planning policy implications
- Highway safety implications
- Impacts on residential amenity and visual amenities
- Drainage and land contamination issues
- Impacts on the natural and historic environments

Technical Documents

- Application Forms
- Site Location Plan
- Site Layout Plans

- Dwelling and Streetscene Drawings
- Design and Access Statement
- Protected Species Survey

REPORT

Application Category

This application is categorised as a minor application.

Reason for Referral to Committee

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

The Proposal

This is an application for full planning permission relating to the proposed erection of 3 No. two storey dwellings and 1 No. single storey dwelling with associated off-street parking facilities served by an access drive off Glen Crescent, Stamford. The proposed terrace of properties are all of 2 No. bedrooms and are proposed to incorporate sustainable construction measures, including Solar PV panels to the rear (western) roofslopes. The single storey property is to be located at the northern end of the terrace. The proposed dwellings are to be served by a total of 6 No. parking spaces to the front of the properties and each unit is to be provided with a shed in its rear garden area. The proposed dwellings are largely to be constructed of red facing brickwork with interlocking concrete tiles to roofs. The existing lock up garages on the site are to be demolished to facilitate the development scheme.

The application as originally submitted was accompanied by a Design and Access Statement and a protected species survey. The survey indicates that bats were not using the site for roosts. The District Council's Property Services Division advises that of the 26 No existing lock up garages on the site, 23 No. are presently occupied but that the Authority have made suitable alternative storage available to existing Glen Crescent garage tenants at sites within the immediate vicinity. The application submissions indicate that the existing vehicular access to No. 10 Glen Crescent will be retained as part of the scheme.

Further to the submission of the original scheme officers have engaged in negotiations with the applicant's agents to secure revisions to the scheme in relation to seeking to address highway safety matters (in response to the comments of the County Highway Authority) and to clarify the proposals for boundary treatments. The revised plans received as a consequence of the negotiations provide for the following:-

- The installation of tactile paving adjacent to the dropped kerbs at the access from Glen Crescent into the development.
- The erection of 1.8m high close boarded timber fences to the northern and southern site boundaries where the garages are proposed for demolition.
- The retention of a wall to a height of 1.2 metres on the western boundary to act as a retaining wall to the adjacent garden. A close boarded fence of at least 1.8 metres in height will also be erected to cloak the exposed inside face of the retained section of the (former) garage gables.
- The provision of 1.5m high close board timber fencing with a 0.3 metre high diamond trellis above between the rear gardens areas of properties. There will also be 1.8m high by 2.0m long close boarded timber privacy screens at the party wall positions between the plots.

The agent also advises that the school footpath access will be unaffected by the development and that the footpath will be suitably fenced off during construction works to ensure the safety of users. The Council's Property Services Division advises that the license for the school footpath access is a year on year agreement, which was established in July 2004, between the District Council and St. George's Primary School for bicycle and foot traffic access via the existing footpath and that there is no intention on behalf of the Council to remove this license.

The Application Site and its Surroundings

The application site, which occupies a land area of some 0.1 hectares, is located off the south-western side of Glen Crescent. The application site, which is relatively flat, presently comprises of a hard surfaced garage court with 26 No. lock up garages arranged in two rows alongside the northern and southern boundaries.

The northern boundary of the application site is adjoined by the garden area of the semi-detached two storey dwelling at No. 10 Glen Crescent and the western boundary is adjoined by the rear garden to the dwelling at No. 4 Willoughby Road. Two storey dwellings are also located opposite the proposed development site on the north-eastern side of Glen Crescent. The grounds to St Georges Church of England Primary School adjoin the southern boundary of the site. A pathway access - for cyclists and pedestrians - into the grounds of St. George's Primary School runs alongside the eastern boundary of the application site.

Policy Considerations

National Planning Policy Framework.

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

South Kesteven Core Strategy

- Policy SP1 - Spatial Strategy
- Policy EN1 - Protection and Enhancement of the character of the District.
- Policy EN4 - Sustainable Construction and Design
- Policy H1 - Residential Development

Representations Received

Stamford Town Council - no comments received.

Lincolnshire County Council Highways initially sought clarification of the alterations being proposed to the access drive and information on the use of the pedestrian/cycle access to the primary school. Further to the submission of the necessary details, the County Council Highways comment that there are no objections in principle to the proposed development scheme as revised.

Council's Environmental Protection Section advises that in the light of the existing garage use that as a precautionary approach conditions of any approval should require that measures be put in place to deal with any potential land contamination issues.

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

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

Lincolnshire Police have no objections in principle in relation to crime prevention issues.

Anglian Water have advised that they have no comments on the scheme.

Representations as a Result of Publicity

Three letters of representation were received in relation to the application as originally submitted. One of the letters raised concerns in relation to the scheme on the following grounds summarised below:-

- It is questioned as to whether a survey has been carried out to assess the amount of traffic that uses the area to drop off/pick up the children who attend the school and as to where this traffic will go following the development. It is pointed out that the road on Glen Crescent is narrow due to a corner and that residents already park on the one side of the street which is only available to do so. The other entrance to the school is on a restricted stopping area and again a heavily parked area for local residents.
- It is considered unlikely that each house will only have one car as envisaged by the supporting submissions to the application. The residents of Nos. 10 and 11 Glen Crescent already have to park on the cobbles in front of their houses and have in excess of 2 vehicles and the other properties also have 2 or more vehicles.

The resident concerned also requested to view a plan which shows the height of the houses and the potential overview of their bedrooms into the garden of the property at No. 6 Glen Crescent. (In relation to this point the resident was advised that the relevant elevation drawings had already been submitted with the original application, but nevertheless they were given an extended consultation period to provide an opportunity for further comments to be submitted. No additional comments have been received).

The representations received from the two other residents - who both adjoin the site - sought clarification about the treatments being proposed to the northern and western boundaries following the demolition of the existing lock up garages. Concerns were expressed that if the existing site were to be opened up it would potentially give rise to unlawful access. One of the respondents - acting on behalf of both parties - indicated that their preference would be for the existing brick wall between the two banks of garages to be heightened, or if that was not possible for strong wooden panels of six foot (approx. 1.8 metres) in height to be erected.

Further to the submission of the revised plans one of the respondents has commented they have spoken with other resident concerned and that they have agreed to work together to confirm that a 6ft (i.e. 1.8 metre) high fence would be sufficient to keep their boundaries and maintain privacy and most of all their security.

Officer Evaluation

The main issues for consideration in relation to the proposed development are the planning policy implications, highway safety implications, impacts on residential amenity and visual amenities, drainage and land contamination issues and the impacts on the natural and historic environment.

Planning Policy Implications

The overarching locational policies for new development within the Core Strategy relevant to this proposal are Policy SP1 (Spatial Strategy) and Policy H1 (Residential Development). Policy SP1 identifies that new development which helps to maintain and support the role of Stamford as a market town will be allowed and it is considered that the development of this site for residential purposes would in principle be acceptable in sustainability terms. The scheme

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

Highway Safety Implications

It is noted that a local resident raises concerns in relation to the level of parking being provided to serve the proposed development along with potential conflicts between the development of the site and the traffic that uses the immediately area to drop off/pick up the children who use of the footpath to access the school adjoining the application site. The County Highway Authority, however, raises no objections to the scheme. The provision of a total of 6 No. spaces within the development site (i.e. 1.5 spaces per dwelling) is in line with the Highway Authority's normal parking standards for such a new residential development. It is also considered that any traffic serving the completed residential scheme would not rise to any significant conflict with the use of the pathway to the school; indeed the re-development of the scheme is likely to lessen potential conflicts given that the existing 26 No. lock up garages have the potential to generate more traffic movements. It is also proposed to attach a condition to any approval to require the provision of protective fencing to the pathway access during the period the development is under construction.

Water/Drainage/Land Contamination Issues

The District Council's Environmental Protection Section advises that in the light of the existing garage use that as a precautionary approach conditions of any approval should require that measures be put in place to deal with any potential land contamination issues. The District Council's Property and Facilities have no objections in principle in respect of the drainage proposals and Anglian Water has no comment to make on the scheme.

Impacts on Visual and Residential Amenities

The proposed residential dwellings are two storey and single storey in height and are grouped in a terrace arrangement. The existing surrounding residential properties are predominantly of two storey construction - grouped either as terraces or pairs of semi-detached dwellings - and therefore the proposed development will be in keeping with the character of the locality. Lincolnshire Police have no objections in principle in relation to crime prevention issues.

Having regard to the relationship with existing adjoining properties, given that the main facades of the proposed dwellings would be some 17 metres from the western side boundary to the property at No. 8 Glen Crescent the proposed development would not give rise to any significant overlooking, overbearing or overlooking impacts towards No. 8 and its garden area. The development would have even greater separation distances from No. 6 Glen Crescent (the attached semi-detached dwelling to No. 8) and would thus have no significant impacts on that property. The development would also have no significant detrimental impacts on the residential amenities of the dwelling at No. 10 Glen Crescent given the single storey scale of the development adjacent to the northern boundary and the fact that there are no first floor window units to the northern side elevation of the dwelling on Plot 2. The provision of rear garden areas with a depth of some 12 metres will ensure that the scheme has an acceptable relationship with the dwelling at No. 4 Willoughby Road and its associated garden area. The proposed provision of a fence of at least 1.8 metres in height to the northern and western boundaries will provide the necessary level of security and screening between the proposed development and the properties at No. 10 Glen Crescent and No. 4 Willoughby Road respectively.

The use of the proposed access road to serve the proposed scheme would not give rise to levels of noise and activity that would be likely to be detrimental to the residential amenities of the adjoining and nearby dwellings. Similarly, it is considered that the use of the footpath to access the school grounds will not give rise to any significant detrimental impacts in terms of noise and disturbance to the future residents of the dwellings on the proposed development site.

Impacts on the Natural and Historic Environment

In relation to the potential presence of protected species, the applicant's submitted habitat survey/assessment concluded that the site did not provide a habitat for bats. Notwithstanding this, the provision of four No. bat boxes/roosts four No. bird boxes on the development site is recommended by the applicants' ecologists in their submissions. These mitigation measures, which will be secured by conditions, are - along with the landscape planting to be secured as part of the scheme and the removal of the lock up garages and hardsurfaced areas – represent opportunities to provide biodiversity enhancements in the locality as part of the scheme.

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

Section 106 Heads of Terms

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.

Recommendation

That planning permission be granted subject to the attached conditions.

SUMMARY OF REASON(S) FOR APPROVAL

The application site is situated within the built up area of Stamford and as such the proposed development of the land for residential purposes would in principle be in line with the sustainability aims of Policies SP1 and H1 of the adopted South Kesteven Core Strategy (2010). The residential development scheme also provides for sustainable construction and design measures to the proposed dwellings in line with Policy EN4 of the Core Strategy.

The proposed development by reason of its scale and design would be in keeping with the character of the locality and would not have a significantly overbearing, overshadowing or overlooking impact on surrounding properties. It is considered that the levels of traffic likely to be generated by the proposed development would not give rise to levels of noise and disturbance that would be significantly detrimental to the residential amenities of existing surrounding dwellings. It is also considered that the use of the adjoining footpath to access the school grounds will not give rise to any significant detrimental impacts in terms of noise and disturbance to the future residents of the dwellings on the proposed development site. The development would not be detrimental to highway safety or give rise to conflict with the use of the pedestrian/cycle access to the adjoining school. The development would not be significantly detrimental to the natural and water environment or archaeological interests. It is therefore considered that the proposal is also in accordance with national planning guidance contained in

the National Planning Policy Framework and Policy EN1 of the adopted South Kesteven Core Strategy (2010) and that there are no material considerations which indicate otherwise although conditions have been attached.

In reaching this decision the Local Planning Authority has worked with the applicants at the pre-application stage and the formal application stage in relation to addressing issues in respect of impacts on residential and visual amenities and in relation to highway safety. As such it is considered that the decision is in accordance with paragraphs 186 -187 of the National Planning Policy Framework. The Local Planning Authority has also worked in a positive and proactive manner to enable a decision to be issued in a timely fashion. As such it is considered that the decision is in accordance with paragraphs 186 -187 of the National Planning Policy Framework.

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

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

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

2. Unless otherwise required by another condition of this permission the development shall be undertaken in strict accordance with the details shown on the following approved drawing numbers :-

Drawing No. 1807/1/P01C received on 6 September 2013

Drawing No. 1807/1/P02E received on 9 October 2013

Drawing No. 1807/1/P03A received on 16 August 2013

Drawing No. 1807/1/P05 received on 26 July 2013

Drawing No. 1807/1/D02 received on 4 October 2013

Reason: For the avoidance of doubt; to ensure a satisfactory development and to ensure the scheme does not give rise to highway safety concerns.

3. No development shall commence on the site until a schedule of materials to be used to the external elevations of the proposed development are submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

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

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

Reason: In the interests of the visual amenities of the locality; to enhance the biodiversity of the development site.

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

scheme should also identify any existing boundary treatments to be retained to serve the development and shall provide for fencing (or another means of enclosure) to a minimum height of 1.8 metres above ground level to the western and northern boundaries of the site. The scheme shall be implemented in strict accordance with the agreed details.

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

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

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

7. No development shall commence on the site until a scheme for the provision of protective fencing to be erected alongside the footpath access to the grounds of the St Georges Church of England Primary School during the duration of the construction works for the development has been submitted to and approved in writing by the Local Planning Authority. The protective fencing scheme shall be erected in accordance with the approved details prior to construction works commencing at the site and shall be retained in situ at all times until the development is completed.

Reason: In the interests of the pedestrian and highway safety.

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

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

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

(a) A desk top study documenting all the previous and existing land uses of the site and adjacent land;

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

(c) A detailed scheme for remedial works (should such works be required) 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 a scheme shall include nomination of a competent person(s) to oversee the implementation of the works.

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution in the interests of the amenities of the future residents and users of the development; and in accordance with Policy EN1 of

the adopted South Kesteven Core Strategy (July 2010) and national guidance contained in the National Planning Policy Framework.

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

- (a) A complete record of remediation activities, and data collected as identified in the remediation scheme, to support compliance with agreed remediation objectives;
- (b) As built drawings of the implemented scheme;
- (c) Photographs of the remediation works in progress; and
- (d) Certificates demonstrating that imported and/or material left in situ is free from contamination.

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

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

11. No development shall commence on the site until details of a scheme for the provision of 4 No. bat roosts and 4 No. bird boxes within the development site are submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of maintaining/enhancing the biodiversity of the area and in accordance with Policy EN1 of the South Kesteven Core Strategy (2010).

12. The approved arrangements for the turning/manoeuvring of vehicles as shown on Drawing No. 1807/1/P02 E shall be provided before any dwelling is first occupied and shall thereafter be retained as being available for the turning/manoeuvring of vehicles at all times.

Reason: In the interests of highway safety.

13. The approved parking facilities to each dwelling shown on Drawing No. 1807/1/P02 E shall be provided before the relevant dwelling(s) is first occupied and shall thereafter be retained as being available for the parking of vehicles at all times.

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

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no first floor window unit(s) shall be installed to the northern side elevation of Dwelling Unit 2 (as identified on Drawing No. 1807/1/P02 E) without Planning Permission having been first obtained from the Local Planning Authority.

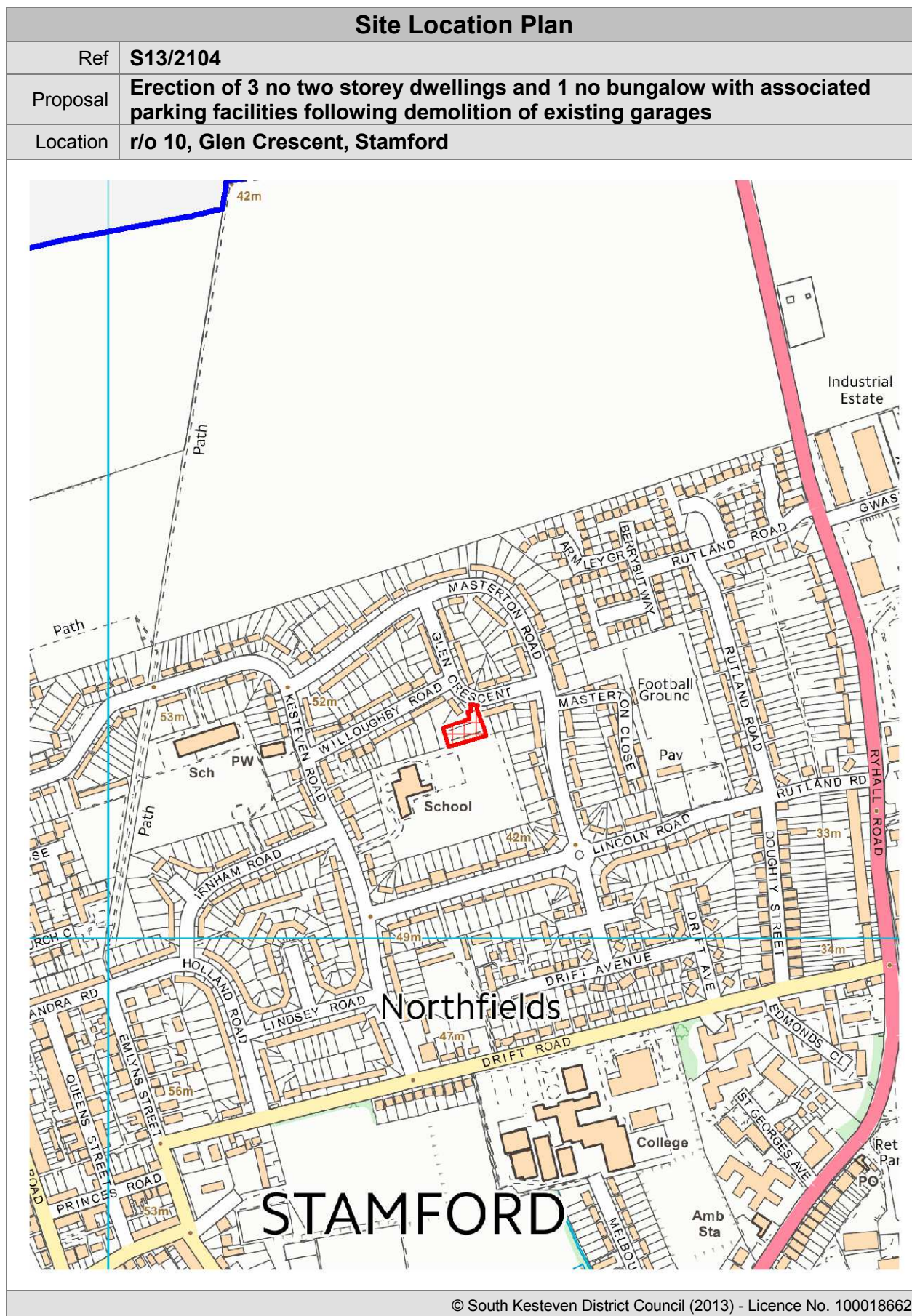
Reason: The Local Planning Authority considers that further development could

potentially cause detriment to the amenities of the occupiers of nearby properties, and for this reason would wish to control any future development and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

Note(s) to Applicant

1. You are advised that the application site falls within an area affected by Radon. You are asked to contact the Council's Building Control section (telephone number 01476 406187) to ascertain the level of protection required and whether a geological assessment is necessary.
2. The County Highway Authority advises that prior to occupation a Section 278 Agreement (Minor works) should to be entered into with Lincolnshire County Council; as the local highway authority; to replace the kerbs at the access and install a pedestrian crossing point as shown on approved Drawing no.1807/1/P02E.

* * * * *



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

Key Issues

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

Technical Documents Submitted with the Application

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

REPORT

Introduction

This application was reported to the 24th September 2013 meeting of the Development Control Committee. Members resolved that they were minded to refuse permission. The proposed reason for refusal was the overbearing appearance of the dwelling and that it was out of character in the area in relation to the adjacent Grade II listed building. The Development Management Service Manager was unable to support this reason for refusal and Members were requested to submit their planning reasons for refusing permission within 5 working days of the committee meeting.

The Constitution requires these deferred applications to be reported back to the next committee meeting, which was on 8 October 2013. That was not possible in this case because the re-arrangement of meetings resulted in there only being two weeks between the September and October meetings, which was insufficient time to receive and consider Members' comments.

Submitted reasons for refusing planning permission

Six Members submitted detailed reasons supporting a refusal of planning permission within 5 working days of the meeting and one additional comment was received after that date.

These seven responses have been summarised into the following points:

1. Due to its scale, height and design the dwelling would have an adverse impact upon the character and appearance of the conservation area and the setting of the adjacent listed building.
2. The proposed large modern house would have an adverse impact upon the setting of the adjacent Scheduled Ancient Monument.

Two Members also referred to the overbearing impact of the dwelling, which is addressed by reference to the scale and height of the dwelling.

Relevant history

Earlier this year planning permission was refused for a new dwelling on this site (ref S13/0728). This was contrary to officer recommendation. The two reasons for refusing permission related to the adverse impact that the loss of trees would have upon the character and appearance of the conservation area and that the proposed dwelling, by virtue of its scale and mass, would have an adverse impact upon the conservation area and the setting of the adjacent listed building.

In an attempt to address those objections the current application proposes that the dwelling is re-sited to allow the trees to be retained; the height of the building has been reduced by 0.45m; the single storey elements to either side have been omitted; the dwelling is set further back in the site and a subordinate two-storey rear element proposed.

While officers could support the decision to refuse permission for the original application the amended scheme has addressed the two reasons for refusal.

The proposed reasons for refusing planning permission

The proposed dwelling will have a greater impact upon the setting of the adjacent listed building and the character and appearance of the conservation area than the current, very modest, bungalow. However, the consideration must be whether that impact is so harmful that a refusal

of planning permission could be supported. The new dwelling is of a similar scale and design as other more recent development in the area. It is now reasonably located in the plot, respecting both the adjacent listed building and Scheduled Ancient Monument.

As stated above the amended scheme overcomes the previous reasons for refusing permission. It must also be noted that in recent appeal cases the adverse impact of a development upon the character or appearance of an area is often given little weight. It is also clear that Inspectors are keen wherever possible to support the provision of new dwellings.

Conclusion

An appeal against a refusal of planning permission for the suggested reasons is likely to be successful. Consequently, the Development Management Service Manager remains unable to support a refusal of planning permission.

It is clear from when the decision was deferred that Members were strongly minded to refuse permission (12 for – 2 against). While this has not been reflected in the reasons submitted after the meeting the following reason could be used to refuse planning permission.

1. The proposed replacement dwelling would, by virtue of height, mass and design, neither enhance nor preserve the character or appearance of the conservation area as well as being harmful to the setting of the adjacent listed building and Scheduled Ancient Monument. The application is, therefore, contrary to Policy EN1 of the South Kesteven Core Strategy and guidance contained in the National Planning Policy Framework.

Introduction

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

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

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

Application category

The application is categorised as a minor application.

Reason for referral to Committee

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

The proposal

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

The application site and its surroundings

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

Relevant history

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

1. A number of trees, which are worthy of protection and prominent within the streetscape are proposed to be removed, allowing their removal would be harmful to the character of the streetscene and wider Conservation Area by virtue of their location height, prominence and

predicated longevity. The application is therefore deemed contrary to guidance contained in policy EN1 of the South Kesteven Core Strategy; with no other material planning considerations to indicate that the application should be determined otherwise.

2. The proposed replacement dwelling would, by virtue of scale and mass, neither respect or preserve the character of the Conservation Area as well be harmful to the setting of the adjacent Listed Building with it being visually intrusive within the streetscene. The application is, therefore, deemed contrary to policy EN1 of the South Kesteven Core Strategy and guidance contained in the National Planning Policy Framework.

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

Policy Considerations

National Planning Policy Framework

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

South Kesteven Core Strategy 2010

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

Representations received

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

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

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

The Environment Agency: does not object to the application.

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

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

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

Representations as a result of publicity

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

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

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

Officer evaluation

The proposal

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

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

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

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

Character and Appearance of the Area

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

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

Access

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

Trees

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

Flood Risk

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

Residential Amenity

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

Conclusion

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

It is commended that permission is granted.

Section 106 Heads of Terms

A section 106 is not required for this application.

Crime and Disorder

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

Human Right Implications

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

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

Recommendation:

Grant permission subject to conditions

SUMMARY OF REASON(S) FOR APPROVAL

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

10. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwelling is first occupied. Development shall be carried out in accordance with the approved details.

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

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

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

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

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

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

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

14. The arrangements shown on the approved plan KAY/13/0507-1 Revision B dated 29/08/13 for the parking/turning/manoeuvring/loading/unloading of vehicles shall be available at all times when the premises are in use.

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

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

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

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

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

17. Before the first occupation of the dwelling hereby permitted, the first floor window in the south elevation shall be fitted with obscure glazing (to a minimum obscurity of Pilkington Level 3 or equivalent) and if any part of the window(s) is less than 1.7m above the floor of the room in which it is installed, it shall be non opening or fitted with a top hung window. The window(s) shall be retained as such thereafter.

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

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

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

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

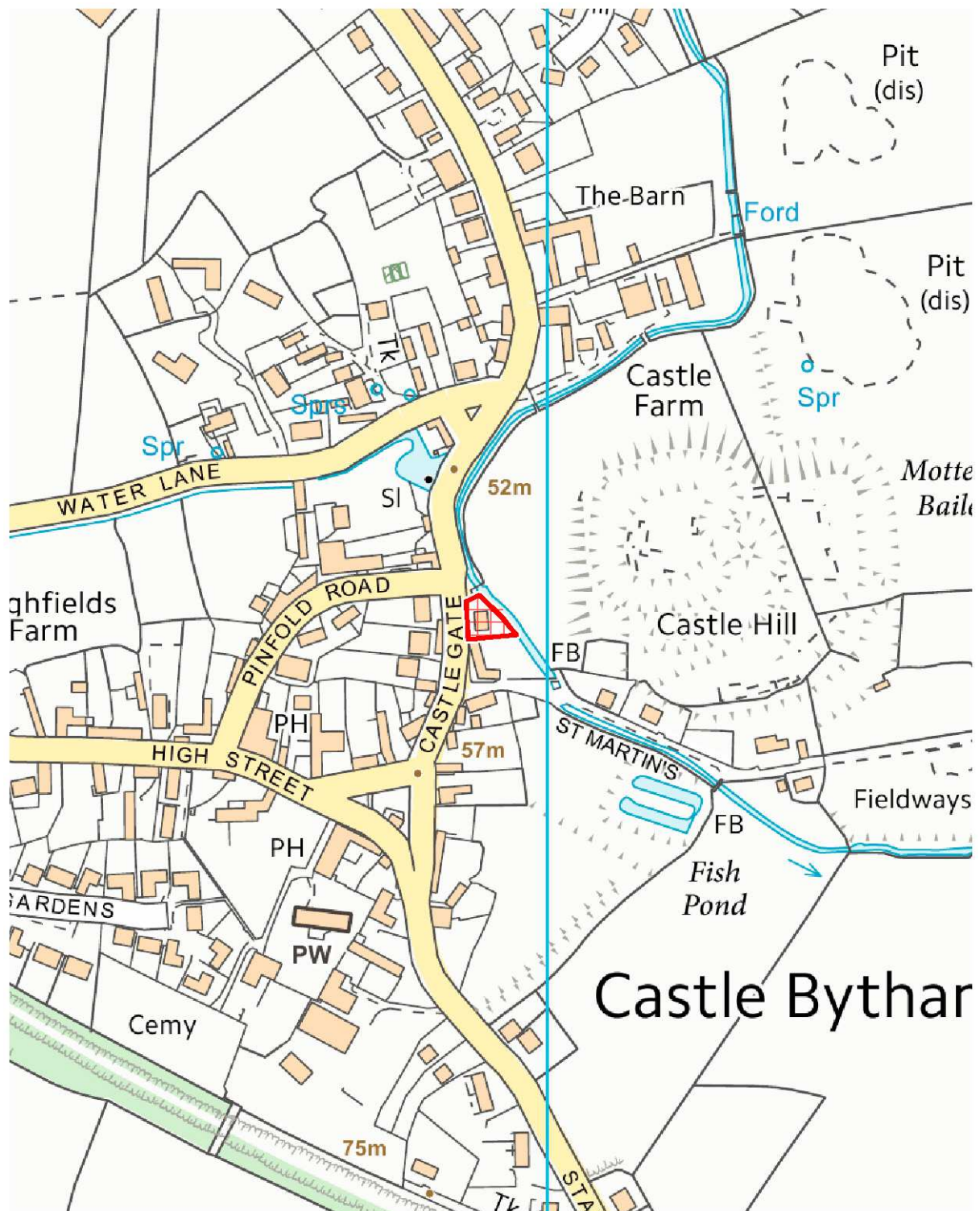
Note(s) to Applicant

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

* * * * *

Site Location Plan

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



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Agenda Item 6

AGENDA ITEM

Report No: PLA.1018

DEVELOPMENT CONTROL COMMITTEE

29 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 23 September – 11 October 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 – NONE

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

TABLE 4 Planning applications performance

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

DEVELOPMENT MANAGEMENT**Applications not determined within the statutory period**

Report No: PLA. 1018

Date Prepared: 14 October 2013

No of applications over 8 weeks:

MAJOR APPLICATIONS
(13 weeks)**S12/0484/MJRO/KJC**

Date received:

27-Feb-2012

No of days: 595

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 – PPA. Determine by 7/12/13

S12/2348/MJNF/SB

Date received:

09-Nov-2012

No of days: 339

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 – extension of time agreed to 31/12/13

S12/2495/MJNF/JJ

Date received:

10-Oct-2012

No of days: 369

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: 220

Mr C Thompson

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

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

Reason for non-determination:

Awaiting independent noise assessment. To be reported back to Committee 19 November 2013.

S13/1123/MJRF/AH

Date received:
17-May-2013
No of days: 150

Baxter & King Construction

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

Reason for non-determination:

On going discussions/negotiations in relation to design and layout matters and Section 106 Agreement Requirements. Committee 19 November 2013. To be subject to a PPA.

S13/1824/MJNF/JJ

Date received:
05-Jul-2013
No of days: 101

Mr D Pennell, Burghley House Preservation Trust Ltd

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
Land west of, Ryhall Road, Stamford

Reason for non-determination:

Waiting to be issued following completion of S106

ALL OTHER APPLICATIONS (8 weeks)

S10/1805/FULL/KJC

Date received:
13-Oct-2010
No of days: 1097

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 October 2013 Committee following external assessment of viability by consultant.

S10/2020/FULL/JJ

Date received:
03-Sep-2010
No of days: 1137

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 19 November 2013.

S10/2021/LB/JJ

Date received:
03-Sep-2010
No of days: 1137

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 19 November 2013

S12/3241/EIAFP/PWM

Date received:
04-Jan-2013
No of days: 283

Mr Tim & Roger Marris, Marris Foston Ltd

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

Reason for non-determination:

Awaiting S106 to be completed. Subject to PPA. Determine by 20/12/2013

S13/0775/EIAFP/SB

Date received:
25-Mar-2013
No of days: 203

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 19/11/13

S13/0942/FULL/NB

Date received:
19-Apr-2013
No of days: 178

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. Viability assesment being undertaken

S13/1187/LB/PL

Date received:
03-May-2013
No of days: 164

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 28 October 2013.

S13/1213/FULL/SP

Date received:
01-Jul-2013
No of days: 105

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 31/10/13

S13/1216/RM/JJ

Date received:
08-May-2013
No of days: 159

One Medical Ltd

Reserved Matters application for construction of a Medical Centre S10/0355

Larkfleet House, Southfields Business Park Ltd, southfield business park, Bourne, PE10 0FF

Reason for non-determination:

Application to be withdrawn or amended due to high pressure gas main concerns

S13/1634/FULL/NB

Date received:
18-Jun-2013
No of days: 118

Mr A Copland

Erection of 4 dwellings

Land off, Stephens Way, Deeping St James

Reason for non-determination:

Reported to Committee 6 August 2013. Viability assesment being undertaken

S13/1640/FULL/SP

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

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 on 29/10/13

S13/1712/FULL/NB

Date received:
24-Jun-2013
No of days: 112

Mrs Jane Kaye

Replacement dwelling (amendments to application S13/0728)
1A, Castlegate, Castle Bytham, Grantham, Lincolnshire, NG33 4RQ
Reason for non-determination:
Report to Committee on 29/10/13

S13/1868/HSR/SP

Date received:
06-Aug-2013
No of days: 69

Mr A Wood

New porch, first floor extension above existing single storey side extension
Craggs Farm, 29, Church Lane, Caythorpe, Grantham, Lincolnshire, NG32 3DU
Reason for non-determination:
Re-consultation on amended plans. Determine by 8/11/13

S13/1869/FULL/NB

Date received:
31-Jul-2013
No of days: 75

PJ & JA Watts LTD

Siting of 2192 ground mounted photovoltaic panels
The Pheasantries, Casewick Lane, Uffington, Stamford, Lincolnshire, PE9 4SX
Reason for non-determination:
Report to Committee on 29/10/13

S13/1952/FULL/SP

Date received:
18-Jul-2013
No of days: 88

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 of noise mitigation. Determine by 15/11/2013

S13/1953/FULL/SP

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

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:
Awaiting further details of proposed layout. Determine by 30/11/13

S13/1963/FULL/SP

Date received:
08-Aug-2013
No of days: 67

Baggaley Farms

Installation of a single wind turbine with a hub height of 73m and a maximum tip height of 99.5m with associated ancillary equipment (EIA Development)
Top Farm, Back Lane, Foston, Grantham, Lincolnshire, NG32 2LA
Reason for non-determination:
Awaiting additional information. Report to Committee on 10/12/13

S13/2018/FULL/AH

Date received:
29-Jul-2013
No of days: 77

J D Wetherspoon plc

Variation of condition 11 of planning ref: S13/0232 so that the hours of use of the beer garden shall be limited to between 08.00 hours and 23.00 hours on Sundays and 08.00 hours and 23.30 hours on Monday to Saturdays. The hours of use of the public house premises shall be limited to between 08.00 hours and 00.00 hours on Sundays to Thursdays and 08.00 hours and 01.00 hours on Fridays and Saturdays
Mercury House, 7, Sheep Market, Stamford, Lincolnshire, PE9 2QZ

Reason for non-determination:

Applicant in conjunction with officers, seeking to propose satisfactory means of enclosure to beer garden area

S13/2136/LB/IVW

Date received:
31-Jul-2013
No of days: 75

South Kesteven District Council

Alteration of listed building
99, West Street, Bourne, Lincolnshire, PE10 9PR

Reason for non-determination:

Committee resolved to approve application referred to SOS. Determine by 15/11/13

S13/2235/RM/PWM

Date received:
12-Aug-2013
No of days: 63

Mrs D Mundin, Exors of Harold Pugmire (Dec'd)

Replacement of 4 static caravans with 4 dwellings (Reserved Matters pursuant to S10/2338)
Pickworth Hall, Folkingham Road, Pickworth, Sleaford, Lincolnshire, NG34 0TJ

Reason for non-determination:

Awaiting extra information & amended plan. Determine by 15/11/13

S13/2272/HS/HDPP

Date received:
15-Aug-2013
No of days: 60

Mr & Mrs A G Munro

Extension to garage to form annexe accommodation
The Old Rectory, Westby, Grantham, NG334EA

Reason for non-determination:

Awaiting amended plan. Determine by 21/10/13

S13/2315/FULL/NB

Date received:
15-Aug-2013
No of days: 60

Mr P Mitchell, Burghley Developments Limited

Renewal of extant permission S09/2662 (redevelopment of site to create nine dwellings & two shop units)
40/40A, St. Pauls Street, Stamford, Lincs, PE9 2BH

Reason for non-determination:

Report to Committee on 29/10/13

APPLICATIONS DECIDED UNDER DELEGATED POWERS
FROM 22 SEPTEMBER – 12 OCTOBER 2013

S12/2702/LB

Applicant: Mrs Lillian Popple, Clerk to the Governors, Governors of Brownes Hospital
 Proposal: Alterations to listed building (installation of hand rail to entrance steps)
 Location: Brownes Hospital, Broad Street, Stamford, Lincolnshire, PE9 1PF
 Decision: Approved conditionally - 02 October 2013
 End to End time: 330

S13/1256/HSB

Applicant: Mr Ian Harper
 Proposal: Single storey front extension with pitched roof
 Location: 6, Old Lincoln Road, Caythorpe, Grantham, Lincolnshire, NG32 3DF
 Decision: Approved conditionally - 30 September 2013
 End to End time: 46

S13/1449/HSB

Applicant: Mr Bruce Stephenson
 Proposal: Two storey rear extension to dwelling and conservatory
 Location: 201, Bridge End Road, Grantham, Lincolnshire, NG31 7HA
 Decision: Approved conditionally - 10 October 2013
 End to End time: 55

S13/1497/FULL

Applicant: Mr Trevor Lyon
 Proposal: Retention of livestock holding shed, livestock feed shed and steel container
 Location: Land off Swallow Hill, Thurlby
 Decision: Approved conditionally - 01 October 2013
 End to End time: 41

S13/1779/FULL

Applicant: Mr J Rhodes, GI Joe Army Stores
 Proposal: Erection of storage building (B8)
 Location: Greenacres, Broadgate Road, South Witham, Grantham, Lincolnshire, NG33 5QB
 Decision: Approved conditionally - 26 September 2013
 End to End time: 86

S13/1810/MJRF

Applicant: Mrs Alison Lea, Larkfleet Homes
 Proposal: Residential development (14 dwellings)
 Location: Land off, Bourne Road, Morton
 Decision: Refused - 07 October 2013
 End to End time: 91

S13/1823/FULL

Applicant: Mr M Grocott
 Proposal: Build pole barn
 Location: Land off Hall Lane, Harrowby
 Decision: Approved conditionally - 08 October 2013
 End to End time: 88

S13/1825/HSH

Applicant: Colin Gray
 Proposal: Demolition and construction of replacement outbuilding
 Location: Manor Farm, Wilsthorpe Road, Obthorpe, Bourne, Lincolnshire, PE10 0ER
 Decision: Approved conditionally - 08 October 2013
 End to End time: 85

S13/1865/LB

Applicant: Mr G Robinson
 Proposal: Alterations to listed building
 Location: Green View, Church Street, Skillington, Grantham, Lincolnshire, NG33 5HQ
 Decision: Approved conditionally - 03 October 2013
 End to End time: 73

S13/1867/FULL

Applicant: Belvoir Estates
 Proposal: Conversion of existing workshop and outbuildings to form 2 x dwellings including alterations to existing dwelling
 Location: Vine House, 71, Main Street, Woolsthorpe By Belvoir, Grantham, Lincolnshire, NG32 1LX
 Decision: Approved conditionally - 01 October 2013
 End to End time: 64

S13/1888/LB

Applicant: Ms Geraldine Gale
 Proposal: Installation of hanging and fascia signs on listed building, and retention of shutters
 Location: 83, Westgate, Grantham, Lincolnshire, NG31 6LE
 Decision: Refused - 03 October 2013
 End to End time: 86

S13/1889/FULL

Applicant: Ms Geraldine Gale
 Proposal: Change of Use to provide outdoor seating area to the rear
 Location: 83, Westgate, Grantham, Lincolnshire, NG31 6LE
 Decision: Refused - 03 October 2013
 End to End time: 86

S13/1891/TPO

Applicant: Mr Kevin Gench, Arboretum Tree and Garden Services
 Proposal: Crown raise Oak tree by 4.5 metres
 Location: 73, Sunningdale, Grantham, Lincolnshire, NG31 9PF
 Decision: TC&P - Work allowed - 07 October 2013
 End to End time: 56

S13/1959/HS

Applicant: Ms M Rogers
 Proposal: Proposed extension to side, conservatory and insertion of two dormer windows to rear
 Location: 3, Stone Pit Lane, Skillington, Grantham, NG335EZ
 Decision: Approved conditionally - 10 October 2013
 End to End time: 65

S13/2004/HS

Applicant: Belinda Fraser
 Proposal: Revised scheme of S13/0691/HS to reduce footprint of extension to allow for two parking spaces at the front of the dwelling and obviate the need for rear parking space
 Location: 2, Doughty Street, Stamford, Lincolnshire, PE9 1UT
 Decision: Approved conditionally - 08 October 2013
 End to End time: 61

S13/2007/HS

Applicant: Mr Tim Smith
 Proposal: First floor extension to side of dwelling
 Location: 10, Peterborough Close, Grantham, Lincolnshire, NG31 8SH
 Decision: Approved conditionally - 02 October 2013
 End to End time: 56

S13/2009/FULL

Applicant: Mrs R Foster
 Proposal: Erection of bungalow
 Location: Land between 3 & 7, Frieston Road, Caythorpe, NG32 3BX
 Decision: Approved conditionally - 02 October 2013
 End to End time: 50

S13/2036/FULL

Applicant: William Hill Organisation Ltd
 Proposal: Installation of new shopfront, provision of 2 no. air conditioning units and associated works, installation of satellite dish and aerial
 Location: 17, North Street, Bourne, Lincolnshire, PE10 9AE
 Decision: Approved conditionally - 30 September 2013
 End to End time: 55

S13/2037/ADV

Applicant: William Hill Organisation Ltd
 Proposal: Display of illuminated fascia sign and illuminated hanging sign
 Location: 17, North Street, Bourne, Lincolnshire, PE10 9AE
 Decision: Approved conditionally - 30 September 2013
 End to End time: 55

S13/2065/FULL

Applicant: George Bateman & Son Ltd
 Proposal: First floor extension and re-roof building
 Location: The Fighting Cocks, 13, Market Place, Corby Glen, Grantham, Lincolnshire, NG33 4NH
 Decision: Approved conditionally - 30 September 2013
 End to End time: 53

S13/2066/LB

Applicant: George Bateman & Son Ltd
 Proposal: First floor extension and re-roof building
 Location: The Fighting Cocks, 13, Market Place, Corby Glen,
 Grantham, Lincolnshire, NG33 4NH
 Decision: Approved conditionally - 30 September 2013
 End to End time: 53

S13/2073/LB

Applicant: William Hill Organisation Ltd
 Proposal: Installation of new shopfront, provision of 2 no. air
 conditioning units and associated works, installation of
 satellite dish and aerial and display of illuminated fascia and
 hanging signs
 Location: 17, North Street, Bourne, Lincolnshire, PE10 9AE
 Decision: Approved conditionally - 30 September 2013
 End to End time: 55

S13/2082/FULL

Applicant: Mr D Pennell, Burghley House Preservation Trust
 Proposal: Erection of marquee with associated bar/servery and toilets
 Location: The William Cecil, 36, High Street, St Martins, Stamford,
 Lincolnshire, PE9 2LJ
 Decision: Refused - 07 October 2013
 End to End time: 60

S13/2084/FULL

Applicant: L&J Hospitality
 Proposal: Single storey rear extension, replacement external staircase
 and use of first floor as ancillary accommodation (C1)
 Location: The Six Bells, Witham on the Hill, Nr Bourne, Lincs, PE10
 0JP
 Decision: Approved conditionally - 23 September 2013
 End to End time: 56

S13/2085/HSB

Applicant: Mr Andrew Jones
 Proposal: Replacement Windows
 Location: Spires View, North Street, Stamford, Lincolnshire, PE9 2YN
 Decision: Approved conditionally - 01 October 2013
 End to End time: 57

S13/2090/FULL

Applicant: Mr R Pearce, PTS Electrical
 Proposal: Change of use of buildings and associated land to storage
 of electrical materials/testing equipment and associated
 offices including alterations to building and installation of
 solar panels to roof
 Location: Warren Farm, Gorse Lane, Grantham, NG32 1AP
 Decision: Approved conditionally - 24 September 2013
 End to End time: 50

S13/2111/LB

Applicant: OHL LTD
 Proposal: Internal alterations & erection of porch
 Location: Ivy Farmhouse, Braceborough, Stamford, PE9 4NT
 Decision: Approved conditionally - 03 October 2013
 End to End time: 51

S13/2123/LB

Applicant: Mr & Mrs R Spencer
 Proposal: Building up of existing wall by 300mm, removal of pair of gates and erection of 2.0m garden wall with pedestrian gate and further erection of garden wall to rear elevation with pedestrian gate
 Location: White House Farm, Allington Road, Sedgebrook, Grantham, NG32 2EN
 Decision: Approved conditionally - 01 October 2013
 End to End time: 48

S13/2124/HSB

Applicant: Mr G Horbury
 Proposal: Erection of car port to side of existing detached garage
 Location: 5 Rose Barn, Dalestorth Court, Sedgebrook Road, Allington, Grantham, Lincolnshire, NG32 2DW
 Decision: Approved conditionally - 30 September 2013
 End to End time: 53

S13/2140/LB

Applicant: Mr Bradley Sloan, CIS Services
 Proposal: Alteration of listed building
 Location: Stamford Railway Station, Station Road, Stamford, PE9 2JL
 Decision: Approved conditionally - 02 October 2013
 End to End time: 40

S13/2147/ADV

Applicant: Boots UK Limited
 Proposal: Insertion of 3 non-illuminated fascia signs and one externally illuminated projecting sign
 Location: 66, High Street, Stamford, Lincolnshire, PE9 2AW
 Decision: Refused - 26 September 2013
 End to End time: 52

S13/2148/LB

Applicant: JD Wetherspoon plc
 Proposal: Installation of 4 no. triple glazed timber window units to western elevation to replace existing single glazed units
 Location: 5, Castle Street, Stamford, Lincolnshire, PE9 2RA
 Decision: Approved conditionally - 30 September 2013
 End to End time: 52

S13/2156/HSB

Applicant: Mr Mike Scott
 Proposal: Demolition of lean to storage shed, erection of two storey side and single storey rear extensions
 Location: Ivy Lodge, Church Lane, Braceborough, Stamford, Lincolnshire, PE9 4NT
 Decision: Approved conditionally - 25 September 2013
 End to End time: 54

S13/2158/HSB

Applicant: Mr Barry Woodward
 Proposal: Refurbishment & restoration of building, link extension and utility extension
 Location: 48, Church Street, Long Bennington, Newark, Lincolnshire, NG23 5EN
 Decision: Approved conditionally - 07 October 2013
 End to End time: 54

S13/2160/LB

Applicant: Mr Barry Woodward
 Proposal: Repairs and renovation, demolition of side extension and build extension atrium link
 Location: 48, Church Street, Long Bennington, Newark, Lincolnshire, NG23 5EN
 Decision: Approved conditionally - 07 October 2013
 End to End time: 54

S13/2162/HSB

Applicant: Mr Mark Berry
 Proposal: Ground floor and first floor extensions to rear
 Location: 197, Harlaxton Road, Grantham, Lincolnshire, NG31 7AG
 Decision: Approved conditionally - 08 October 2013
 End to End time: 42

S13/2165/HSB

Applicant: Mr & Mrs M Plyte
 Proposal: Hall extension to enclose porch at the front
 Location: 14, The Rides, Langtoft, Peterborough, Lincolnshire, PE6 9RR
 Decision: Approved conditionally - 09 October 2013
 End to End time: 57

S13/2170/LB

Applicant: Mr Michael Thurlby, The Thurlby Group
 Proposal: Extension and alterations to public house
 Location: 25, North Street, Bourne, Lincolnshire, PE10 9AE
 Decision: Approved conditionally - 08 October 2013
 End to End time: 64

S13/2171/FULL

Applicant: Mr Michael Thurlby, The Thurlby Group
 Proposal: Variation to remove condition 7 of S12/2396/FULL to incorporate french doors
 Location: 25, North Street, Bourne, Lincolnshire, PE10 9AE
 Decision: Approved conditionally - 08 October 2013
 End to End time: 57

S13/2177/HSB

Applicant: Mr Scott Palmer
 Proposal: Single storey front, two storey side/rear extensions
 Location: 9, New Road, Langtoft, Peterborough, PE6 9LE
 Decision: Approved conditionally - 25 September 2013
 End to End time: 49

S13/2179/HSB

Applicant: Ms L Atkin
 Proposal: Erection of garage and construction of access track
 Location: Manor Farm House, Mill Lane, Oasby, Grantham, Lincolnshire, NG32 3ND
 Decision: Refused - 11 October 2013
 End to End time: 56

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 - 23 September 2013
 End to End time: 56

S13/2185/FULL

Applicant: Mr David Boyden
 Proposal: Change of Use from student breakout area to student accommodation
 Location: North Lodge, Riverside, Grantham, Lincolnshire, NG31 9AN
 Decision: Approved conditionally - 07 October 2013
 End to End time: 56

S13/2188/FULL

Applicant: Mrs Rosamund Duke
 Proposal: Change of use of ground floor from shop/financial and professional use to a mixed use comprising delicatessen, cafe and wine bar.
 Location: 5, High Street, Market Deeping, Peterborough, Lincolnshire, PE6 8ED
 Decision: Approved conditionally - 01 October 2013
 End to End time: 56

S13/2189/FULL

Applicant: T P Clarke, Grimsthorpe & Drummond Castle Trust
 Proposal: Relocation of vehicular access
 Location: Gunboro' Farm, Main Road, Elsthorpe, Bourne, Lincolnshire, PE10 0NQ
 Decision: Approved conditionally - 08 October 2013
 End to End time: 55

S13/2194/HSB

Applicant: Adam Hill
 Proposal: Demolition of existing garage and conservatory; erection of two storey front, side/rear extensions; single storey rear extension and detached garage
 Location: 53, Swallow Hill, Thurlby, Bourne, Lincolnshire, PE10 0JD
 Decision: Approved conditionally - 25 September 2013
 End to End time: 49

S13/2200/HSB

Applicant: Mr & Mrs G Bell
 Proposal: Alterations to conservatory roof and insertion of rooflights
 Location: 45, Conduit Road, Stamford, Lincolnshire, PE9 1QL
 Decision: Approved conditionally - 25 September 2013
 End to End time: 44

S13/2210/FULL

Applicant: Mr Ian Cappitt
 Proposal: Variation of Condition 5 to allow three rooflights in rear roof slope
 Location: 8, The Grove, Hanthorpe, Bourne, Lincolnshire, PE10 0RD
 Decision: Approved conditionally - 08 October 2013
 End to End time: 61

S13/2214/ADV

Applicant: Anglia Regional Co-operative Limited
 Proposal: Installation of two fascia signs and one projecting sign
 Location: R J Scholes Funeral Services, 4, Horsegate, Deeping St
 James, Peterborough, Lincolnshire, PE6 8EN
 Decision: Approved conditionally - 25 September 2013
 End to End time: 42

S13/2215/FULL

Applicant: Mrs Tracey Peplow
 Proposal: Change of Use of land to domestic equestrian including
 erection of stable block, retention of manege and bunding
 and continuation of use of land as domestic garden
 Location: Victoria Farm, Kirkby Underwood Road, Aslackby, Sleaford,
 Lincolnshire, NG34 0HP
 Decision: Approved conditionally - 02 October 2013
 End to End time: 55

S13/2219/FULL

Applicant: Mr & Mrs Jeremy and Penny Dawson, Twelve Nunns
 Proposal: Erection of one polytunnel
 Location: The Old Bake House, Manthorpe, Bourne, PE100JE
 Decision: Approved conditionally - 01 October 2013
 End to End time: 50

S13/2220/FULL

Applicant: Rev Keith Handson, St James Church PCC
 Proposal: External alterations to Church
 Location: St James's Church, Main Street, Woolsthorpe By Belvoir,
 NG32 1LX
 Decision: Approved conditionally - 30 September 2013
 End to End time: 42

S13/2221/FULL

Applicant: Mr Richard Cresswell
 Proposal: Change of use of Chapel to ancillary residential use (to no.
 10 Chapel Street)
 Location: 10, Chapel Street, Haconby, Bourne, Lincolnshire, PE10
 0UL
 Decision: Approved conditionally - 26 September 2013
 End to End time: 41

S13/2233/FULL

Applicant: Mrs Tracey Peplow
 Proposal: Conversion and extension of barn/stables to form dwelling
 and erection of stable block within curtilage
 Location: Victoria Farm, Kirkby Underwood Road, Aslackby, Sleaford,
 Lincolnshire, NG34 0HP
 Decision: Approved conditionally - 02 October 2013
 End to End time: 54

S13/2238/HS

Applicant: Mr G Moore
 Proposal: Two storey side/front extension; single storey rear extension
 Location: 18, Hawthorn Road, Bourne, Lincolnshire, PE10 9SN
 Decision: Approved conditionally - 26 September 2013
 End to End time: 45

S13/2240/HS

Applicant: Mr S Richards
 Proposal: Revised scheme for S12/2506 relating to two front dormers and one rear cat slide dormer to include replacement of existing dome light with new skylights and dome suntube to rear flat roof.
 Location: 12, The Beehive, Main Street, Greatford, Stamford, Lincolnshire, PE9 4QA
 Decision: Approved conditionally - 26 September 2013
 End to End time: 45

S13/2241/FULL

Applicant: Mr Christopher Holtom
 Proposal: Removal of condition 3 S02/0429
 Location: Stainfield House, Elsthorpe Road, Stainfield, Bourne, Lincolnshire, PE10 0RS
 Decision: Refused - 10 October 2013
 End to End time: 59

S13/2243/FULL

Applicant: Grantham College
 Proposal: Replacement access ramp
 Location: Grantham College, Stonebridge Road, Grantham, NG31 9AP
 Decision: Approved conditionally - 03 October 2013
 End to End time: 51

S13/2247/FULL

Applicant: Mr D Nock, Nock & Seagrave Builders
 Proposal: Substitution of house type to plot 1 from two storey to one storey of S11/0080/RM
 Location: Land to rear of, Fairfield House, Main Street, Claypole
 Decision: Approved conditionally - 07 October 2013
 End to End time: 56

S13/2250/HS

Applicant: Richard Collins
 Proposal: Two storey side and rear extensions, single storey front and rear extensions and replacement garage
 Location: 11, Beverley Gardens, Stamford, Lincolnshire, PE9 2UD
 Decision: Approved conditionally - 25 September 2013
 End to End time: 37

S13/2253/DC

Applicant: Mr Brian Dodd
 Proposal: Approval of details reserved by Condition 4 (access) of S13/1573/FULL
 Location: Land at Broadgate Lane, South Witham
 Decision: Approved - 26 September 2013
 End to End time: 41

S13/2260/TCA

Applicant: Mr David James, West Deeping Parish Council
 Proposal: Prune branches up to a height of 3.5m from ground level of lime tree
 Location: 60, King Street, West Deeping, Peterborough, PE6 9HP
 Decision: TC&P - Work allowed - 25 September 2013
 End to End time: 42

S13/2263/LB

Applicant: Mr & Mrs J Regis
 Proposal: Retention of installation of boiler flue at first floor level to western side elevation
 Location: 5, Castle Street, Stamford, Lincolnshire, PE9 2RA
 Decision: Approved conditionally - 30 September 2013
 End to End time: 41

S13/2266/HS

Applicant: Mr J Miller
 Proposal: Erection of first floor side extension
 Location: 94, Thackers Way, Market Deeping, Peterborough, Lincolnshire, PE6 8LY
 Decision: Approved conditionally - 25 September 2013
 End to End time: 41

S13/2270/HS

Applicant: Mrs C Cocozza
 Proposal: Demolition of existing conservatory and erection of single storey rear extension plus access ramp
 Location: 14, Allen Close, Deeping St James, Peterborough, Lincolnshire, PE6 8EZ
 Decision: Approved conditionally - 10 October 2013
 End to End time: 50

S13/2273/LB

Applicant: Mr Andrew Jones
 Proposal: Replacement Windows
 Location: Spires View, North Street, Stamford, Lincolnshire, PE9 2YN
 Decision: Approved conditionally - 01 October 2013
 End to End time: 57

S13/2298/ADV

Applicant: Mr Jason Chadwick
 Proposal: Replacement of existing advertisement signs with two non illuminated fascia signs and one non illuminated double sided projecting sign
 Location: 60, High Street, Stamford, Lincolnshire, PE9 2AW
 Decision: Refused - 10 October 2013
 End to End time: 52

S13/2300/FULL

Applicant: Mr George Heys, The Heys Group LTD
 Proposal: Removal of condition 2 (occupancy) from application SK.956/86
 Location: THE HOVEL, The Fen, Baston Outgang Road, Baston, Peterborough, Lincolnshire, PE6 9PT
 Decision: Approved conditionally - 10 October 2013
 End to End time: 52

S13/2305/HSB

Applicant: Miss Emma Robins
 Proposal: Alterations to detached garage and its conversion to attached annexe to dwelling
 Location: 62, Kingsway, Bourne, Lincolnshire, PE10 9DP
 Decision: Approved conditionally - 10 October 2013
 End to End time: 50

S13/2316/CAC

Applicant: Mr P Mitchell, Burghley Developments Limited
 Proposal: Renewal of extant consent S09/2663 (demolition of existing shop unit, stores and workshop)
 Location: 40/40A, St. Pauls Street, Stamford, Lincs, PE9 2BH
 Decision: Approved conditionally - 09 October 2013
 End to End time: 55

S13/2318/FULL

Applicant: Harrowby Lodge Nursing Home
 Proposal: Erection of front boundary wall
 Location: Harrowby Lodge Nursing Home, 4, Harrowby Lane, Grantham, Lincolnshire, NG31 9HX
 Decision: Approved conditionally - 08 October 2013
 End to End time: 50

S13/2321/HSB

Applicant: Mrs Kelly McCann
 Proposal: Single storey side extension
 Location: 4, Chesham Drive, Baston, Peterborough, Lincolnshire, PE6 9QW
 Decision: Approved conditionally - 01 October 2013
 End to End time: 40

S13/2322/LB

Applicant: Mr Jason Chadwick, New Look Group Plc
 Proposal: Replacement of existing advertisement with two non illuminated fascia signs and one non illuminated double sided projecting sign
 Location: 60, High Street, Stamford, Lincolnshire, PE9 2AW
 Decision: Refused - 10 October 2013
 End to End time: 50

S13/2353/NMA

Applicant: David Parker, Pelham Architects
 Proposal: Non Material Amendment to planning permission S12/0613
 Location: Land R/o Highfield Mews, Great Gonerby, Grantham, NG31 8XA
 Decision: Approved - 03 October 2013
 End to End time: 29

S13/2366/DCLB

Applicant: Mr Alan Newstead, Hudson Heritage Ltd
 Proposal: Approval of details reserved by Conditions 1 & 3 of S13/1255
 Location: The Manor, Doddington Road, Stubton, Newark, NG235BX
 Decision: Approved - 10 October 2013
 End to End time: 51

S13/2368/HS

Applicant: Ms E L Litchfield
 Proposal: Erection of wall and gate
 Location: The Cottage, 5, Village Streets, Gelston, Grantham,
 Lincolnshire, NG32 2AE
 Decision: Approved conditionally - 11 October 2013
 End to End time: 43

S13/2376/DC

Applicant: Mr Kelvin O'Neil
 Proposal: Approval of details reserved by Condition 4 (surface water
 drainage) & Condition 7 (materials) of S12/0367
 Location: The Vine Inn, 19, Church Street, Market Deeping,
 Peterborough, Lincolnshire, PE6 8AN
 Decision: Approved - 01 October 2013
 End to End time: 34

S13/2407/DEXT

Applicant: Mrs Sarah Wells
 Proposal: Flat roofed rear extension
 Location: 43, Stowe Road, Langtoft, Peterborough, Lincolnshire, PE6
 9NE
 Decision: Not required - 10 October 2013
 End to End time: 42

S13/2420/HS

Applicant: Mr & Mrs R Johns
 Proposal: Single storey front side and rear extensions and the
 erection of a detached garage
 Location: 86, Tennyson Avenue, Grantham, Lincolnshire, NG31 9NH
 Decision: Approved conditionally - 11 October 2013
 End to End time: 44

S13/2427/DEXT

Applicant: Mr Martin Dixon
 Proposal: Single storey extension to rear (Prior Approval Householder
 Extension)
 Location: 23, Ash Grove, Grantham, Lincolnshire, NG31 9QE
 Decision: Not required - 09 October 2013
 End to End time: 42

S13/2440/DC

Applicant: Mr D Pennell, Burghley House Preservation Trust
 Proposal: Approval of details relating to conditions 18 and 24 of
 application S13/0260 relating to noise mitigation measures
 Location: Land west of, Ryhall Road, Stamford
 Decision: Approved - 03 October 2013
 End to End time: 31

S13/2547/DEM

Applicant: Martin James & Henry Bell & Co Ltd
 Proposal: Demolition of Malt works building
 Location: Malt Kiln and Car Park, Rycroft Street, Grantham, Lincs
 Decision: Approved - 09 October 2013
 End to End time: 27

S13/2610/LDE

Applicant: Miss Carla Regis
 Proposal: Lawful development certificate - erection of a two and a half storey 4-bed dwelling
 Location: 25/26, Reform Street, Stamford, Lincolnshire, PE9 2XB
 Decision: Lawful Development - 09 October 2013
 End to End time: 7

S13/2618/CM

Applicant: Miss Kirsten Hannaford-Hill, Cemex UK Operations Limited
 Proposal: To extract sand and gravel from land forming an extension to the Manor Pit Quarry with restoration to agriculture (PL/0193/12)
 Location: Manor Pit Quarry, Baston Outgang Road, Baston, Market Deeping, PE6 9PE
 Decision: No objections made - 10 October 2013
 End to End time: 21

S13/2635/NMAH

Applicant: Mr & Mrs J Topham
 Proposal: Non-material amendment to S13/0677 for single storey extension
 Location: 35, Lime Grove, Grantham, Lincolnshire, NG31 9JD
 Decision: Approved - 10 October 2013
 End to End time: 22

S13/2647/CM

Applicant: Mr Andrew Graves, The Priory Federation of Academies Trust
 Proposal: To extend existing sports hall to form additional classroom
 Location: Priory Ruskin Academy, Rushcliffe Road, Grantham, Lincolnshire, NG31 8ED
 Decision: No objections made - 26 September 2013
 End to End time: 16

S13/2653/CDC

Applicant: Mr Michael Watson, Lincolnshire County Council
 Proposal: To demolish a building, comprising nursery and ancillary rooms and replace with new building comprising two classrooms with associated ancillary spaces, activity studio, 2 group rooms, office, servery and link corridor to the existing school, works would also include the refurbishment of the adjacent two classroom block and externally a series of ramps and steps and decked play areas would be provided to improve accessibility to the school
 Location: Isaac Newton (gm) Primary School, Dysart Road, Grantham, NG317DG
 Decision: No objections made - 01 October 2013
 End to End time: 21

S13/2790/DC

Applicant: Mr Graham Park, c/o Lincs Design Consultancy
 Proposal: Approval of details reserved by Condition 2 (Materials) of S13/1351
 Location: Mill Farm, Caythorpe Heath Lane, Caythorpe, Grantham, Lincolnshire, NG32 3EZ
 Decision: Approved - 11 October 2013
 End to End time: 4

S13/2791/DC

Applicant:

Mr Graham Park, c/o Lincs Design Consultancy

Proposal:

Approval of details reserved by Condition 2 of S13/1286

Location:

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

Decision:

Approved - 11 October 2013

End to End time:

4

PLANNING APPEALS 2012-2013 (excluding Enforcements)**NO OF APPEALS DETERMINED (based on Decision Date)
APPEALS OUTSTANDING AT 11 October 2013**

<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	Written Evidence	<u>Start Date</u> 12-Jul-2013 <u>Date of H / I</u> N/A	
<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	Written Evidence	<u>Start Date</u> 24-Sep-2012 <u>Date of H / I</u> N/A	
<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	Written Evidence	<u>Start Date</u> 01-Feb-2013 <u>Date of H / I</u> N/A	
<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	Written Evidence	<u>Start Date</u> 01-Feb-2013 <u>Date of H / I</u> N/A	
<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	Informal Hearing	<u>Start Date</u> 20-May-2013 <u>Date of H / I</u> 08-Oct-2013	

<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	Written Evidence	<u>Start Date</u> 13-May-2013 <u>Date of H / I</u> N/A	
<u>S12/2213/FULL</u> NB Mr A Copland Erection of 4 dwellings Land off, Stephens Way, Deeping St James	Written Evidence	<u>Start Date</u> 09-Jul-2013 <u>Date of H / I</u> N/A	
<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	Written Evidence	<u>Start Date</u> 12-Jul-2013 <u>Date of H / I</u> N/A	
<u>S12/3003/OUT</u> PL Mr F Sandall Residential development (outline) Land off, Eastgate, Bourne	Written Evidence	<u>Start Date</u> 17-May-2013 <u>Date of H / I</u> N/A	
<u>S12/3212/FULL</u> SP Miss Rachel, Coulson Four bedroom bungalow Land to the rear of, 33, Main Street, Claypole, NG23 5BA	Written Evidence	<u>Start Date</u> 02-May-2013 <u>Date of H / I</u> N/A	
<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	Written Evidence	<u>Start Date</u> 29-Jul-2013 <u>Date of H / I</u> N/A	
<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	Written Evidence	<u>Start Date</u> 17-Jul-2013 <u>Date of H / I</u> N/A	

<u>S13/1556/HS</u> LDPP Mr Neil Thomas Two storey side extension with single storey attached double garage and wood store, alterations to roof, rendering of house and erection of retaining wall Home Farm Cottage, Ponton Road, Boothby Pagnell, Grantham, Lincolnshire, NG33 4DH	Written Representation	<u>Start Date</u> 24-Sep-2013 <u>Date of H / I</u>	
<u>S13/1844/OUT</u> PWM Mr K Rowbottom Erection of dwelling (outline) 74, Pointon Road, Billingborough, Sleaford, NG340LP	Written Evidence	<u>Start Date</u> 18-Sep-2013 <u>Date of H / I</u> N/A	

PLANNING APPLICATIONS PERFORMANCE**Apr - Sept 2013**

New end to end times for determining applications	Days	Target (days)
Average no of days to determine Major (to be reported quarterly)	85.8	90
Average no. of days to determine Minor	57.4	55
Average no. of days to determine Other	56.6	50
Average no. of days to determine Householder	49.7	45