

AGENDA



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

For a meeting of the
DEVELOPMENT MANAGEMENT COMMITTEE

to be held on

TUESDAY, 16 OCTOBER 2018

at

1.00 PM

in the

**BALLROOM, GUILDHALL ARTS CENTRE, ST. PETER'S HILL,
GRANTHAM. NG31 6PZ**

Aidan Rave, Chief Executive

Chairman

Councillor Martin Wilkins

Councillor Ashley Baxter

Councillor Phil Dilks

Councillor Mike Exton

Councillor Mrs Rosemary Kaberry-Brown

Councillor Michael King

Councillor Robert Reid

Councillor Jacky Smith

Councillor Mrs Judy Smith

Councillor Judy Stevens

Councillor Adam Stokes

Councillor Ian Stokes (Vice-Chairman)

Councillor Brian Sumner

Councillor Mrs Brenda Sumner

Councillor Paul Wood

Committee Support Jo Toomey Tel: 01476 40 60 80 (Ext. 6152)
Officer: E-mail: democracy@southkesteven.gov.uk

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

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

1 MEMBERSHIP

The Chief Executive to notify the Committee of any substitute members

2 APOLOGIES FOR ABSENCE

3 DISCLOSURE OF INTERESTS

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

4 MINUTES OF THE MEETING HELD ON 18 SEPTEMBER 2018

(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.

- (a) **Application ref:** S18/1403
Description: Retrospective application to retain gazebo
Location: 2 School Lane, Uffington, PE9 4SU

- (b) **Application ref:** S18/0221
Description: Change of use of land to racing track including placement of towable caravan and three containers on site
Location: Land north of Gelston Road, Hougham, Grantham, Lincolnshire

- (c) **Application ref:** S18/1262
Description: Alterations to and conversion of former residents' lounge facility to a 5-bedroom bungalow and construction of a stand alone laundry room
Location: Toller Court, Sandygate Close, Horbling, NG34 0PW

- (d) **Application ref:** S18/0937
Description: Reserved matters application for 174 dwellings and associated infrastructure pursuant to SK94/0125/12
Location: Elsea Park - zone 9, land east of A151, Raymond Mays Way, Bourne

- (e) **Application ref:** S17/2384
Description: Erection of 6 no. dwellings
Location: Former Salvation Army Hall, East Street, Stamford

- (f) **Application ref:** S18/1436
Description: Application for approval of reserved matters (appearance/scale/layout and landscaping) in connection with S17/1615
Location: Land at Winters Lane, Long Bennington, NG23 5DW

6 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 2018/19 meetings are:

Meeting Date	Notification Deadline
Tuesday 16 October 2018, 1pm	Monday 15 October 2018, 1pm
Tuesday 13 November 2018, 1pm	Monday 12 November 2018, 1pm
Tuesday 11 December 2018, 1pm	Monday 10 December 2018, 1pm
Tuesday 15 January 2019, 1pm	Monday 14 January 2019, 1pm
Tuesday 5 February 2019, 1pm	Monday 4 February 2019, 1pm
Tuesday 5 March 2019, 1pm	Monday 4 March 2019, 1pm
Tuesday 2 April 2019, 1pm	Monday 1 April 2019, 1pm
Tuesday 23 April 2019, 1pm	Monday 22 April 2019, 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.

Committee members may only ask questions of the applicant, the applicant's agent or technical experts speaking for or against an application.

The Chairman and Vice-Chairman of the Committee may ask questions of members of the public but only to verify the source of any material facts stated by a public 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 MANAGEMENT
COMMITTEE
TUESDAY, 18 SEPTEMBER 2018



SOUTH
KESTEVEN
DISTRICT
COUNCIL

COMMITTEE MEMBERS PRESENT

Councillor Ashley Baxter
Councillor Phil Dilks
Councillor Mike Exton
Councillor Jacky Smith
Councillor Judy Stevens
Councillor Adam Stokes

Councillor Ian Stokes (Vice-Chairman)
Councillor Brian Sumner
Councillor Mrs Brenda Sumner
Councillor Martin Wilkins (Chairman)
Councillor Paul Wood

OFFICERS

Head of Development (Sylvia Bland)
Area Planning Officer (Abiola Labisi)
Assistant Planning Officer (Miranda Beavers)
Legal Adviser (Colin Meadowcroft)
Principal Democracy Officer (Jo Toomey)

25. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Kaberry-Brown, King, Judy Smith and Reid.

26. DISCLOSURE OF INTERESTS

No interests were disclosed.

27. MINUTES OF THE MEETING HELD ON 21 AUGUST 2018

The minutes of the meeting held on 21 August 2018 were agreed as a correct record.

28. PLANNING MATTERS

(a) Application ref: S18/0503

Description: Erection of nine dwellings

Location: Land Adjacent To Ivatt Close Bourne PE10 9TZ

Decision:

To grant the application subject to conditions

Noting comments made during the public speaking session by:

Applicant's Agent

Peter Flavill

Together with:

- Comments from the SKDC Historic Buildings Advisor
- No objection and comments from Bourne Town Council
- No objection and comments from the Lincolnshire County Council Footpaths Officers
- No objection subject to conditions from SKDC's Environmental Protection Services
- Comments from the South Kesteven District Council Footpaths Officer
- No objection and comments from SKDC's Street Scene team
- No objection from Lincolnshire County Council Highways and SUDS Support subject to conditions
- No objections from the SKDC Arboricultural Consultant subject to conditions
- 17 representations received as a result of public consultation
- Provisions within the National Planning Policy Framework and the South Kesteven Core Strategy and supplementary planning documents
- Site visit observations
- Comments made by members at the meeting

Time Limit for Commencement

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

Approved Plans

- 2 The development hereby permitted shall be carried out in accordance with the following list of approved plans:
 - i. Drawing No. P01 Rev B (Proposed Site Layout Plan) received 01/08/2018
 - ii. Drawing No. P02 Rev B (Block Plan) received 14/08/2018
 - iii. Drawing No. P03 Rev A (Proposed Floor Plans - Plot 1) received 20/07/2018
 - iv. Drawing No. P04 Rev A (Proposed Elevation Plans - Plot 1) received 01/08/2018
 - v. Drawing No. P05 Rev A (Proposed Floor Plans - Plot 2) received 20/07/2018
 - vi. Drawing No. P06 Rev A (Proposed Elevation Plans - Plot 2) received 01/08/2018
 - vii. Drawing No. P07 Rev B (Proposed Floor Plans - Plot 3) received 20/07/2018

- viii. Drawing No. P08 Rev A (Proposed Elevation Plans - Plot 3) received 01/08/2018
- ix. Drawing No. P09 Rev A (Proposed Floor Plans - Plot 4) received 20/07/2018
- x. Drawing No. P10 Rev B (Proposed Elevation Plans - Plot 4) received 14/08/2018
- xi. Drawing No. P11 Rev A (Proposed Floor Plans - Plots 5, 6, 7) received 20/07/2018
- xii. Drawing No. P12 Rev A (Proposed Elevation Plans - Plots 5, 6, 7) received 01/08/2018
- xiii. Drawing No. P13 Rev A (Proposed Floor Plans - Plot 8) received 20/07/2018
- xiv. Drawing No. P14 Rev B (Proposed Elevation Plans - Plot 8) received 01/08/2018
- xv. Drawing No. P15 Rev B (Proposed Floor Plans - Plot 9) received 14/08/2018
- xvi. Drawing No. P16 Rev A (Proposed Elevation Plans - Plot 9) received 01/08/2018
- xvii. Drawing No. P17 Rev A (Proposed Garage Plans - Plot 4) received 20/07/2018
- xviii. Drawing No. P18 Rev B (Boundary Treatment) received 14/08/2018

Unless otherwise required by another condition of this permission.

Before the Development is Commenced

- 3 Before the development hereby permitted is commenced, a scheme relating to the survey of the land for contamination shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
 - i. A desk top study documenting all the previous and existing land uses of the site and adjacent land;
 - ii. 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
 - iii. 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.
 - iv. Shall include the nomination of a competent person to oversee the implementation of the works.
- 4 Before the development hereby permitted is commenced, plans showing the proposed land levels of the site including [site sections, spot heights, contours and the finished floor levels of all buildings] with reference to [neighbouring properties or an off site datum point] shall have been submitted to and approved in writing by the Local Planning Authority.
- 5 No development shall take place until a surface water drainage scheme for the site, based on urban drainage principles and an assessment of the

hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall:

- (a) Provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
- (b) Provide attenuation details and discharge rates which shall be restricted to 1.4 litres per second;
- (c) Provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- (d) Provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

The development shall be carried out in accordance with the approved drainage scheme and no dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full in accordance with the approved details.

- 6 Before the development hereby permitted is commenced, details relating to the construction of the diverted public footpath within the site shall have been submitted to and approved in writing by the Local Planning Authority. The details shall include:
 - i. The exact route
 - ii. The width of the route
 - iii. Construction and surfacing materials
 - iv. Proposed finished levels

During Building Works

- 7 Before construction of any building hereby permitted is commenced, the land on which that building is situated shall have been graded in accordance with the approved land levels details.
- 8 Before any construction work above ground is commenced, details of the proposed soft landscaping and tree planting shown on Drawing No. P01 Rev. B (Proposed Site Layout Plan) shall have been submitted to and approved in writing by the Local Planning Authority. The details shall include:
 - i. Planting plans;
 - ii. Written specifications (including cultivation and other operations associated with plant and grass establishment);

- iii. Schedules of trees and plants, noting species, plant sizes and proposed numbers/densities where appropriate
- iv. The details shall also include the retention of the Ash tree located within the south east corner of the site (labelled A1 on the Arboricultural Implications Plan – Drawing No. 3440. Bourne.P&R.AIP) and the recovery of the lapsed hedge along the southern perimeter of the site (labelled Group E on the Arboricultural Implications Plan – Drawing No. 3440. Bourne.P&R.AIP).

Before the Development is Occupied

- 9 Before any part of the development hereby permitted is occupied/brought into use, the external elevations shall have been completed using only the materials stated in the planning application forms unless otherwise agreed in writing by the Local Planning Authority.
- 10 Before any part of the development hereby permitted is occupied/brought into use, a verification report confirming that remedial works have been completed shall have been submitted to and approved in writing by the Local Planning Authority. The report shall have been submitted by the nominated competent person approved, as required by condition above. The report shall include:
 - i. A complete record of remediation activities, and data collected as identified in the remediation scheme, to support compliance with agreed remediation objectives;
 - ii. As built drawings of the implemented scheme;
 - iii. Photographs of the remediation works in progress; and
 - iv. Certificates demonstrating that imported and/or material left in situ is free from contamination.

The scheme of remediation shall thereafter be maintained in accordance with the approved scheme.

- 11 Prior to any of the buildings being occupied the private drive shall be completed in accordance with the details shown on drawing number P01 Rev B (Proposed Site Layout) dated March 2018.
- 12 Before any building/dwelling hereby permitted is occupied/brought into use, the finished floor levels for that building shall have been constructed in accordance with the approved land levels details.
- 13 Before any part of the development hereby permitted is occupied/brought into first use, the public footpath within the site shall have been constructed in accordance with the approved details.

Ongoing conditions

- 13 Before the end of the first planting/seeding season following the first occupation of any of the dwellings hereby approved, all soft landscape

works shall have been carried out in accordance with the approved soft landscaping details.

14. Within a period of five years from the first occupation of the final dwelling/unit of the development hereby permitted, any trees or plants provided as part of the approved soft landscaping scheme, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced in the first planting season following any such loss with a specimen of the same size and species as was approved within the approved soft landscaping details unless otherwise agreed by the Local Planning Authority.

(b) Application ref: S18/0781

Description: Outline permission for the erection of 7 No. 1 bedroom apartments with approval sought for access, appearance, layout and scale.

Location: 87 Norton Street Grantham NG31 6BY

Decision:

To refuse the application contrary to officer recommendations

Noting comments made during the public speaking session by:

Against	Roger Kingscott Edward Clarke
For	Mark Howe
Applicant's Agent	Paul Stone

Together with:

- No objection and comments from SKDC Environmental Protection Services
- No objection from Lincolnshire County Council Highways and SUDS Support
- 5 representations received as a result of public consultation
- Provisions within the National Planning Policy Framework and the South Kesteven Core Strategy and supplementary planning documents
- Observations made during previous visits to the site
- The additional information report issued on 14 September 2018
- Comments made by members at the meeting

In discussing the application Members expressed concerns about the impact of the proposed dwelling on nearby properties when taking account of the scale of the properties and their proximity to existing dwellings.

It was therefore proposed and seconded that the application be refused contrary to officer recommendations because the proposal constituted over-development and was over-bearing as a result of it being back land development and also being contrary to some elements of policy EN1 of the Council's Core Strategy.

The Head of Growth confirmed that the reason for refusal was acceptable, permitting the Committee to make a decision outright without invoking the cooling-off period in accordance with the Council's Constitution.

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

(c) Application ref: S18/1029

Description: Erection of a two storey detached dwelling with integral garage.

Location: Land To Rear Of 21 West Street Barkston

Decision:

To grant the application subject to conditions

Noting comments made during the public speaking session by:

Barkston & Syston Parish Council	Malcolm Hall
Against	Sue Evans
Applicant/Applicant's Agent	Michael Jervis

Together with:

- No objection in principle and comments from the SKDC Historic Buildings Advisor
- No objection from the Environment Agency
- No objection from Barkston and Syston Parish Council
- No objection from Lincolnshire County Council Highways and SUDS Support
- No objection from Heritage Lincolnshire subject to conditions
- 6 representations received as a result of public consultation
- Provisions within the National Planning Policy Framework and the South Kesteven Core Strategy and supplementary planning documents
- Site visit observations
- Comments made by members at the meeting

It was proposed, seconded and agreed that the application be approved for the summary of reasons set out in the case officer's report and subject also to the following conditions:

Time Limit for Commencement

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

Approved Plans

- 2 The development hereby permitted shall be carried out in accordance with the following list of approved plans:

- i. Drawing No. BJ/DE/18/02 (Block Plan and Site Section) received 01/06/2018
- ii. Drawing No. BJ/DE/18/01 Rev A (Elevations, Plans and Sections) received 10/08/2018

Unless otherwise required by another condition of this permission.

Before the Development is Commenced

- 3 Before the development hereby permitted is commenced, a written scheme of archaeological investigation shall have been submitted to and approved in writing by the Local Planning Authority.

The archaeological investigations shall also have been completed in accordance with the approved details before development commences.

- 4 Before the development hereby approved commences, full details of all proposed joinery works including 1:20 sample elevations and 1:1 joinery profiles including horizontal and vertical sections shall have been submitted to and approved in writing by the Local Planning Authority.
- 5 Before the development hereby approved commences, large scale representative details of the dormer windows to be installed shall have been submitted to and approved in writing by the Local Planning Authority.

During Building Works

- 6 Notwithstanding details provided, before any of the works on the external elevations of the building(s) hereby permitted are begun, samples of the materials (including colour of any render, paintwork or colourwash) to be used in the construction of the external surfaces shall have been submitted to and approved in writing by the Local Planning Authority.

Before the Development is Occupied

- 7 Before the part of the building hereby approved is first occupied/brought into use, the joinery works shall have been completed in accordance with the approved joinery details.
- 8 Before the dwelling hereby approved is first occupied/brought into use, the dormer windows shall have been installed in accordance with the approved details.
- 9 Before any part of the development hereby permitted is occupied/brought into use, the external surfaces shall have been completed in accordance with the approved details.

Ongoing Conditions

- 10 Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration to the property other than those expressly authorised by this permission shall be carried out without Planning Permission first having been granted by the Local Planning Authority.
- 11 Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no building, enclosure, swimming or other pool or container used for domestic heating purposes shall be constructed within the curtilage of the dwellinghouse without Planning Permission first having been granted by the Local Planning Authority.
- 12 Notwithstanding the provisions of Schedule 2, Part 1, Class B & C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no window, dormer window, rooflight, solar panels or other development consisting of an alteration to the roof of the property other than those expressly authorised by this permission shall be constructed without Planning Permission first having been granted by the Local Planning Authority.

As applications S18/1257 and S18/1258 related to the same site, the Chairman stated that the applications would be considered together but voted on separately.

(d) Application ref: S18/1257

Description: Demolition of derelict building to be replaced with wooden cabin, addition of two storage sheds and a potting shed

Location: St Vincent's St Vincent's Road Grantham Lincolnshire NG31 9EJ

Decision:

To grant the application subject to conditions

Noting:

- No objection and comments from the SKDC Arboricultural Consultant
- Comments of the SKDC Historic Buildings Advisor
- No representations received as a result of public consultation
- Provisions within the National Planning Policy Framework and the South Kesteven Core Strategy and supplementary planning documents
- Site visit observations
- Comments made by members at the meeting

It was proposed, seconded and agreed that the application be approved for the summary of reasons set out in the case officer's report and subject also to the following conditions:

Time Limit for Commencement

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

Approved Plans

- 2 The development hereby permitted shall be carried out in accordance with the following list of approved plans:

Site Plan Part 1, received 4 July 2018

Site Plan Part 2, received 4 July 2018

Diagram 1, Parts 1, 2 and 3, Wooden Cabin received 4 July 2018

Diagram 2, Wooden Shed, Received 4 July 2018

Diagram 3, Potting Shed, Received 4 July 2018

Unless otherwise required by another condition of this permission.

Before the Development is Occupied

- 3 Before any part of the development hereby permitted is occupied/brought into use, the external elevations shall have been completed using only the materials stated in the planning application forms and accompanying paperwork unless otherwise agreed in writing by the Local Planning Authority.

(e) Application ref: S18/1258

Description: Demolition of derelict building to be replaced with wooden cabin

Location: St Vincent's St Vincent's Road Grantham Lincolnshire NG31 9EJ

Decision:

To grant the application subject to conditions

Noting:

- Comments of the SKDC Historic Buildings Advisor
- No comments from Historic England
- No comments received from Grantham Civic Society
- No representations received as a result of public consultation
- Provisions within the National Planning Policy Framework and the South Kesteven Core Strategy and supplementary planning documents
- Site visit observations
- The additional information report issued on 14 September 2018
- Comments made by members at the meeting

It was proposed, seconded and agreed that the application be approved for the summary of reasons set out in the case officer's report and subject also to the following conditions:

Time Limit for Commencement

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

Approved Plans

2. The works hereby consented shall be carried out in accordance with the following list of approved plans:

Site Plan Part 1, received 4 July 2018

Site Plan Part 2, received 4 July 2018

Diagram 1, Parts 1, 2 and 3, Wooden Cabin received 4 July 2018

Diagram 2, Wood Shed, Received 4 July 2018

Diagram 3, Potting Shed, Received 4 July 2018

Unless otherwise required by another condition of this permission.

Before the Development is Commenced

3. Before any of the works on the external elevations for the building hereby permitted are begun, samples/details of the timber cladding for the cabin including finish shall have been submitted to and approved in writing by the Local Planning Authority.

(f) **Application ref:** S18/1190

Description: Proposed conservatory and gable to side of existing dwelling

Location: The Shrubbery South Heath Lane Fulbeck NG32 3HU

Decision:

To grant the application subject to conditions

Noting:

- No objection from Fulbeck Parish Council
- No objection from Lincolnshire County Council Highways and SUDS Support
- No objection from the SKDC Historic Buildings Advisor
- No representations received as a result of public consultation
- Provisions within the National Planning Policy Framework and the South Kesteven Core Strategy and supplementary planning documents
- Site visit observations
- Comments made by members at the meeting

It was proposed, seconded and agreed that the application be approved for the summary of reasons set out in the case officer's report and subject also to the following conditions:

Time Limit for Commencement

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

Approved Plans

- 2 The development hereby permitted shall be carried out in accordance with the following list of approved plans:
 - i. Drawing No.1001/243/02, Proposed Scheme, received 26 June 2018
 - ii. Drawing No.1001/243/03, Site Plan, received 26 June 2018

Unless otherwise required by another condition of this permission.

Before the Development is Occupied

- 3 Before any part of the development hereby permitted is occupied/brought into use, all external finishes shall have been completed to match in material, colour, style, bonding and texture those of the existing building.

29. CLOSE OF MEETING

The meeting was closed at 15:29.

Agenda Item 5

COMMITTEE: 16th October 2018

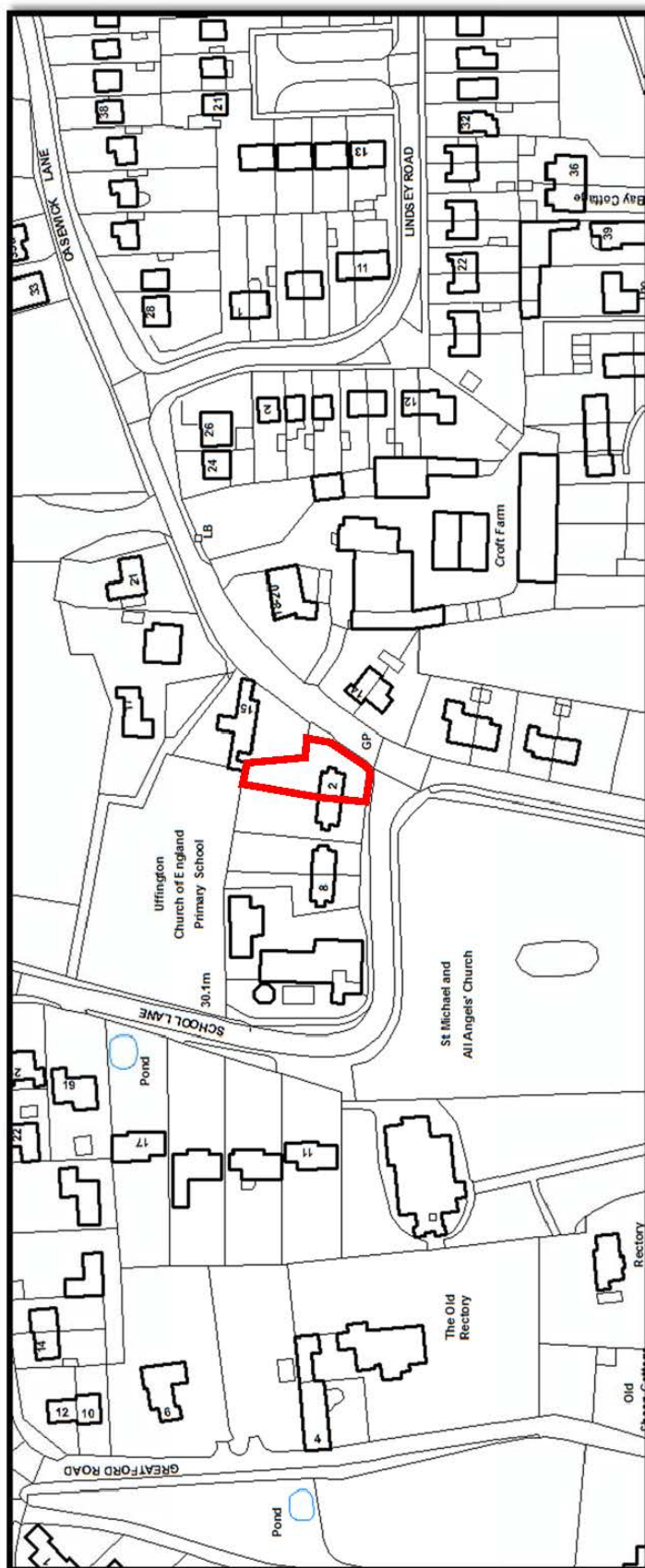
AGENDA ITEM 5

	NO	PAGE	PROPOSAL AND LOCATION	REC
SHELLY1	S18/1403	1	Retrospective application to retain gazebo. 2 School Lane Uffington PE9 4SU	AC
AL1	S18/0221	9	Change of use of land to racing track including placement of towable caravan and three containers on site Land North Of Gelston Road Hougham Grantham Lincs	AC
AL2	S18/1262	21	Alterations to and conversion of former residents' lounge facility to a 5 bedroom bungalow and the construction of a stand alone laundry room. Toller Court Sandygate Close Horbling NG34 0PW	AC
PJ1	S18/0937	33	Reserved matters application for 174 dwellings and associated infrastructure pursuant to SK94/0125/12 Elsea Park - Zone 9 Land East Of A151, Raymond Mays Ways Bourne	AC
MGS1	S17/2384	45	Erection of 6 no. dwellings Former Salvation Army Hall East Street Stamford	AC
MGS2	S18/1436	59	Application for Approval of Reserved Matters (appearance/scale/layout and landscaping) in connection with S17/1615 Land At Winters Lane Long Bennington NG23 5DW	AC

Agenda Item 5a

SHELLY1	S18/1403	Target Decision Date:21st September 2018
		Committee Date:16th October 2018

Applicant	Dean Coutts 2, School Lane Uffington PE9 4SU
Agent	
Proposal	Retrospective application to retain gazebo.
Location	2 School Lane Uffington PE9 4SU
Application Type	Full Planning Permission
Parish(es)	Uffington Parish Council
Reason for Referral to Committee	The application has been called in by Cllr Rosemary Trollope-Bellew
Recommendation	That the application is:- Approved conditionally
Report Author	Shelly Delderfield - Planning Officer 01476 406080 Ext: 6446 shelly.delderfield@southkesteven.gov.uk
Report Reviewed By	Sylvia Bland - Head of Development Management 01476 406080 Ext: 6388 S.Bland@southkesteven.gov.uk



Key



Application
Boundary



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1.0 Description of site

1.1 The structure is located to the north-eastern boundaries of the property and is located within the garden of a residential bungalow on the south-eastern corner of School Lane, Uffington. The ground level of the garden and newly constructed patio area is higher than the neighbouring property 15 Casewick Lane.

1.2 To the north of the property lies a playing field area and to the west, east and south lies residential properties. The adjacent property to the eastern boundary is a Grade II Listed cottage, 15 Casewick Lane, the original part of which dates from the late C17.

2.0 Description of proposal

2.1 The proposal seeks retrospective full planning permission for the erection of an existing Western Red Cedar gazebo structure which is octagonal in shape. The structure is 3.4m(l) x 3.4m(w) x 3.9m(h) with solid panels located to the side and rear of the structure which prohibit views to the neighbouring property.

2.1 The structure is located approximately 0.75m from both the rear and eastern boundaries of the property.

3.0 Relevant History

Reference	Proposal	Decision	Date
S18/0971	Erection of single storey extension	Refused	19/07/2018

4.0 Policy Considerations

4.1 National Planning Policy Framework (NPPF)

Section 12 - Achieving well-designed places

Section 16 - Conserving and enhancing the historic environment

4.2 South Kesteven District Council Core Strategy

Policy EN1 - Protection and Enhancement

5.0 Representations Received

Historic Buildings Advisor - The gazebo does not in my opinion detract from the setting of the neighbouring Listed Building and nor does it harm the character and appearance of the Conservation Area.

Uffington Parish Council - The site is on a corner and so has an important impact on the street scene when viewed from the main road and upon entering the village. This proposal impacts negatively upon the streetscene as it occupies a prominent, elevated position.

Concerns regarding privacy of neighbouring property.

Concerns regarding playing field at rear of property.

6.0 Representations as a Result of Publicity

This application has been advertised in accordance with the Council's Statement of Community Involvement and 1 letter of representation has been received. The points raised can be summarised as follows:

1. The comments relate to the plans submitted as it alleges that the plans submitted are the same as those of an application submitted to erect a gazebo at another location within the village.

7.0 Evaluation

7.1 Relationship to Permitted Development Rights

7.1.1 The proposals relate to the retention of an existing wooden structure to be used in connection with the existing residential property and the management of grounds associated with it and within the control of the applicant. It should therefore be used for purposes incidental to the enjoyment of the dwellinghouse. If the structure had been sited 2 metres away from the boundary of the property the structure would benefit from permitted development rights under Schedule 2, Part 1, Class E of the General Permitted Development Order 2015 (as amended) and would not have required an application for planning permission. In terms of broad principle, there is no objection to such a structure, provided that its associated level of impact is considered to be appropriate.

7.2 Impact on the character and appearance of the area

7.2.1 The site is located within a conservation area and lies adjacent to a Grade II Listed Building. There are a number of other listed properties nearby. There is limited visibility of the structure from public vantage points. However, it is visible from the footpath at the junction of School Lane and Casewick Lane due to the raised ground level of the site.

7.2.2 Sections 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require decision makers to have special regard to the desirability of preserving listed buildings or their settings or any features of special architectural or historic interest which they possess as well as the desirability of preserving or enhancing the character or appearance of conservation areas. Any adverse effect on a heritage asset, even if slight or minor, would not preserve the asset or its setting.

7.2.3 As was made very clear in the judgement of the Court of Appeal in the Barnwell Manor case, the abovementioned legislation requires that considerable importance and weight must be attached by the decision maker to the desirability of preserving the setting of heritage assets when balancing harm against public benefits.

7.2.4 Equally the NPPF is very clear that great weight should be given to the conservation of heritage assets and the more important the asset, the greater the weight should be. If harm is identified, there are two policy tests in the NPPF: Proposals which would result in substantial harm should be refused unless it can be demonstrated that it is necessary to achieve substantial public benefits that outweigh the harm. Where a proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

7.2.5 The structure is relatively small and is considered to be of an appropriate scale, and form, which sits comfortably within the rear garden of the existing dwelling. The structure is of traditional design and constructed of Western Red Cedar and is considered to preserve the character of the conservation area and the setting of the nearby listed buildings. Therefore although the building would be visible in views from the north and south, it would not have any adverse or harmful impact. If the structure were to indeed be re-located to meet the conditions set within the permitted development rights the

structure would be increasingly visible from the corner of School Lane and Casewick Lane. This fall back position is an important material consideration that must be taken into account.

7.2.6 Given the scale of the structure, combined with its design, materials and intended use, the proposal is considered to be in keeping with the host dwelling, and surrounding historic context in accordance with the NPPF Sections 12 and 16, and Policy EN1 of the South Kesteven Core Strategy.

7.3 Impact on the neighbours' residential amenities

7.3.1 Taking into account the nature of the proposal, small scale, and adequate separation distances, it is considered that there would be no unacceptable adverse impact on the amenity of the area or the neighbouring property in accordance with the NPPF Sections 12 and 16, and Policy EN1 of the South Kesteven Core Strategy.

7.3.2 Whilst it is noted that there are concerns with regard to overlooking of both the school playing field area and the neighbouring property, it is considered that the proposal would not result in additional overlooking or loss of privacy. The structure has been fitted with solid wooden panels to restrict view into the neighbouring property and the structure is within land which is already in use as domestic curtilage which is adjacent to the school and other properties. Therefore any overlooking from within a structure as opposed to overlooking from residents carrying out activities (including sitting out) within the rear of the garden are not considered to be materially different.

7.3.3 It is understood that additional fencing to the rear garden wall is being reviewed at the property as this may require planning permission in its own right and is not subject to this planning application. Safeguarding issues would be a matter for the school and not the applicant.

8.0 Crime and Disorder

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

9.0 Human Rights Implications

9.1 Articles 6 (Rights 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.

10.0 Conclusion

10.1 Taking the above into account, it is considered that the proposal is appropriate for its context and is in accordance with the NPPF (Sections 12 and 16) and Policy EN1 of the South Kesteven Core Strategy. There are no material considerations that indicate otherwise although a condition has been attached in order to ensure that the development is maintained in accordance with the agreed details.

RECOMMENDATION: that the development is Approved subject to the following conditions

Approved Plans

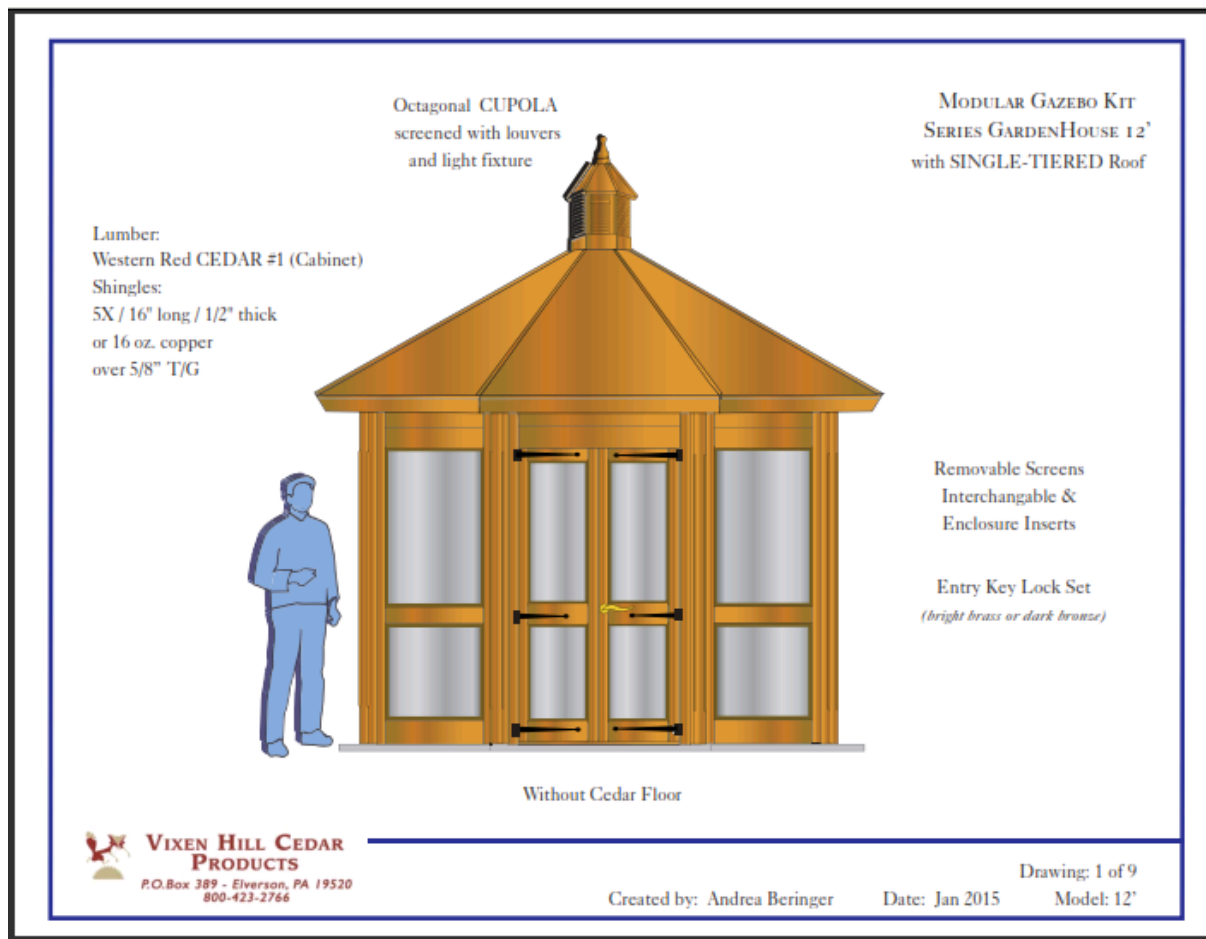
- 1 The development hereby permitted relates to the following list of approved plans:
 - Site location plan (received 27 July 2018)
 - Garden House Data, Specification for the cabinet models, Vixen Hill Cedar Products, Model: GH (received 27 July 2018)

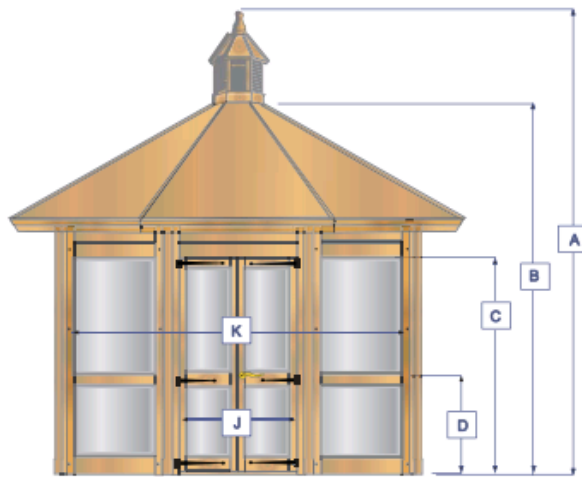
Reason: To define the permission and for the avoidance of doubt.

Standard Note(s) to Applicant:

- 1 In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 38 of the National Planning Policy Framework.

GARDEN HOUSE SPECIFICATION





SIZE & DIMENSIONS

Key: Based on roof type		12A
A: Height, Overall		154"
B: Height, Grade/peak		125"
C: Height, Door		80 1/4"
D: Height, Top of Cross-Rail		34"
J: Width, Door Entrance		36"
K: Width, Interior Min.		116"



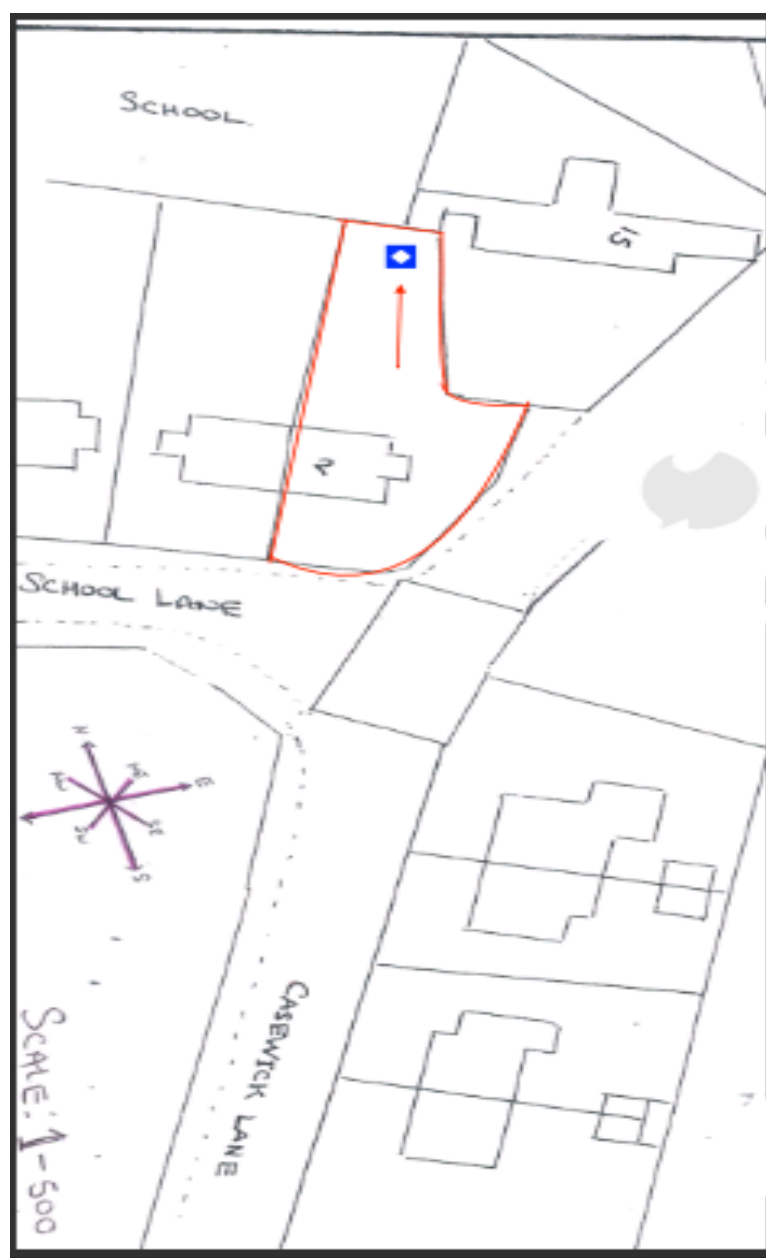
**VIXEN HILL CEDAR
PRODUCTS**
P.O.Box 389 - Elverson, PA 19520
800-423-2766

Created by: Andrea Beringer

Date: Jan 2015

Drawing: 2 of 9
Model: GH-12A

SITE LOCATION PLAN



Agenda Item 5b

AL1	S18/0221	Target Decision Date:14th May 2018
		Committee Date:16th October 2018

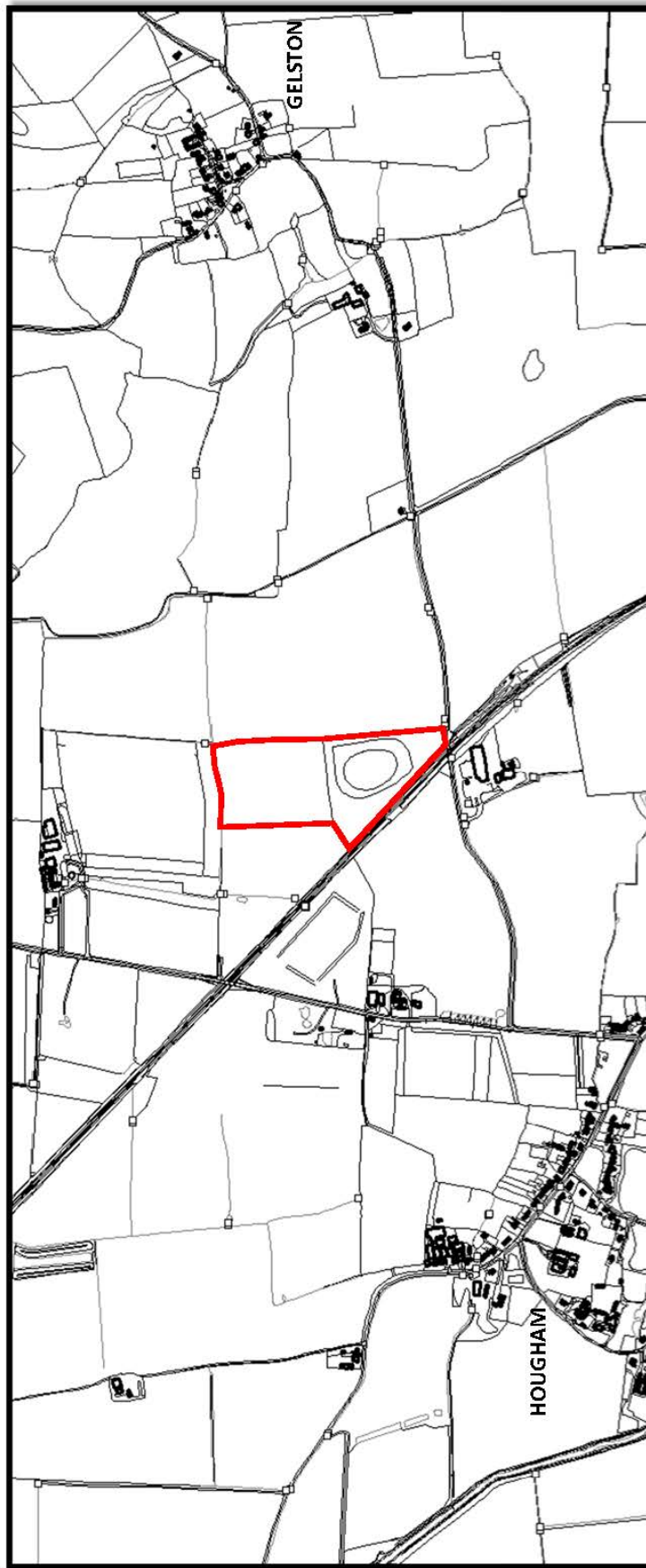
Applicant	Mr Karl Bedford Trent Autograss The Bungalow Roxholme Grange Westcliffe SLEAFORD
Agent	Mr Martin Furnish Artech Designs Limited 44 Church Road Saxilby Lincoln LN1 2HJ
Proposal	Change of use of land to racing track including placement of towable caravan and three containers on site
Location	Land North Of Gelston Road Hougham Grantham Lincs
Application Type	Full Planning Permission
Parish(es)	Hougham Parish Council Hough On The Hill Parish Council
Reason for Referral to Committee	At the request of Cllr Paul Wood for reasons relating to noise, highway safety, non compliance with Neighbourhood Plan and relevant provisions of Core Strategy Policy EN1.
Recommendation	That the application is:- Approved conditionally
Report Author	Abiola Labisi - Area Planning Officer 01476 406080 Ext: 6632 a.labisi@southkesteven.gov.uk
Report Reviewed By	Sylvia Bland - Head of Development Management 01476 406080 Ext: 6388 S.Bland@southkesteven.gov.uk

Key Issues

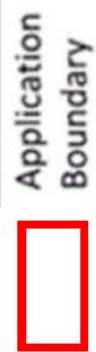
Impact on the character of the area.

Impact on the amenities of the occupiers of neighbouring properties.

Highway Safety.



Key



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1.0 Description of site

- 1.1 The site comprises of two fields, is located approx 0.7 miles east of Hougham and is currently in agricultural use. It lies north of Gelston Road with a railway line adjoining it to the south west. Gelston village is approx 1m east of the site. There is an existing agricultural access off Gelston Road onto the fields. There are some hedgerows along the southern site boundary.

2.0 Description of proposal

- 2.1 The proposal relates to the change of use of two fields to an autograss racing track. The southern field which is closer to the access would be used predominantly as an overflow parking area for spectators and paddock for vehicle maintenance while the track circuit and spectator parking would be located within the northern field. The oval shaped 200m x 90m track circuit would be surrounded by approx 1m wooden posts fixed into the ground.
- 2.2 The proposal also includes the placing of two 30ft shipping containers on site for storage purposes. These would be sited within the north western corner of the site. There would also be a moveable container from which commentaries would be run as well as a towable caravan for administrative purposes.
- 2.3 The container from which commentaries would be run would be sited east of the track circuit while the towable caravan to be used for administrative purposes would be positioned just at the entrance to the northern field. A 'Driver signing in/entrance fee control point' would be sited to the south east of the northern field.
- 2.4 A total of 300 car parking spaces would be provided on site and a skip company would be engaged for waste collection.
- 2.5 Members' attention is called to the provisions of Schedule 2 Part 4 of the Town and Country Planning (General Permitted Development) Order, 2015 which relate to temporary buildings and uses. Class B provides that development as described below is permitted:
- 'The use of any land for any purpose for not more than 28 days in total in any calendar year, of which not more than 14 days in total may be for the purposes of—*
- (a) the holding of a market;*
- (b) motor car and motorcycle racing including trials of speed, and practising for these activities,*
- and the provision on the land of any moveable structure for the purposes of the permitted use.'*
- 2.6 Officers consider the above provision of the General Permitted Development Order as being relevant to this application in that it shows the site can be used for motor car racing without the need for planning permission provided such events are not held for more than 14 days in one calendar year and with no permanent structure requiring planning permission being erected on site.
- 2.7 The application under consideration is to enable the use of the site for car racing events (including associated activities such as camping) beyond the timeframe for which such use could be carried out without the need for planning permission and for the erection of permanent structures on site. In relation to number of events, the agent has advised that this would be about 8 per calendar year.

3.0 Relevant History

3.1 No relevant planning history

4.0 Policy Considerations

4.1 National Planning Policy Framework (NPPF)

Section 6 - Building a strong, competitive economy

Section 12 - Achieving well-designed places

4.2 South Kesteven District Council Core Strategy

Policy EN1 - Protection and Enhancement

Policy SP1 - Spatial Strategy

4.3 Site Allocation and Policies Development Plan Document

Policy SAP4 - Business development in countryside

5.0 SKDC Corporate Priorities

5.1 Promote leisure, arts and culture

6.0 Representations Received

Network Rail Engineering	- Civil	No objection subject to conditions relating to protection of railway infrastructure.
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Environmental Services (SKDC)	Protection	Recommended that a temporary permission be granted to monitor the impacts of the proposed use.
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Parish Council		Hough on The Hill Parish Council - Objected on grounds relating to noise, highway safety due to volume of traffic and visual impact.
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Marston Parish Council - Raised concerns relating to potential impact of the high volume of traffic, poor visibility at site entrance, noise level, frequency of events. MPC also requested confirmation that the development would replace the existing one off the C001 and not in addition to the existing.

Hougham Parish Council - No objections but concerned about potential littering in the area.

LCC Support	Highways & SuDS	No objection subject to condition relating to the location of payment point being located away from the edge of the public road to prevent vehicles backing onto the road.
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7.0 Representations as a Result of Publicity

7.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and 28 letters of representation have been received. The points raised can be summarised as follows:

1. Noise
2. Highway safety
3. Impact on rural character
4. Visual impact

- 5. No economic benefit
 - 6. Impact on views
 - 7. Contrary to relevant Hough-On-The-Hill Neighbourhood Plan policies
 - 8. Litter/waste management
 - 9. Inadequate information relating to time and frequency of events.
- 7.2 In addition, Councillor Bob Sampson has advised that he supports the comments made by Councillor Paul Wood regarding the application and would like this to be noted.

8.0 Evaluation

8.1 Principle of Development

8.1.1 Core Strategy Policy SP1 (Spatial Strategy) sets out a framework guiding the location of new development within the District and provides that majority of new development shall be focussed on Grantham and the market towns of Stamford, Bourne and the Deepings. The policy also provides that some level of development would be considered in the Local Service Centres.

8.1.2 In relation to new development in other areas and the countryside, Policy SP1 provides that:

8.1.3 In all other villages and the countryside development will be restricted. Proposals will only be considered acceptable if they are sites for: A. affordable housing (rural exception or allocated sites) B. agriculture, forestry or equine development C. rural diversification projects D. local services and facilities E. replacement buildings (on a like for like basis); or F. conversions of buildings.

8.1.4 Further in relation to development in the countryside, the Site Allocation and Policies - Development Plan Document Policy SAP4 (Business Development in the Countryside (Including Rural Diversification Schemes)) provides that:

'Outside the towns and Local Service Centres proposals for the following types of small business schemes will be supported, provided that it is demonstrated that the business will help to support, or regenerate the rural economy:

*Farming
Forestry
Equine
Rural enterprise
Sport and Recreation
Tourism.'*

8.1.5 Specifically, SAP DPD Policy SAP 4 requires that proposals meet the following set of criteria:

i. Scale being appropriate to the rural location - having regard to the size of the site and the frequency of events to be held, it is considered that the scale of the proposed development is appropriate to the location.

ii. Use being appropriate or necessary in a rural location - having regard to the nature of the use, it is considered that a rural location would be most appropriate for the development.

iii. Development providing local employment opportunities - it is considered that the development would contribute positively to the rural economy as it would provide opportunities for local employment on days that events are held and attract visitors to the area. In addition, there is no similar enterprise in the surrounding area that would be adversely affected as a result of the proposed development.

iv. Development respecting the character and appearance of local landscape - the proposal does not include the erection of permanent structures other than fences and as such, would not impact significantly on the character of the local landscape.

v. No negative impact on neighbouring uses - having regard to the separation distance between the site and neighbouring dwellings and properties, it is considered that subject to appropriate conditions, the development would not lead to an unacceptable level of impact on neighbours' amenity.

vi. Impact on biodiversity and heritage assets - the site is not designated as being of significant wildlife/biodiversity value and there is no heritage asset on site. Accordingly, it is considered that the proposal would not lead to any significant harm to protected species or heritage assets.

8.1.6 Further in relation to supporting a prosperous rural economy, para 83 of the National Planning Policy Framework provides that planning policies and decisions should enable sustainable rural tourism and leisure developments which respect the character of the countryside.

8.1.7 It is considered that the proposed recreational rural diversification project falls within the range of exceptional circumstances outlined within Policy SP1 under which new development could be considered in the countryside. The recreational development would widen opportunities for sport and recreation in the area thereby contributing towards the creation of a healthy community and a sustainable rural economy. The proposal would thus be in accordance with relevant provisions of Core Strategy Policy SP1, SAP DPD Policy SAP4 and Section 6 of the National Planning Policy Framework. Accordingly, the proposal is considered acceptable in principle.

8.2 Impact of the use on the character of the area

8.2.1 Core Strategy Policy EN1 relates to the protection and enhancement of the character of the district and provides that:

'Development must be appropriate to the character and significant natural, historic and cultural attributes and features of the landscape within which it is situated, and contribute to its conservation, enhancement or restoration'.

8.2.2 Similarly, para 127 of the NPPF provides that:

'Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).'

8.2.3 The site is surrounded by fields in agricultural use and apart from the fixed 1m timber fencing, the proposed development does not include the erection of permanent structures. Having regard to the number of containers that would be placed on site, it is not considered that the development would lead to a significant adverse impact on the character of the area. In addition, the structures would be located away from the edge of the public road and would therefore not lead to any unacceptable visual impact. In addition, it is not considered that the proposed use would materially alter the rural character of the area.

8.3 Impact on the neighbouring properties

8.3.1 In order to assist the Planning Authority in assessing the likely impact of the development on occupiers of neighbouring dwellings, the applicant was requested to provide a plan showing the location of the site in relation to neighbouring dwellings. In response, the applicant submitted a plan showing that the nearest dwellings to the application site are located to the south of the railway line and none of them are within 400m of the track circuit.

8.3.2 Having regard to the separation distance between the site and neighbouring dwellings as well as the location, scale and nature of the physical works proposed, it is considered that the development would not lead to any significant adverse visual impact.

8.3.3 The main issues relating to amenity are considered to be noise and dust pollution and these have been discussed with the Environmental Protection Unit of the Council. They have advised that

the separation distance between the site and neighbouring properties would lessen any potential adverse impact on amenity. Notwithstanding, in order to ensure that amenity issues are adequately addressed, they have recommended that further details relating to noise and dust management be sought from the applicant.

- 8.3.4 In response to the request for additional information relating to noise and dust management, the applicant has provided that vehicular noise levels are governed by National Autograss Sport Association (NASA) and the association requires that all vehicles must be fitted with efficient silencer capable of reducing noise level to NASA specified limit of 102 Db (A). The applicant has stated further that checks would be conducted on racing vehicles to ensure that they comply with this requirement prior to being allowed to participate in racing events.
- 8.3.5 In relation to dust management, the applicant has advised that the track would be sprayed with water prior to the start of each race.
- 8.3.6 The additional details have been forwarded to Environmental Health for review and comments and they have advised that under the circumstance, a temporary permission should be considered in order to give the Planning Authority an opportunity to monitor and assess the likely impact of the development on occupiers of neighbouring properties.
- 8.3.7 Having regard to the foregoing, it is considered that a temporary permission for the track to be used for one year is reasonable in this instance. With a limit on the number of days and with a restriction on operating hours, it is considered that the impact of the development on occupiers of neighbouring properties would be acceptable for the length of time specified.

8.4 Highway issues

- 8.4.1 The proposal includes the provision of 300 parking spaces on site and the development would be served by an existing agricultural access. It is considered that this provision will minimise any likelihood of on-road parking.
- 8.4.1 It is noted that this access is in close proximity to a bridge hump which reduces visibility from the site towards Hougham. Notwithstanding the proximity of the access to the hump, the Highway Authority have advised that given the average volume of traffic on Gelston Road, the proposal is unlikely to cause any severe detrimental highway issues provided vehicles are not allowed to back onto the public highway.
- 8.4.2 Accordingly, the Highway Authority recommended that a condition be attached to any grant of permission requiring that the point at which entrance fees would be collected should be located well away from the road access to prevent vehicles waiting on the public road.
- 8.4.3 If implemented in accordance with the above recommended condition, it is considered that the development would not lead to any severe detrimental highway issue.

8.5 Response to issues raised in objections

- 8.5.1 The separation distance from neighbouring dwellings and the proposed noise and dust management plan would minimise any likely impact on neighbours' amenities. There would be no permanent buildings erected on site and the containers to be placed on site would be within the northern field thus minimising any potential adverse impact on the rural character or visual amenity.
- 8.5.2 Highway safety issues would be addressed via appropriate conditions to ensure that vehicles do not back onto the road while waiting to enter the site and as the proposed operations would require the employment of persons to facilitate the events, it is considered that the proposal would contribute to the rural economy.

- 8.5.3 The site is not within the area covered by the Hough-On-The-Hill Neighbourhood Plan and as such, policies in the Hough-On-The-Hill Neighbourhood Plan are not applicable/relevant to this proposal. In addition, impacts on views across another party's land is not a material planning consideration whilst issues relating to frequency of events would be dealt with by conditions.
- 8.5.4 With regard to litter and waste management, every business is required to have arrangements in place for trade waste disposal and it is considered that any issue relating to litter/waste can be adequately addressed via relevant arrangements for trade waste disposal.

9.0 Crime and Disorder

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

10.0 Human Rights Implications

- 10.1 Articles 6 (Rights 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.
- 10.2 It is considered that no relevant Article of that act will be breached.

11.0 Conclusion

- 11.1 Having regard to the nature of the proposed development, its scale as well as the location of the site, it is considered that the development potentially could be an acceptable use, however, it is necessary to monitor the development to ensure that there is no unacceptable level of impact on amenities of local residents. The proposal could enhance sporting and recreational activities in the area and would thus be in accordance with relevant provisions of Core Strategy Policies SP1, EN1, SAP DPD SAP 4 and Sections 6 and 12 of the National Planning Policy Framework following a period of monitoring.
- 11.2 Accordingly, it is recommended that temporary permission for a period of twelve months be granted, subject to conditions.

RECOMMENDATION: that the development is Approved subject to the following conditions

Time Limit for Commencement

- 1 The development hereby permitted shall cease and the land reinstated to its original condition no later than twelve months from the date of this decision.

Reason: A temporary permission has been granted in order to enable the Planning Authority assess the impact of the development on the occupiers of neighbouring dwellings, in accordance with Core Strategy Policy EN1 and to enable the developer to undertake a detailed noise assessment to support any future application for permanent retention.

Approved Plans

- 2 The development hereby permitted shall be carried out in accordance with the following list of approved plans:
- i. Drawing No. 1470T/002 (Proposed Site/Block Plan 1 of 2) received 19/03/2018
 - ii. Drawing No. 1470T/003 Rev A (Proposed Site/Block Plan 2 of 2) received 07/08/2018

Unless otherwise required by another condition of this permission.

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

Before the Development is Occupied

- 3 Prior to the approved use commencing, the boundary fencing along the railway line shall have been implemented in accordance with the approved details and retained as such thereafter.

Reason: In order to prevent encroachment onto and damage to railway infrastructure.

- 4 Before the site is first brought into use for the purpose hereby permitted, details and plans relating to disposal of wastes shall have been submitted to the Local Planning Authority for written approval. The details shall include a plan showing the location and type of waste storage bins to be provided on site. The site shall be operated in accordance with the approved waste disposal plans.

Reason: In order to ensure that adequate waste disposal arrangements are put in place in accordance with Core Strategy Policy EN1

- 5 Prior to the site being brought into first use for the purposes hereby permitted, details and plans of the boundary treatment along the site boundary adjacent the railway line shall be submitted to the Local Planning Authority for written approval. The details shall include the provision of a trespass proof fence of a minimum height of 1.8m along the boundary as well as details relating to its future maintenance.

Reason: In order to prevent encroachment onto and damage to railway infrastructure.

Ongoing Conditions

- 6 The point at which admission fees are collected from competitors and the public shall be set sufficiently far within the application site as to avoid vehicles queuing back onto Gelston Road.

Reason: In the interests of avoiding stationary traffic obstructing the public highway and causing a hazard to road users

- 7 The track hereby permitted shall not be used for any racing, qualifying, practice, testing or other driving/riding activities on more than 14 days in any calendar year.

Reason: In order to ensure that the development does not cause significant adverse impacts on the amenities of nearby settlements and properties, in accordance with Policy EN1 of the Core Strategy.

- 8 No racing, qualifying, practice, testing or other driving/riding activities shall take place on the track other than between the hours of 1000 and 1800.

Reason: Operating the site outside these hours may have a detrimental impact on local residential amenity in terms of noise disturbance.

Standard Note(s) to Applicant:

- 1 Due to the proximity of the site to a railway line, Network Rail has advised that the development should be implemented in a manner that would not be detrimental to railway infrastructure. Accordingly, they have recommended measures that should be taken to ensure the safety of railway infrastructure and users. A copy of their comments is attached to this permission and you are advised to implement the permission in accordance with their recommended measures.
- 2 In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 38 of the National Planning Policy Framework.
- 3 Your attention is called to the comments below from Environmental Protection:

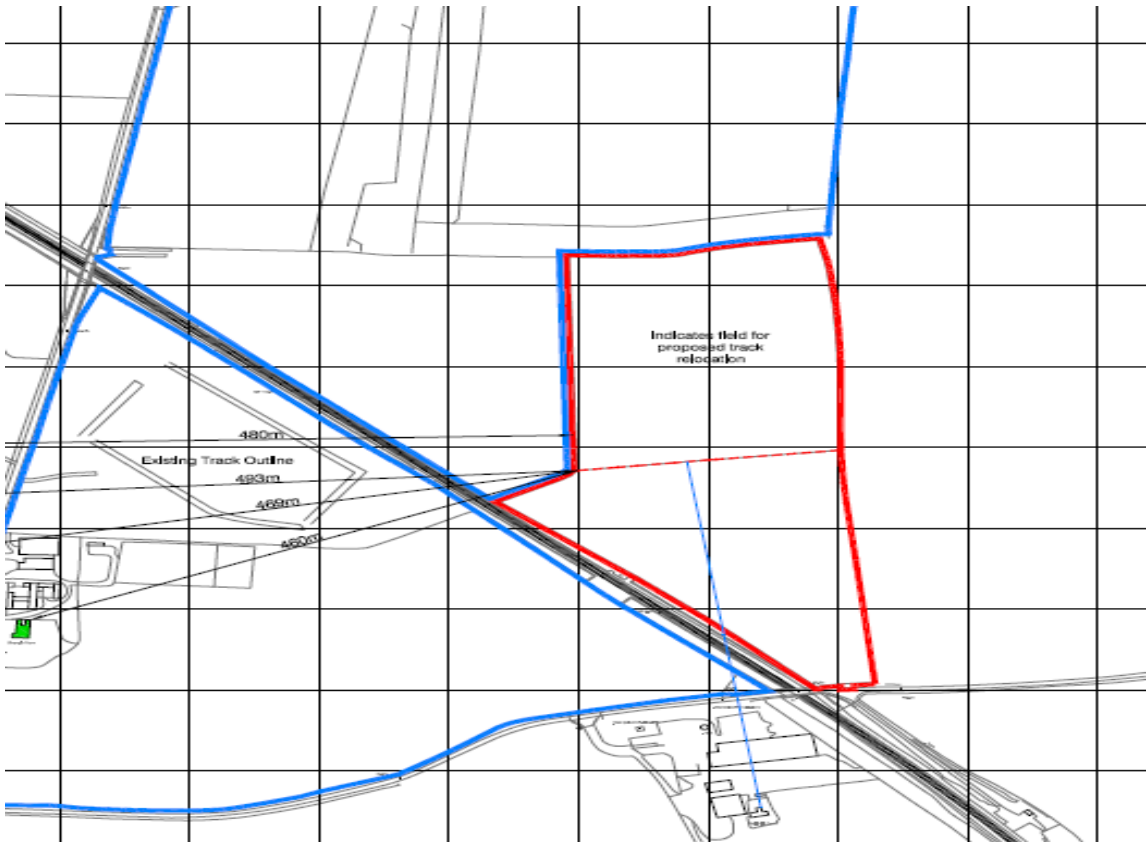
Section 269 of the Public Health Act 1936 gives power to local authorities to control the use of moveable dwellings (tents), and this power includes for a site licence to be required if a person allows any land occupied by him to be used for camping on more than 42 consecutive days or more than 60 days in any twelve consecutive months.

If the site owners are intending to permit sleeper vans, motor homes or caravans as well as tents then they will need a Caravan Touring Licence and the relevant planning permission.

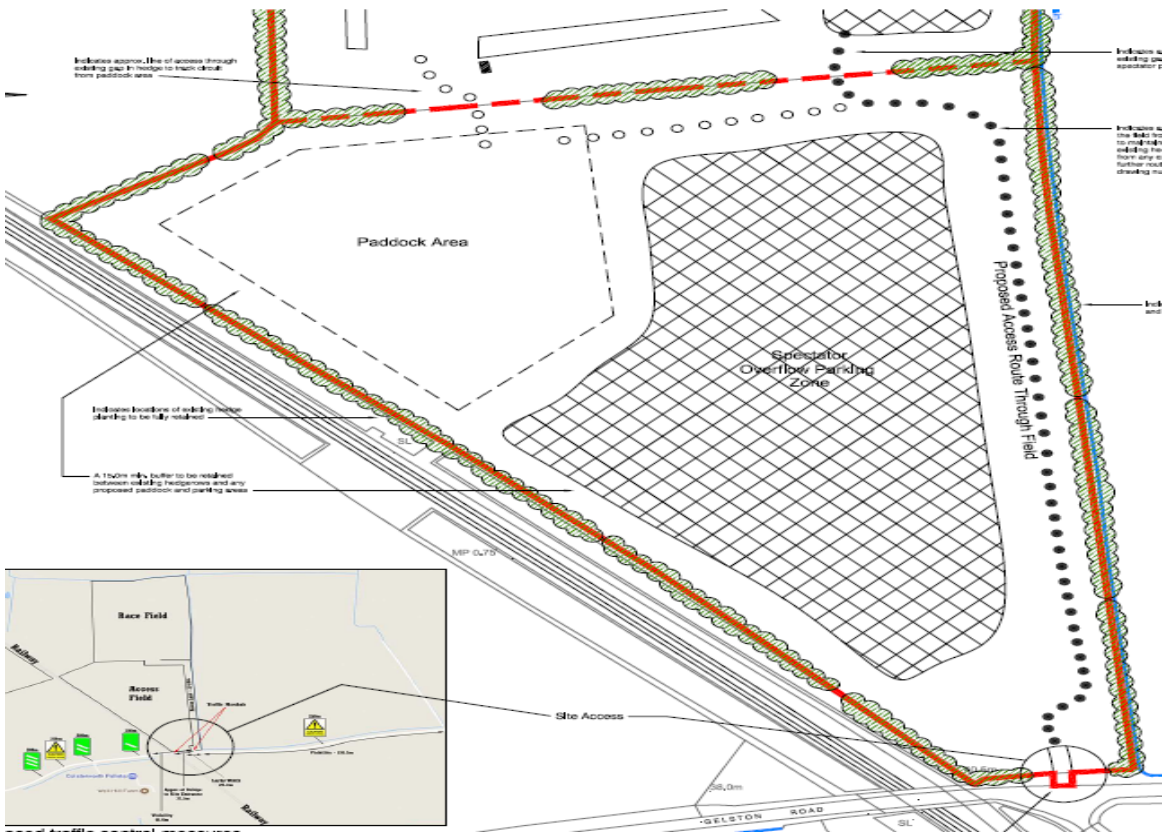
In both instances they may need to provide waste/water disposal, WC and washing facilities and a supply of potable water as a minimum. Depending on the numbers using the site and the time of year and location of the site there may also be other considerations such as lighting, designated pitches and walkways.

- 4 You are advised that any future application for the use of the site for the approved purpose on a permanent basis will require a detailed noise assessment. Accordingly, the Planning Authority will advise that a detailed noise assessment be undertaken during the period of temporary permission in order to be able to provide the Planning Authority with event related noise assessment.

LOCATION PLAN



BLOCK PLAN 1 OF 2



Indicates approx. proposed location of 250 standard metal container units for general storage

Indicates 1500m site access point

8.0m min. Safety Zone

8.0m min. Safety Zone

8.0m min. Safety Zone

8.0m min. Safety Zone

8.0m min. Safety Zone

Location of proposed Grass Track Circuit

Spectator Parking Zone

Spectator Parking Zone

Indicates locations of existing hedge planning to be fully retained

A 150m min. buffer to be retained between existing hedgerows and grass track formation

Indicates approx. proposed location of existing green coloured timber slip to be reused as the race Control Stand

Indicates approx. line of access through existing gap in hedge to track circuit from paddock area

Indicates approx. line of access route and link to proposed 'Paddock' area

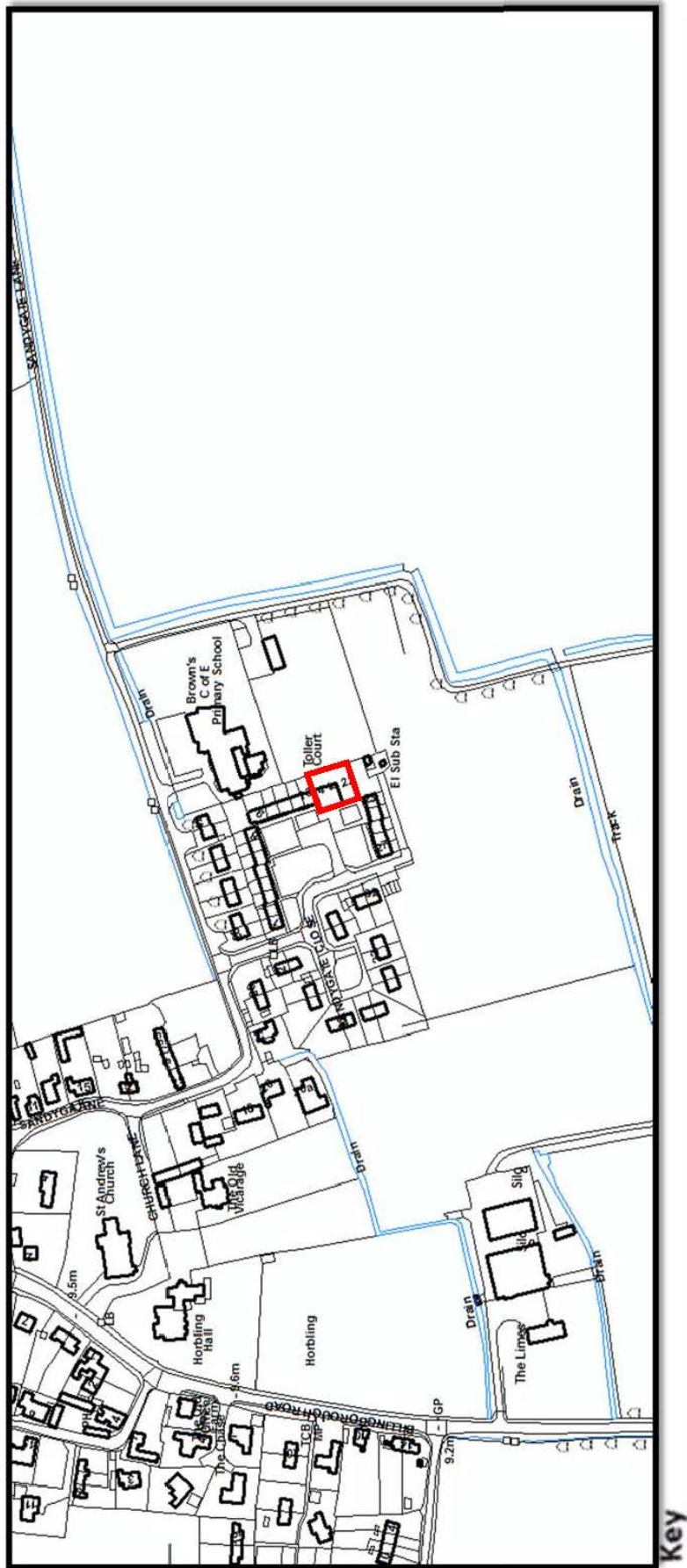
Agenda Item 5c

AL2	S18/1262	Target Decision Date:31st August 2018
		Committee Date:16th October 2018

Applicant	Mr Andrew Garner Council Offices St Peters Hill Grantham NG31 6PZ
Agent	
Proposal	Alterations to and conversion of former residents' lounge facility to a 5 bedroom bungalow and the construction of a stand alone laundry room.
Location	Toller Court Sandygate Close Horbling NG34 0PW
Application Type	Full Planning Permission
Parish(es)	Horbling Parish Council
Reason for Referral to Committee	This is a Council application submitted by South Kesteven District Council.
Recommendation	That the application is:- Approved conditionally
Report Author	Abiola Labisi - Area Planning Officer 01476 406080 Ext: 6632 a.labisi@southkesteven.gov.uk
Report Reviewed By	Sylvia Bland - Head of Development Management 01476 406080 Ext: 6388 S.Bland@southkesteven.gov.uk

Key Issues

Impact on the character of the area
Impact on the amenity of neighbours
Highway Issues.



**Application
Boundary**



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1.0 Description of site

- 1.1 Toller Court comprises a range of bungalows located within the eastern edge of the village and was once a sheltered accommodation scheme. The site is rectangular in shape, is within a predominantly residential area and to the north east of the site is a primary school. On site is a detached building which once served as a lounge for residents of Toller Court as well as a laundry facility.
- 1.2 The use of the building as a lounge has been discontinued and it is only the laundry that is currently used by residents.

2.0 Description of proposal

- 2.1 The proposal relates to the conversion of an existing residents' lounge/laundry room into a 5 bed bungalow and the erection of a stand alone replacement laundry room. The works to facilitate the conversion would not include any increase in the building's footprint and would be limited to internal alterations and minor alterations to the building's elevations, comprising new window openings on the south and east elevations, new entrance door on the west elevation and new kitchen door on the east elevation.
- 2.2 The proposed 5 bed dwelling would be for social rent and the Planning Authority has been informed that potential occupiers with a need for an accommodation of this size in the area have been identified.
- 2.3 The stand alone flat roofed laundry room would cover an area of approx 2.7m x 3.1m and would be sited approx 1.2m south of the existing building. It would be approx 3m in height and would be constructed of brick matching the existing building.
- 2.4 The proposed stand alone laundry room would replace the existing facility within the building to be converted.

3.0 Relevant History

- 3.1 No relevant planning history

4.0 Policy Considerations

4.1 National Planning Policy Framework (NPPF)

Section 5 - Delivering a sufficient supply of homes
Section 11 - Making effective use of land
Section 12 - Achieving well-designed places

4.2 South Kesteven District Council Core Strategy

Policy EN1 - Protection and Enhancement
Policy H3 - Affordable Housing
Policy H1 - Residential Development
Policy SP1 - Spatial Strategy

4.3 Site Allocation and Policies Development Plan Document

Policy SAPH1 - Other housing development

5.0 SKDC Corporate Priorities

Support good housing for all

6.0 Representations Received

Parish Council No comments to make

LCC Highways & SuDS No objection
Support

Environment Agency No comments to make

Environmental Protection Services (SKDC) No comments to make

7.0 Representations as a Result of Publicity

1.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and no letter of representation has been received.

8.0 Evaluation

8.1 Principle of Development

8.1.1 Core Strategy Policy SP1 (Spatial Strategy) sets out a framework guiding the location of development within the District and provides that the majority of all new development should be focused upon Grantham to support and strengthen its role as a Sub-Regional Centre. In relation to development within Local Service Centres, the policy provides that:

'In the settlements identified as Local Service Centres, preference will be given to brownfield sites within the built-up part of settlements [which do not compromise the nature and character of the village] and sites allocated in the Site Specific Allocations and Policies DPD.'

8.1.2 Core Strategy Policy H1 (Housing Development) provides that any additional housing growth within the District should include planning for a modest level of development within the more sustainable villages identified as Local Service Centres to enable them to continue to function as sustainable local centres.

8.1.3 Further on housing development, the Site Allocation and Policies - Development Plan Document Policy SAPH1 (Other Housing Development) states that:

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

8.1.4 Further in relation to housing development, para 59 of the National Planning Policy Framework provides that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed. In relation to the significance of small sized sites in contributing towards housing supply, para 68 of the NPPF provides that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly.

8.1.5 Core Strategy Policy SP2 provides a list of sustainable villages (Local Service Centres) within the district and Billingborough and Horbling are jointly listed as a Local Service Centre under Policy SP2. With regard to development within the Local Service Centres, the policy provides that:

'In those villages, which have been identified as Local Service Centres, development will be allowed in accordance with the Spatial Strategy and subject to the following:

Support will be given to proposals and activities that protect, retain or enhance existing community assets, or that lead to the provision of additional assets that improve community well-being. Proposals involving the loss of community facilities, including land in community use will not be supported.'

- 8.1.6 The site is located within the built up part of a sustainable village and as provided within Core Strategy Policy SP1, new modest development would be acceptable in principle in such locations in order to enable them to continue to function as sustainable local centres. The proposed dwelling would increase housing supply within the village in accordance with Government's objective as outlined within para 59 of the NPPF.
- 8.1.7 It is important to point out that the lounge to be converted to a dwelling is not a community facility as it was not open to all members of the village. It was only available to residents of Toller Court and therefore, it is considered that the proposal would not be contrary to Core Strategy Policy SP2 which seeks to retain community facilities.
- 8.1.8 The use of the lounge has ceased for some years now and only the laundry is currently being used. The proposal would amount to a more effective use of the building while the proposed stand alone laundry block would ensure that an alternative laundry facility is available to the residents of Toller Court.

8.2 Impact of the use on the character of the area

- 8.2.1 Para 124 of the NPPF provides that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

- 8.2.2 Similarly, para 127 of the NPPF states that:

'Planning policies and decisions should ensure that developments:

i) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

ii) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

iii) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.'

- 8.2.3 Therefore, Core Strategy Policy EN1 requires that development must be appropriate to the character and significant natural, historic and cultural attributes and features of the landscape within which it is situated, and contribute to its conservation, enhancement or restoration.
- 8.2.4 The proposed external alteration works to the building are not considered to be of a scale that would significantly alter the appearance of the building. There would be no increase in footprint or height of the building and accordingly, it is considered that this element of the scheme would not lead to any significant adverse impact on the character of the area.
- 8.2.5 Having regard to the scale and design of the stand alone laundry block, it is considered that this would not lead to any significant adverse impact on the character of the area. The materials would be in keeping with those of other properties within the estate.

- 8.2.6 It is therefore considered that the proposal would be in accordance with relevant provisions of Core Strategy Policy EN1 and paras 124 and 127 of the NPPF.
- 8.3 Impact on the neighbouring properties
- 8.3.1 Para 127 of the NPPF requires that planning decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 8.3.2 The works to the existing building would not lead to any significant adverse impact on the amenities of the occupiers of neighbouring properties. Similarly, the new laundry block would not lead to any overbearing or overshadowing impact having regard to its scale and location.
- 8.3.3 In order to ensure that the laundry facility continues to be available to residents, it is recommended that a condition requiring the replacement laundry block be erected and made available to residents prior to the use of the existing laundry facility being discontinued should be attached to any grant of permission.
- 8.4 Highway issues
- 8.4.1 There are adequate parking and turning facilities within Toller Court and therefore, it is considered that the development would not lead to any severe detrimental highway issues. Importantly, it is noted that the Highway Authority has raised no objection to the scheme.
- 9.0 Section 106 Heads of Terms**
- 9.1 Not applicable.
- 10.0 Crime and Disorder**
- 10.1 It is considered that the proposal would not result in any significant crime and disorder implications.
- 11.0 Human Rights Implications**
- 11.1 Articles 6 (Rights 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.
- 11.2 It is considered that no relevant Article of that act will be breached.
- 12.0 Conclusion**
- 12.1 Having regard to the nature of the development, scale and design as well as the general pattern of development in the area, it is considered that the development would not lead to any significant adverse impact on the character of the area and would not adversely impact on the amenity of neighbours. The development would facilitate the provision of a needed social housing in the area and would therefore be in accordance with relevant provisions of Core Strategy Policies EN1, H1, SP1, SAP DPD Policy SAPH1 and Section 12 of the National Planning Policy Framework and accordingly, it is recommended that permission be granted, subject to conditions.

RECOMMENDATION: that the development is Approved subject to the following conditions

Time Limit for Commencement

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

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

- 2 The development hereby permitted shall be carried out in accordance with the following list of approved plans:
 - i. Drawing No. TC 04 (Proposed Layout Plan) received 13/08/2018
 - ii. Drawing No. TC 03 (Proposed Elevations) received 06/07/2018

Unless otherwise required by another condition of this permission.

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

Before the Development is Occupied

- 3 Before any part of the development hereby permitted is occupied/brought into use, the external elevations shall have been completed using only the materials stated in the planning application forms unless otherwise agreed in writing by the Local Planning Authority.

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

Ongoing Conditions

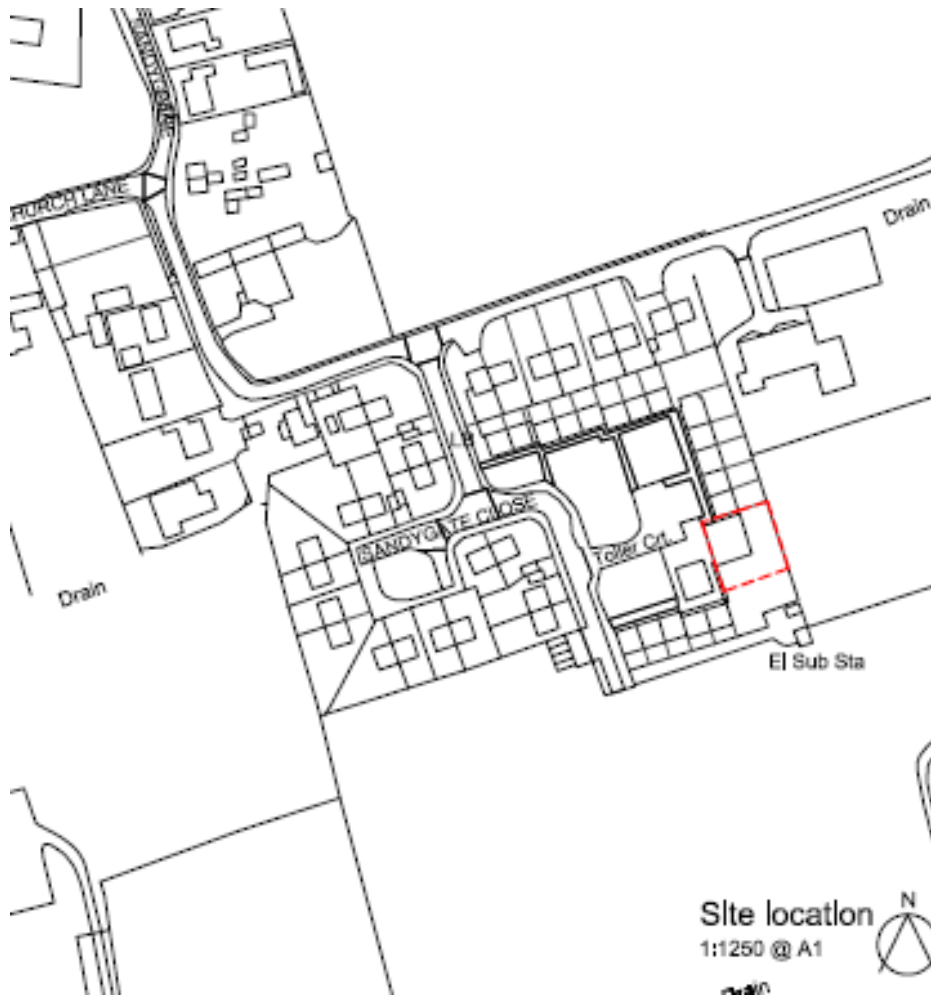
- 4 The stand alone laundry block shall have been erected and made available for use prior to the existing laundry facility located within the existing building being closed.

Reason: In order to ensure that the residents continue to enjoy a laundry facility in the interest of amenity.

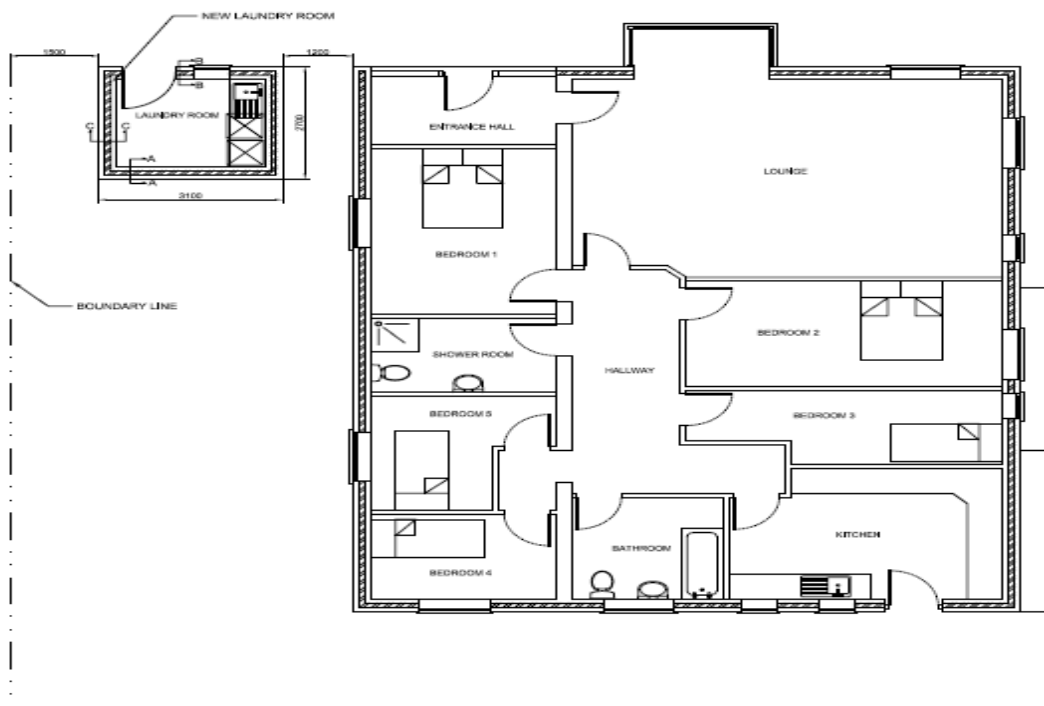
Standard Note(s) to Applicant:

- 1 In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 38 of the National Planning Policy Framework.

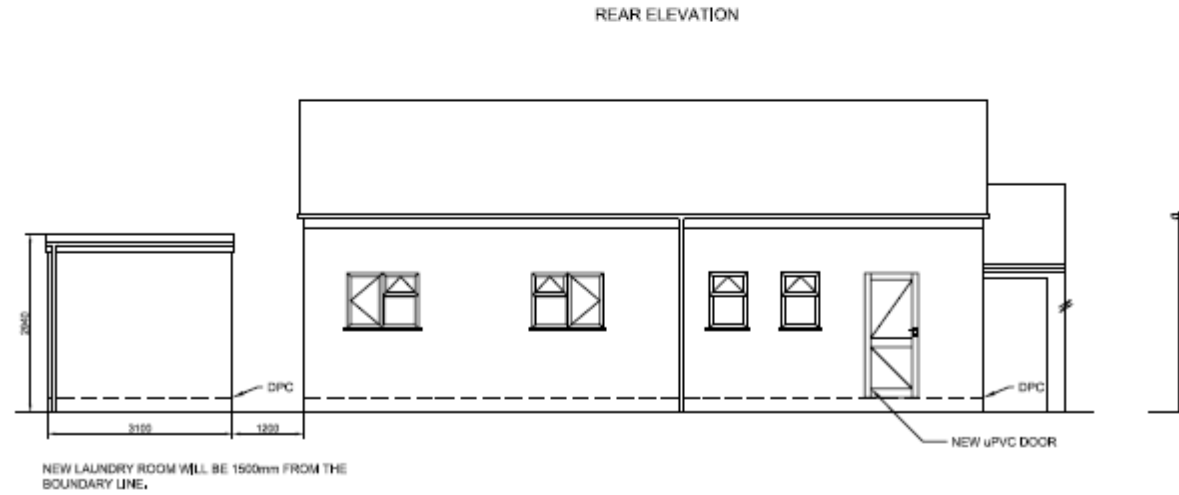
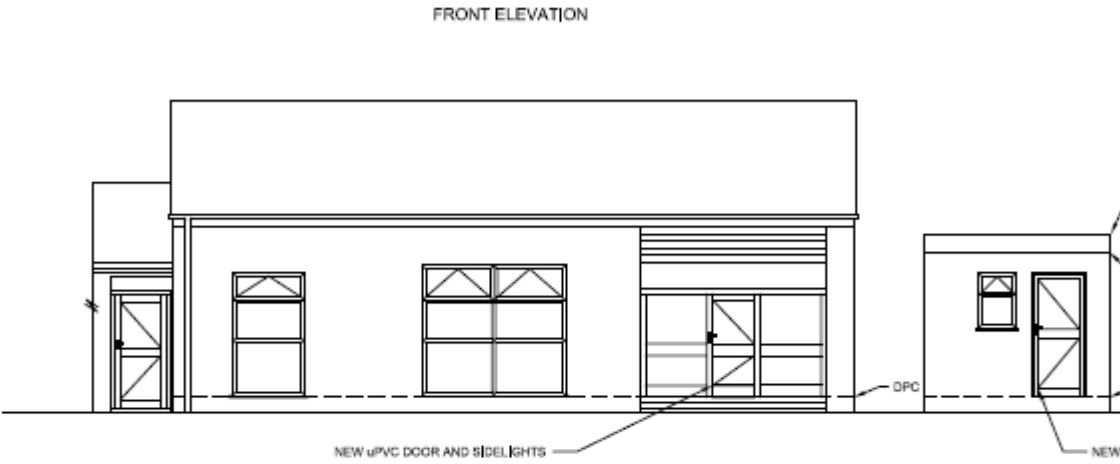
LOCATION PLAN



FLOOR PLANS

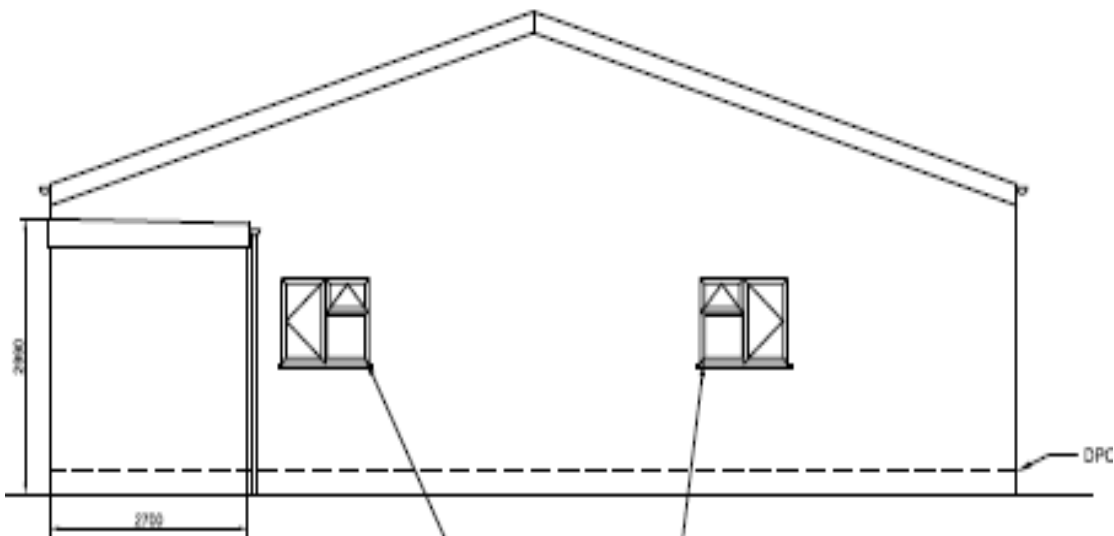


FRONT AND REAR ELEVATIONS

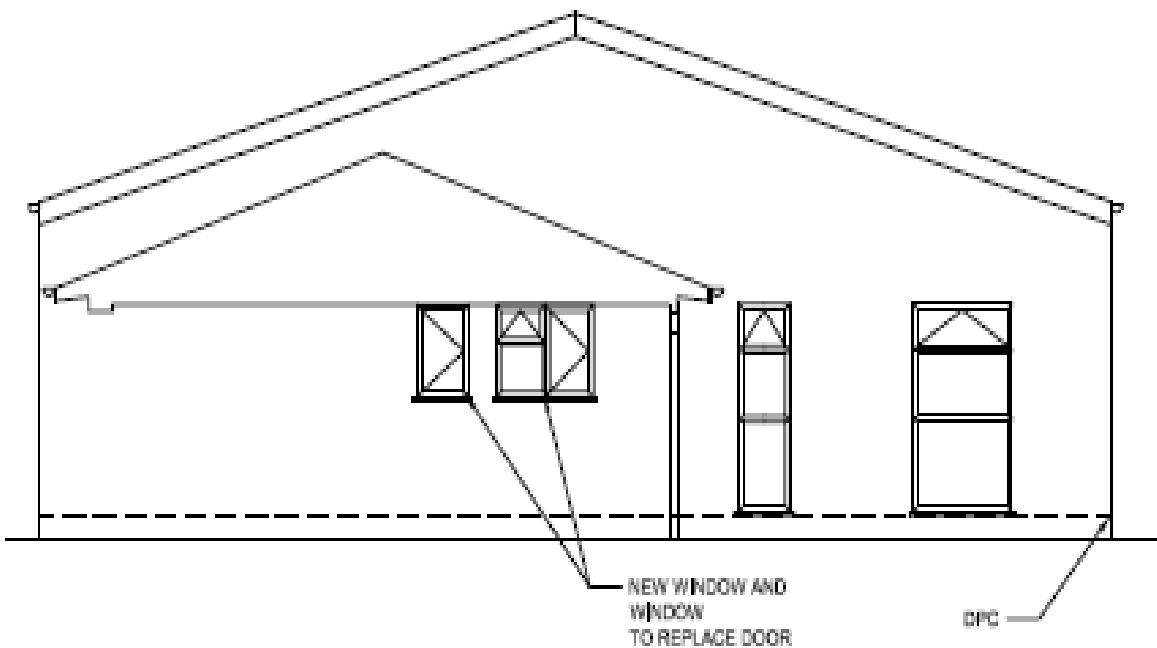


SIDE ELEVATIONS

SIDE ELEVATION (SOUTH)



SIDE ELEVATION (NORTH)



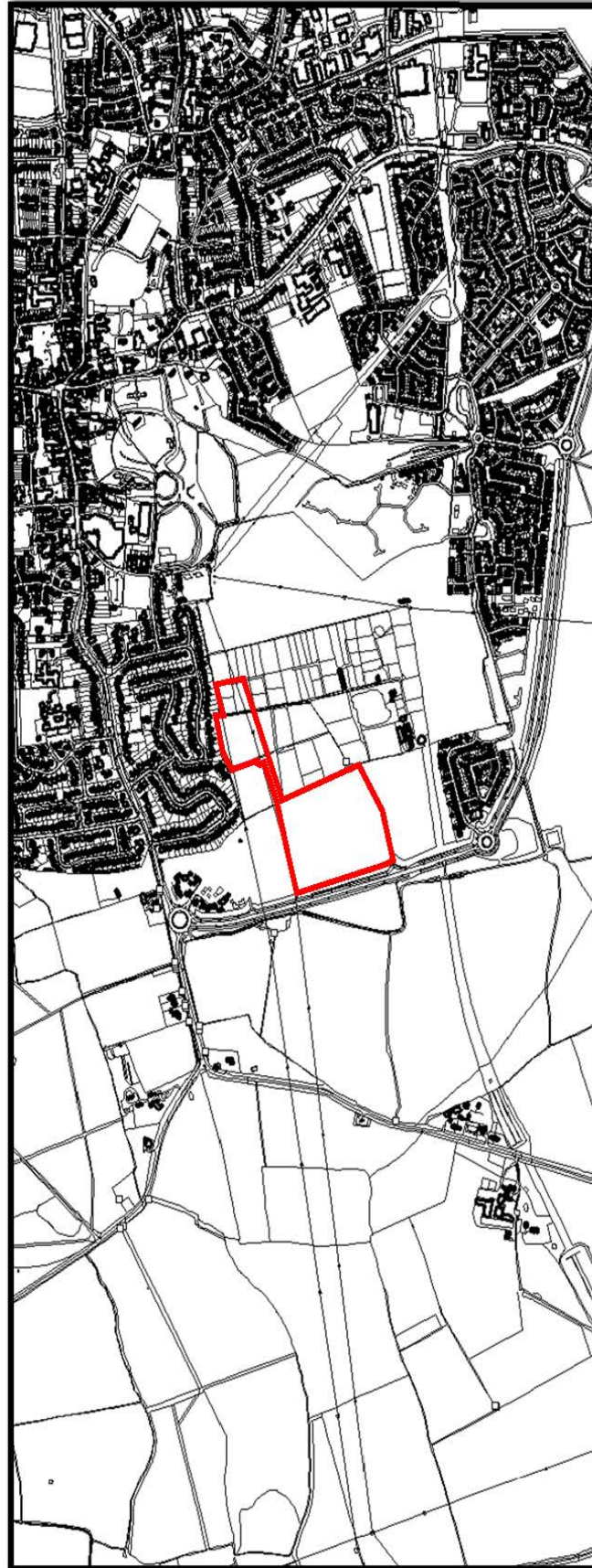
Agenda Item 5d

PJ1	S18/0937	Target Decision Date:20th August 2018
		Committee Date:16th October 2018

Applicant	Mr K Bendall Taylor Wimpey (UK) Limited Unit 2 The Osiers Business Park Laversall Way Leicester
Agent	Ms Caroline Chave Chave Planning Enterprise Centre Bridge Street Derby DE1 3LD
Proposal	Reserved matters application for 174 dwellings and associated infrastructure pursuant to SK94/0125/12
Location	Elsa Park - Zone 9 Land East Of A151, Raymond Mays Ways Bourne
Application Type	Reserved Matters (Major)
Parish(es)	Bourne Town Council
Reason for Referral to Committee	Head of DM considers application ought to be determined by Committee as outline approved by Committee
Recommendation	That the application is:- Approved conditionally
Report Author	Phil Jordan - Development Management Planner 01476 406080 Ext: 6074 p.jordan@southkesteven.gov.uk
Report Reviewed By	Sylvia Bland - Head of Development Management 01476 406080 Ext: 6388 S.Bland@southkesteven.gov.uk

Key Issues

Principle of development
Impact on the character of the area
Impact on residential amenity
Highway Safety



Key



**Application
Boundary**



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1.0 Description of site and application

- 1.1 This is a reserved matters application for 174 dwellings on Zone 9 and associated infrastructure pursuant to Outline Planning Permission SK94/0125/12.
- 1.2 Application SK94/0125/12 was an outline approval for residential and associated development, link road, estate roads, open space and landscaping.
- 1.3 The existing site is currently an undeveloped, greenfield 6.3ha parcel of land to the north-west area of the Elsea Park estate. To the north of the site is Zone 10, which is partially constructed and includes a yet to be built area shown as employment land on the approved masterplan. The western boundary of the site is formed by shrubs beyond which is the A151 Raymond Mays Way. The southern boundary is defined by a ditch and existing hedgerow, beyond which is land to be developed for a synthetic sports pitch and further residential properties. To the east of the site there is a ditch and hedgerow and further undeveloped land which will form Zone 8.
- 1.4 The development proposes a mixture of mostly two storey dwellings but with some strategically positioned 2.5 storey dwellings in line with the existing character of Elsea Park.
- 1.5 The site would be accessed from the north-east of the site which allows vehicular connections to the wider Elsea Park estate. A linear open space is proposed to run from north to south along the eastern side of the development. The open space includes landscaping, play equipment and totals 7,991 sqm. The application also includes details of two surface water attenuation ponds to the north-east of Zone 9 for surface water attenuation.
- 1.6 It is noted that the application has been amended to add a footpath/ cycleway through the open space which would connect the development to the future employment land to the north and recreational facilities to the south in accordance with the approved masterplan. The layout of the dwellings at the gateway into the site has also been redesigned to improve the visual appearance of this part of the development.

2.0 Relevant History

Reference	Proposal	Decision	Date
SK.94/0125	Residential and associated development, link road, estate roads, open space and landscaping	Approved Conditionally	04/06/2001

3.0 Policy Considerations

- 3.1 National Planning Policy Framework (NPPF)**
Section 5 - Delivering a sufficient supply of homes
Section 9 - Promoting sustainable transport
Section 12 - Achieving well-designed places
Section 15 - Conserving and enhancing the natural environment
- 3.2 South Kesteven District Council Core Strategy**
Policy EN1 - Protection and Enhancement
Policy H1 - Residential Development
Policy SP1 - Spatial Strategy
- 3.3 Site Allocation and Policies Development Plan Document**
Policy SAP4 - Business development in countryside

4.0 Representations Received

The following representations were received following the initial consultation. Any further representations received following consultation on the amended plans will be reported as part of the additional items paper.

Environment Agency	No comment.
Cadent Gas Limited	No objection.
Natural England	No comments.
Affordable Housing Officer (SKDC)	I can confirm that the affordable housing requirements have now been met with regards to their location, size and tenure contained within this application.
Welland & Deeping Internal Drainage Board	<p>The site falls within our extended area. Any watercourses that are going to be altered as part of the works require an application to be made to the Board in advance.</p> <p>These are subject to the Board's approval, the agreement of technical details and the written consent from the Riparian landowner(s).</p>
Street Scene (SKDC)	Bin collection points acceptable - but this needs to be communicated to future property occupiers.
Elsea Park Community Trust	<p>Concerns raised in relation to:</p> <ul style="list-style-type: none">- footpath/ cycleway connectivity- play area not as per approved plans, but natural play features with open space could be suitable compensation- need to ensure appropriate access for all properties
Parish Council	Objections due to the point of access, as there is only one entrance/exit to the estate. Concerns with fire safety, and wish to see if the Fire Service are satisfied with the fire precautions.
LCC Highways & SuDS Support	Highway and drainage details acceptable.

5.0 Representations as a Result of Publicity

5.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and 3 Letters of representation have been received. The points raised can be summarised as follows:

1. Noise
2. Loss of privacy/ overlooking
3. Concerns relating to future maintenance of the ponds

6.0 Evaluation

6.1 Principle of development

6.1.1 The principle of development for this site has been previously established through outline planning permission SK94/0125/12. Development of the Elsea Park estate is guided by an overarching masterplan that divides the site into 10 zones. This is a reserved matters application seeking approval of access, appearance, landscaping, layout and scale for Zone 9 and

associated surface water attenuation ponds to the north-east of the site. The provision of open space, general road layout and access points conform to the approved masterplan which formed part of the Section 106 Agreement and decision notice for the outline permission.

6.2 Impact on the character and appearance of the area

6.2.1 The residential development for Zone 9 proposes the following number of each house type:

House type	Beds	Storeys	Number
Detached	5	2.5	2
Detached	5	2.5	4
Detached	4	2	21
Detached	4	2	24
Semi	4	2	17
Terrace	3	2.5	39
Terrace	3	2	52
Terrace	4	2	3
Terrace	3	2	9
Terrace	2	2	3

Total = 174

6.2.2 The development is mostly for 2 storey dwellings with some 2.5 storey terraces and detached dwellings which are distributed around the site to provide a contrasting roofscape and varied streetscene with some providing focal points adjacent to access roads and open spaces. The proposed materials include a mix of red and buff brick for external walls and concrete slate and terracotta pantiles. The house types, density and layout are considered appropriate for the context within a major sustainable urban extension and are similar to the designs used in other zones within Elsea Park.

6.2.3 The interface between the principal street scene and the linear open space has been designed so that the dwellings running along this boundary are front facing or have additional fenestration to the side elevation to provide an interesting streetscape. There is good vehicular connectivity with the existing planned development to the north of the site and the footpath and cycleway that runs from north to south through the open space provides further connectivity to the planned employment land and recreational facilities.

6.2.4 By virtue of the design, scale and materials to be used, the proposal would be in keeping with the existing estate dwellings, streetscene and surrounding context in accordance with Core Strategy Policy EN1 the NPPF Section 12.

6.3 Impact on the neighbours' residential amenities

6.3.1 Concern was raised regarding the potential for noise and loss of privacy/ overlooking from a resident on Harvey Close. This was as a result of the 'red line' that defines the development site including land to the immediate south of properties along Harvey Close. However, this part of the development is proposed to be used for the formation of two attenuation ponds that are a necessary sustainable drainage feature for the discharge of surface water. A further representation was received regarding the future maintenance of these ponds and it is understood that they would become the responsibility of the Elsea Park Community Trust with an appropriate management regime formulated.

6.3.2 The majority of the residential element of the site is not adjacent to other residential properties as it is bordered by undeveloped employment land to the north, an open space to the east, recreational facilities to the south and the A151 Raymond Mays Way to the west. There is a small amount of residential properties planned to the south-west of the site, but the neighbouring properties have been designed and sited with adequate separation distances to ensure there would be no overlooking or loss of privacy for occupiers of the future dwellings.

- 6.3.3 Plots within the site provide a minimum of 10m rear garden space giving suitable relief between adjacent built form and window positions have been carefully sited to avoid unacceptable levels of overlooking.
- 6.3.4 Taking into account above it is considered that there would be no unacceptable adverse impact on the residential amenities of the occupiers of adjacent properties in accordance with Core Strategy Policy EN1 and the NPPF Section 12.

6.4 Affordable Housing

- 6.4.1 The requirement of the Elsea Park S106 Agreement with regards to affordable housing is that 0.61 hectares (1 acre) of affordable housing land are provided on Zone 9. The development would provide 15 affordable units on 0.41 hectares (1 acre) of land. The Council's affordable housing officer has confirmed the amount, type and tenure of affordable housing provided is in accordance with the terms of the S106 Agreement and condition 29 of outline planning permission SK94/0125/12.

6.5 Open space

- 6.5.1 The development would include two large areas of open space - 1,458 sqm along the northern boundary and 6,532 sqm along the eastern boundary. This provides a total of 7,991 sqm (1.97 acres) within the zone. The open space along the eastern boundary includes a pedestrian/cycleway and some play equipment. The play equipment is located to provide suitable buffer distances to the residential properties and is within the 480m access standard set by SAP DPD Policy SAP 10.

6.6 Highway issues

- 6.6.1 It is noted that Bourne Town Council have raised concern regarding connectivity and that the development parcel is only served by one principal access road. Whilst further vehicular connectivity could be of benefit to the site, the principal road layout and connections is in accordance with the approved masterplan and road layout and is therefore not a valid reason to refuse planning permission in accordance with para 130 of the NPPF.
- 6.6.2 The local highway authority has been consulted and raised no objection, subject to conditions, to the proposed development. The proposal would result in adequate access, parking and turning facilities and would not have an unacceptable adverse impact on highway safety in accordance with the NPPF Section 9.

7.0 **Crime and Disorder**

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

8.0 **Human Rights Implications**

- 8.1 Articles 6 (Rights 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.

9.0 **Conclusion**

- 9.1 The application site, which benefits from outline permission for residential development, is considered to reflect the scale and character of the surrounding development whilst not impacting adversely on highway safety or private residential amenity. The proposed surface water attenuation ponds to the north of the site would ensure the development would not increase the risk of flooding in the locality.

- 9.2 Taking the above into account, it is considered that the proposal is appropriate for its context and is in accordance with Core Strategy Policies SP1, EN1 and H1, SAP DPD Policy SAP H1 and the NPPF (Sections 4, 7, 10 & 11). There are no material considerations that indicate otherwise although conditions have been attached.

10.0 RECOMMENDATION: that the development is Approved subject to the following conditions

Approved Plans

- 1 The development hereby permitted shall be carried out in accordance with the following list of approved plans:
 - i. Site Location Plan Drawing No. APP206-04 received 27th September 2018
 - ii. Planning Layout Drawing No. APP206-01 Rev D received 27th September 2018
 - iii. Materials Dispersion Layout Drawing No. APP206-07 Rev B received 27th September 2018
 - iv. Landscape Concept Proposals Drawing No. 18-017-01 Rev B received 27th September 2018
 - v. Tree Survey and Constraints Plan Drawing No. A0 18-017-02 received 27th September 2018
 - vi. Typical Street Scenes Drawing No. APP206-09 received 27th September 2018
 - vii. Proposed Finished Floor Levels Drawing No. E3714/600 Rev A received 27th September 2018
 - viii. Vehicle Access for Fire Appliances Drawing No. APP206-42 Rev B received 27th September 2018
 - ix. Refuse Collection Plan Drawing No. APP206-06 Rev B received 27th September 2018
 - x. Proposed Surface Finishes Plan Drawing No. E3714/770 Rev B received 27th September 2018
 - xi. Drainage Strategy Plan - Sheet 1 Drawing No. E3714/510 Rev A received 27th September 2018
 - xii. Drainage Strategy Plan - Sheet 2 Drawing No. E3714/511 Rev A received 27th September 2018
 - xiii. Floor and elevations plans refs: NB51/7/PL1, NB51/7/PL6, NB51/7/PL7, D1906/7/PL1, D1906/7/PL6, ND43/7/PL1, ND43/7/PL2, ND43/7/PL6, ND43/7/PL7, PD49/7/PL1, PD49/7/PL2, PD49/7/PL6, PD49/7/PL7, PA44/7/PL1, PA44/7/PL2, PA44/7/PL6, PA44/7/PL7, PA44/7/PL8, PB33-G/7/PL1, PB33-G/7/PL7, PA34-G/7/PL2, PA34-G/7/PL7, AA43/7/PL1, AA43/7/PL6, AA31/6/PL1, AA31/6/PL6, AA23/6/PL1, AA23/6/PL6 received 27th September 2018
 - xiv. Garages Drawing No. APP206/GD/34 Rev A received 27th September 2018
 - xv. Sub-station Drawing No. GTC-E-SS-0010-R1-8 received 27th September 2018

Unless otherwise required by another condition of this permission.

Reason: To define the permission.

Before the Development is Commenced

- 2 Before the development hereby permitted is commenced, all existing trees shown on Drawing No. A0 18-017-02 received 27th September 2018 to be retained shall have been fenced off to the limit of their branch spread in accordance with BS 5837. No works including:
 - i. removal of earth,
 - ii. storage of materials,
 - iii. vehicular movements or
 - iv. siting of temporary buildings

shall be permitted within these protected areas.

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

During Building Works

- 3 The development hereby approved shall be carried out in accordance with the recommendations contained within the following reports:

- Phase I Site Appraisal ref: GRM/P8211/DS.1 Rev A received 27th September 2018
- Phase II Site Appraisal ref: GRM/P8211/F.1 Rev A received 27th September 2018

Reason: To ensure that the proposed development 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 NPPF (Section 15).

- 4 The development hereby approved shall be carried out in accordance with the recommendations contained within the following reports:

- Badger mitigation report ref: 17-1039.02 received 27th September 2018
- Preliminary Ecological Appraisal and Confidential Badger Survey Report received 27th September 2018

Reason: In the interests of the protection of wildlife and their habitat.

- 5 The development hereby approved shall be carried out in accordance with the following approved surface and foul water drainage details:

- Drainage Strategy Technical Note 1 ref: E3714/TN1/tjw received 27th September 2018
- Drainage Areas Plan - zone 9 ref: E3714/515/A received 27th September 2018
- Drainage Strategy Plan sheet 1 of 2 ref: E3714/510/A received 27th September 2018
- Drainage Strategy Plan sheet 2 of 2 ref: E3714/511/A received 27th September 2018

Reason: To ensure the provision of satisfactory surface and foul water drainage is provided in accordance with Policy EN2 of the adopted South Kesteven Core Strategy (July 2010).

Before the Development is Occupied

- 6 Prior to the occupation of each dwelling the works to provide the boundary treatments for that dwelling shall have been completed in accordance with the details as shown on Drawing No. APP206-01 Rev D received 27th September 2018.

Reason: To provide a satisfactory appearance to any boundary treatments and by screening rear gardens from public view, 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).

- 7 Before each dwelling hereby approved is occupied, the external elevations of that dwelling shall have been completed using only the materials stated on Drawing No. APP206-07 Rev B received 27th September 2018

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

- 8 Before each dwelling hereby approved is occupied, all hard landscape works associated with the dwelling or its access shall be carried out in accordance with the approved hard landscaping details as shown on Drawing No. APP206-01 Rev D received 27th September 2018.

Reason: Hard 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).

9 Before any dwelling hereby permitted is occupied, the finished floor levels for that building shall have been constructed in accordance with the approved details shown on Drawing No. E3714/600 Rev A received 27th September 2018.

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

Ongoing Conditions

- 10 Following the occupation of the last dwelling, all soft landscape works shall have been carried out before the end of the first planting/seeding season in accordance with the approved soft landscaping details as shown on the following:

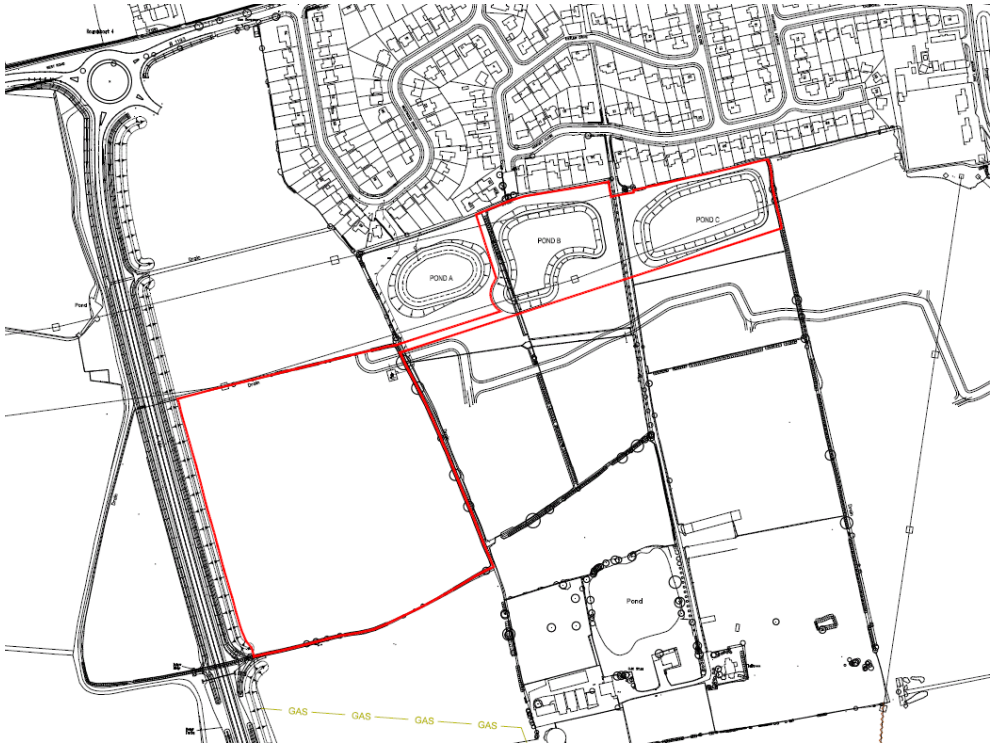
i. Drawing No. 18-017-01 Rev B received 27th September 2018

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).

Standard Note(s) to Applicant:

- 1 In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 38 of the National Planning Policy Framework.
- 2 You are advised to contact Lincolnshire County Council as the Local Highway Authority for approval of the road construction specification and programme before carrying out any works on site.

LOCATION PLAN



SITE LAYOUT



LANDSCAPING



TYPICAL STREETS



PLOTS: 1, 2

Agenda Item 5e

MGS1	S17/2384	Target Decision Date:6th February 2018
		Committee Date:16th October 2018

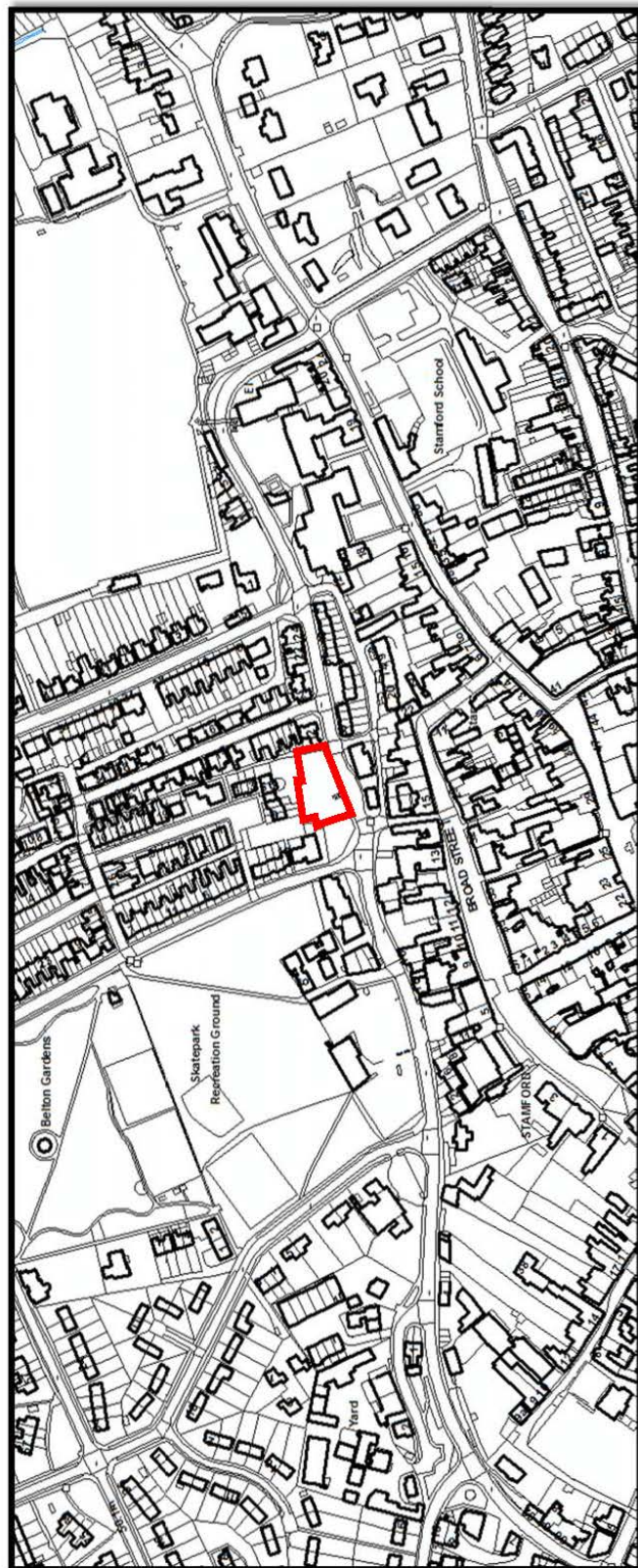
Applicant	Mr Alex Pistolas Maiden Properties Maiden Properties Ltd 8 Sheepmarket Stamford PE92QZ
Agent	Mr David Watts raw architecture Westfields Barnack Road Bainton Stamford
Proposal	Erection of 6 no. dwellings
Location	Former Salvation Army Hall East Street Stamford
Application Type	Full Planning Permission
Parish(es)	Stamford Town Council
Reason for Referral to Committee	The Chairman considers this application should be determined by Committee due to its previous planning history
Recommendation	That the application is:- Approved conditionally
Report Author	Mike Gildersleeves - Principal Planning Officer 01476 406080 Ext: 6383 mike.gildersleeves@southkesteven.gov.uk
Report Reviewed By	Sylvia Bland - Head of Development Management 01476 406080 Ext: 6388 S.Bland@southkesteven.gov.uk

Key Issues

Principle of development
Impact on the character of the area and heritage assets
Impact on the amenities of neighbouring uses
Highways / Parking

Technical Documents Submitted with the Application

Design and Access Statement (incorporating Heritage Assessment) - amended during application



Key



Application
Boundary



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1.0 Description of proposal

- 1.1 The application seeks full planning permission for the re-development of the site to comprise 6 dwellings, along with access from East Street and underground parking.
- 1.2 The scheme is for a relatively contemporary designed scheme, incorporating split level dwellings which would aim to utilise the sloping site topography. The development would front onto East Street and be located close to the back edge of the footway with an area of landscaping proposed between the dwellings and the footway. The dwellings would have pedestrian entrances from East Street.
- 1.3 The dwellings would be designed as two distinct blocks, one block to East Street, and then a rear block. In all cases, an internal courtyard, located over the parking area below, would separate the blocks.
- 1.4 Four distinct house-types are proposed forming a short terrace. The predominant unit design would be 2.5 storeys in scale, with 2 units being 2 storeys only. This is reflective of the site topography and the increase in height from west to east. There is also a change in levels from the south raising to the north. The 2 storey units would be 5.6m to eaves and 8.5m to ridge, the 2.5 storey units being 10.2m to ridge and 6.8m to eaves.
- 1.5 The design of the units has been subject to negotiation during the application process and now seeks to provide for a contemporary, high-quality solution within a relatively traditional elevation fronting onto East Street. The rear elements of the scheme are more contemporary in nature with the incorporation of mono-pitched roof forms.
- 1.6 Materials are shown as being buff brick with detailing with aluminium windows, doors and rainwater goods. The roof would be slate.
- 1.7 Vehicular access would be provided to the eastern end of the site in the approximate position of the existing access. This would lead into the site and to an under-croft parking arrangement wherein the dwellings would sit over the parking area. There would be direct access from the parking area for pedestrians. 14 parking spaces would be provided in total.

2.0 Description of site

- 2.1 The site is a previously-developed, cleared site which is presently used for parking. There is an existing vehicular access to the east. The changes in topography are evident on site. To the west there is an area of open space, with residential properties to the north, east and south. There are also commercial uses to the south and east, which are separated from the site by virtue of the highway and access arrangements.
- 2.2 The site is not located within a Conservation Area, but is in proximity of the Stamford Northfields Conservation Area to the east (separated by a pedestrian route). The closest boundary of the Stamford Conservation area is located 40m to the south of the site.

3.0 Relevant History

Reference	Proposal	Decision	Date
S14/0033	Erection of hotel (including 36 bedrooms & 18 parking spaces)	Refused	06/01/2014

4.0 Policy Considerations

- 4.1 National Planning Policy Framework (NPPF)**
National Planning Policy Framework
Section 12 - Achieving well-designed places

Section 16 - Conserving and enhancing the historic environment

4.2 South Kesteven District Council Core Strategy

Policy EN1 - Protection and Enhancement

Policy EN4 - Sustainable Construction and Design

Policy SP1 - Spatial Strategy

Policy SP2 - Sustainable Communities

4.3 Site Allocation and Policies Development Plan Document

Policy SD1 - Sustainable development

5.0 SKDC Corporate Priorities

Support good housing for all

6.0 Representations Received

Anglian Water Services	No comments returned
Lincolnshire Fire & Rescue Services	No comments returned
Parish Council	Stamford Town Council object. Concerns regarding dominance and impact of design. Request consideration by DM Committee. No new comments were presented following the re-advertising of the scheme as a result of revisions.
Street Scene (SKDC)	No objections, but comments that residents would need to present refuse bins adjacent to the highway for collection.
LCC Highways & SuDS Support	Raise no objections
Heritage Lincolnshire	Raise no objections.
Welland & Deeping Internal Drainage Board	Raise no objection
Environmental Protection Services (SKDC)	Some concerns about noise impact upon future residents from road traffic noise, and proximity to commercial premises. Request a Noise Assessment, but raise no objections.
Historic Buildings Advisor (SKDC)	Initially raised concerns regarding scale, position and design of buildings. Following changes to the scheme, supports the proposal. Has responded to initial comments and dialogue following those comments. Request conditions relating to materials, doors and windows and external detailing, landscaping.

7.0 Representations as a Result of Publicity

- 7.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and 3 letters of representation have been received following the initial consultation. The points raised can be summarised as follows:

7.1.1 2 letters of objection have been received on the grounds of: -

1. Impact on Burghley Court
2. Buildings too high
3. Design
4. Impact on traffic - increase
5. Pollution
6. Overlooking / Loss of privacy

7.1.2 1 letter of support has been received.

7.1.3 Following the revisions, 1 letter of further comment was received which raised no new grounds of objection.

8.0 Evaluation

8.1 Principle of the use

8.1.2 Core Strategy Policy SP1 (Spatial Strategy) sets out a framework to guide the location of development throughout the district. The Policy provides that new development in the district shall be focussed on Grantham, followed by the market towns of Stamford, Bourne and the Deepings.

8.1.3 The proposal seeks to provide a total of 6 units of housing, within a highly sustainable location, which is well connected to the town centre and other facilities and which would also make effective and efficient use of a previously-developed site, falling within Stamford which is identified within the Core Strategy as being a sustainable location for new development. As such, subject to all other considerations, the scheme is considered to be acceptable in principle and would be compliant with policy SP1, as well as being compliant with the general provisions in the NPPF which support sustainable development and the provision of housing within sustainable locations.

8.2 Impact of the use on the character of the area

8.2.1 Core Strategy Policy EN1 relates to the protection and enhancement of the character of the district and provides that:

'Development must be appropriate to the character and significant natural, historic and cultural attributes and features of the landscape within which it is situated, and contribute to its conservation, enhancement or restoration'.

8.2.2 Similarly, with regard to design, the NPPF provides specific design guidance within principle 12 wherein it seeks to identify that good design should not be divisible from good planning. High quality places, spaces and designs are important facets of sustainable development.

8.2.3 The proposal seeks to make efficient and effective use of previously-developed land. The site does not currently contribute positively to the character and appearance of the area owing to its unkempt nature, and its current use as a parking area. The changes in levels, and structures on site along with the presence of parked cars do not help with this.

8.2.4 The proposed scheme has been subject to considerable discussion and negotiation during the determination of the application, and is considerably reduced compared to former iterations for development on the site.

- 8.2.5 The scheme would reinforce and complete the frontage onto East Street with a terraced building of an appropriate scale which would vary in height reflecting the change in topography across the site. The scale and form of the frontage development would be compatible with other buildings in the street scene and is informed by the general townscape of this part of Stamford. The units would retain a residential scale and entrances onto East Street, along with an element of landscaping to offer relief to the built form. It is accepted that the development would result in change to the street scene, but this change is not considered to be harmful of itself, and it would be considered beneficial to the character of the area as it would see the street scene reconnected.
- 8.2.6 In terms of design and architecture, the building would be well proportioned and of sufficient high quality to provide a modern/contemporary version of traditional design. The applicant has amended the design to reflect discussions with the Council's Conservation Officer and which is considered to strike an appropriate balance between respecting the historic character of the area and the general townscape, whilst providing a development 'of its time' which is not seeking to be a poor pastiche scheme. The proposals are considered to be high quality and embrace contemporary detailing within a traditional overall form. Subject to appropriate conditions, this approach could be realised.
- 8.2.7 It is noted that the rear part of the site, with internal courtyard and under-croft parking, along with the rear blocks would offer a distinctly contemporary evolution of the frontage development. Given the location of this form it is considered that public views of this area would be limited and thus, it is considered that there are no sustainable or justifiable reasons for objection to this element in relation to design.
- 8.2.8 Concerns have been expressed regarding the scale of the development and that it should be two-storey only. It is considered that there is no justified basis for this, particularly given the challenges, constraints and opportunities presented by the site characteristics in particular its topography. In addition, the varied nature of the townscape in terms of scale would support this outcome.
- 8.2.9 It is appreciated that this site is a relatively prominent one, being located on a main route through the town, however, it is considered that the proposal would have a positive impact on the character of the area and the views from this main route, by virtue of the re-development of the site which currently has a somewhat negative visual effect. The development would be of high quality and would be appropriate for the site and thus is considered to have a positive effect.
- 8.2.10 Having regard to the foregoing, it is considered that the development would be in keeping with the character of the area. The development would represent an optimal use of the site which is within a predominantly residential area without bringing any substantial harm to the significance of the area. The proposal would therefore comply with policy EN1 and the advice within the NPPF relating to design and provision of housing.

8.3 Impact on Heritage Assets

- 8.3.1 From a desk based assessment it can be seen that the site lies within general proximity of both Conservation Areas and Listed Buildings. However, owing to the relationship with these assets, the application was not considered to have a direct impact on the assets or their settings to require formal publication in this regard.
- 8.3.2 Notwithstanding this, the impact upon these assets can still be a material consideration in planning terms. This is in accordance with various Case Law and Appeal decisions.
- 8.3.3 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision makers to have special regard to the desirability of preserving listed buildings or their settings or any features of special architectural or historic interest which they possess. Any adverse effect on a heritage asset, even if slight or minor, would not preserve the asset or its setting and must be treated as harm.

- 8.3.4 CS policy EN1 seeks to ensure that development does not harm heritage assets. The NPPF identifies that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
- 8.3.5 In this respect, given the degree of separation between the site and nearby Listed Buildings it is not considered that the proposals would have any impact on the assets or their settings and thus the significance of these assets would not be harmed. If a precautionary view is taken, it could be concluded that the development would have either a neutral, or potentially positive effect as a result of the visual change that would result from the re-development of the site. It is not considered that there would be any harmful impact upon the significance of nearby Listed Buildings and thus no further analysis is required.
- 8.3.6 With regard to the impact on the Conservation Areas, it is considered that the reasons given above could be equally applied to the potential effects upon the Stamford (town) Conservation Area. In terms of the Northfields Conservation Area, there is potential for a greater degree of impact owing to the reduced separation distance and the experience which would occur from users of the footpath which runs adjacent to the site and between it and the Conservation Area boundary to the east. However, again, it is considered that although the development would result in apparent visual change to the appearance of the site when viewed from the Conservation Area, this change is not considered to be harmful. The development is of an appropriate size, scale, design, appearance and is of an appropriate residential land-use, all of which would offer beneficial outcomes when compared to the current negative impacts which are exhibited by the site. In this regard, subject to the imposition of the conditions as recommended, it is concluded that the impact on the Conservation Areas would not be harmful to their significance.
- 8.3.7 The Council's Conservation Officer has considered the application and has concluded that similar conclusions would be reached. The architectural style of the proposed development has been substantially modified on advice now avoiding the previous excesses of pastiche with the production of a more restrained, distinctive, and not unattractive character to the buildings. The issue of scale and overbearing has also now been addressed to a degree and although the proposed development will still dominate the scene in the vicinity in this respect, the impact will be less severe than previously - not least due to the more comfortable and appropriate style of the buildings now proposed. The site is vacant and redundant to use and generally unkempt. The proposed scheme will not only provide worthwhile residential accommodation but also serve to improve the current visual scene - which can clearly only be achieved by an economically viable development of the site. The amended plans are in accord with previous advice. In respect of conditions (in respect of architectural matters), specifications and samples of external materials including colours of render and aluminium windows and external doors are required. As the treatment of external detailing is contemporary in style large scale joinery details are, not necessary. External landscaping as specified also appears to be appropriate.
- 8.3.8 The proposal would not result in harm to the setting of heritage assets and in this respect the proposal is in accordance with CS policy EN1 and the NPPF (Core Planning Principles, Section 15: Conserving and enhancing the historic environment).

8.4 Impact on the neighbouring properties

- 8.4.1 The site is predominantly bounded by residential development, in particular the relationships with development to the north, west and east will be important considerations. This section will consider those relationships and the potential impacts upon amenity by virtue of overlooking, dominance or over-shadowing. It is considered that in this instance issues relating to noise and disturbance are not significant considerations given the nature and use of the development proposed. It is also recognised that matters relating to loss of a view, or impact on a view from a private property (as raised within the objections) are not material planning considerations as there is no formal right to a view.

- 8.4.2 Regarding impacts on properties to the south, as a front-front relationship would occur, and the scale of development would be appropriate for the street scene, it is considered that there would not be any impact on the amenities of properties on the southern side of East Street owing to the separation distance and general relationship with the street.
- 8.4.3 To the west immediately adjacent to the site is an area of public open space. The scale of the development adjacent to this area has been reduced in order to prevent the development being to the detriment of this space by virtue of over-dominance. It is considered that all other relationships with this area are acceptable.
- 8.4.4 To the north-west is Burghley court, which is a large residential block which fronts primarily towards Recreation Ground Road but also has a frontage towards East Street. It is enclosed by boundary walling with a common boundary with the site, inside of which there is some external space before the elevation of the building. The block is two-storeys in nature, with windows at ground and first floor. Objections have been received from this property. This aspect was reviewed in detail during the Officer site visit and subsequent site meeting with the agent. It is accepted that the development would see the western-end unit being located in close proximity to the common boundary, however, it is considered that the scale of development at this point is such that it would not have an unacceptable or compromising effect on the amenities of the occupants of that property.
- 8.4.5 Moving to the north, the development adjacent to the common boundary comprises the rear parking area, and gardens of properties which front Stanley Street, along with the turning area for this cluster of development. The elevations of the dwellings are set back away from the common boundary, but comprise rear elevations with windows at ground and first floor levels. As a result of the separation and orientation of these properties it is not considered that any adverse impacts would result as a consequence of proximity, the scale of the development being dominant or overshadowing. It is considered that there is some potential for overlooking, as a result of new windows located within the rear elevations of the new development. Further amendments have been made to the scheme to show that rear facing ensuite/bathroom windows would be obscured and non-opening below 1.7m AFFL, with bedrooms being provided natural light by virtue of velux windows which would not be below 1.7m AFFL. This is considered to result in an acceptable relationship whilst not compromising the living conditions for future occupants. With regard to the ground floor windows and doors, these would be behind boundary treatments and which would prevent any overlooking of the adjacent property.
- 8.4.6 Overall therefore, in view of the levels, boundary treatments, separation distances and the back-to-back relationships, coupled with the nature of the rooms which would be served by openings within the new development (en-suites and bedrooms) it is considered that this general relationship would be acceptable. Furthermore, through the imposition of conditions as recommended, it is possible to further reduce the potential level of impact.
- 8.4.7 It is Officers opinion having considered all of the relevant relationships and potential areas for impact upon the amenities of neighbouring land uses, the proposal would result in an acceptable level of impact and appropriate relationships.
- 8.4.8 Further, even if it was concluded that the proposal would have some adverse impact upon these properties, such concerns must be weighed against the positive benefits of the provision of additional housing within this location, adding to the overall housing stock for the District and which would have economic benefits for the local area as a result of construction. Therefore on balance it is considered that the impact could be outweighed in this instance.
- 8.5 Highway issues
- 8.5.1 It is considered that the proposal would not lead to severe detrimental highway issues as there is adequate provision for parking and turning of vehicles on site. Furthermore, the Highways Authority has raised no objection to the proposal.

9.0 Other Matters

- 9.1 It is noted that Environmental Protection have raised some concerns regarding the potential for noise owing to the proximity to commercial uses and potential impacts as a result of road noise upon future occupiers. Having reviewed this issue, it is not considered that a Noise Assessment is a reasonable or justifiable request in this instance. It is recognised that the site would have a close relationship with the road, however, this relationship is exhibited elsewhere within the town with dwellings close to heavily trafficked roads and with habitable location in close proximity. The building would be constructed using modern methods and techniques and this issue would also be evaluated at Building Regulations stage. Overall, it is considered that the relationship with the road would not be a sustainable ground for refusal of this development. In terms of the relationship with other commercial uses, similarly, there are dwellings located much closer to existing commercial noise sources and thus, it is unlikely that the relationship that would result as a consequence of the development would be unlikely to be to the detriment of the living conditions of the units proposed.
- 9.2 Regarding construction noise, it is considered that such impacts would be relatively short-term in nature and would be resolved once the development has been completed. In addition they would also be regulated by existing Environmental Health legislation, and thus, no further conditions are required in this instance.
- 9.3 With regard to refuse and waste storage, it is noted that it is unlikely that SKDC street-scene vehicles would access the site, however, it is considered that there is opportunity within the development to accommodate sufficient storage spaces for refuse bins to serve the development, and that bringing bins to the roadside would have to be undertaken by property owners in a similar fashion to that currently undertaken already within the area. As such, subject to the imposition of the recommended conditions, the scheme would be appropriate in this respect.

10.0 Crime and Disorder

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

11.0 Human Rights Implications

- 11.1 Articles 6 (Rights 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.
- 11.2 It is considered that no relevant Article of that act will be breached.

12.0 Conclusion

- 12.1 Having regard to the scale and design of the proposed development as well as the pattern of development in the general area, it is considered that the development will not lead to any significant adverse impact on the character of the area and would also not lead to significant adverse impacts on the amenities of neighbours. Accordingly, it is considered that the proposal would be in accordance with Core Strategy and the NPPF, and therefore, it is recommended that permission be granted, subject to conditions.

RECOMMENDATION: that the development is Approved subject to the following conditions

Time Limit for Commencement

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

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

- 2 The development hereby permitted shall be carried out in accordance with the following list of approved plans:

0229 - D&A rev C

0229-A100 rev B
0229-A102
0229-A103 Rev A
0229-A104 Rev A
0229-A105 Rev B
0229-A106 Rev B
0229-A107 Rev B
0229-A108 Rev A
0229-A200 Rev C
0229-A201 Rev A
0229-A301 Rev A
0229-A1021 Rev A
0229-A1022

Unless otherwise required by another condition of this permission.

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

Before the Development is Commenced Before the Development is Commenced

- 3 No works other than site clearance shall take place until written scheme of archaeological investigation 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) and the NPPF.

During Building Works

- 4 Before completion of the first dwelling/unit hereby permitted, a scheme showing an area for the storage of refuse and recycling shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse.

- 5 No development other than groundworks shall take place, until details and samples of all external materials (including brickwork, mortar details, roofing materials, windows and doors, drainpipes and rainwater goods, hard surfacing materials) for use on the external surfaces of the development shall have been submitted to and approved in writing by the Local Planning Authority.

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

- 6 During the development hereby permitted, the archaeological investigations as may be agreed through the scheme of archaeological investigations shall be completed in accordance with the approved details.

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) and the NPPF.

- 7 Before any part of the development hereby permitted is occupied/brought into use, the works to provide an area for the storage of refuse and recycling shall have been completed in accordance with the approved details and shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse.

- 8 Before any dwelling/unit hereby permitted is occupied/brought into use, the parking and turning area accompanying each dwelling shall have been constructed and be made available for use, in accordance with the approved details, and shall be retained as such and for no other purpose thereafter.

Reason: To allow vehicle to park and turn within the site and leave in forward gear and to reduce any additional on street parking in the interests of highway safety.

- 9 Before any part of the development hereby permitted is occupied/brought into use:

The first floor windows in north elevation (as shown as "obscure glass" on drawing A 301 REV C shall be fitted with obscure glazing equivalent to Pilkington level 5, and shall be fixed shut and non-opening below 1.7m from the internal finished floor level within which the window is located; and

Any rooflights located within the north-facing roofslopes shall have no opening parts and internal cill heights of no lower than 1.7m from the internal finished floor level within which the rooflight is located;

The windows and rooflights shall be installed in accordance with these requirements and the approved details and following installation these windows and rooflights they shall thereafter be retained as such at all times.

Reason: To safeguard the privacy of the occupiers of the neighbouring/adjoining properties to the north.

- 10 Before any part of the development hereby permitted is occupied/brought into use, the external surfaces shall have been completed 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).

Ongoing Conditions

- 11 Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B & C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no window, dormer window, rooflight or other openings shall be inserted in any elevation of the property other than those expressly authorised by this permission without Planning Permission first having been granted by the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby properties (in particular those to the north) and in the interests of retaining the integrity of the design solution, and to accord with policy EN1 of the Core Strategy and the NPPF.

Standard Note(s) to Applicant:

- 1 In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 38 of the National Planning Policy Framework.
- 2 Prior to the commencement of the development hereby permitted you are advised to contact the Divisional Highways manager, Lincolnshire County Council (telephone number: 01522 513100) to discuss the proposed works within highway limits.



Agenda Item 5f

MGS2	S18/1436	Target Decision Date:25th September 2018
		Committee Date:16th October 2018

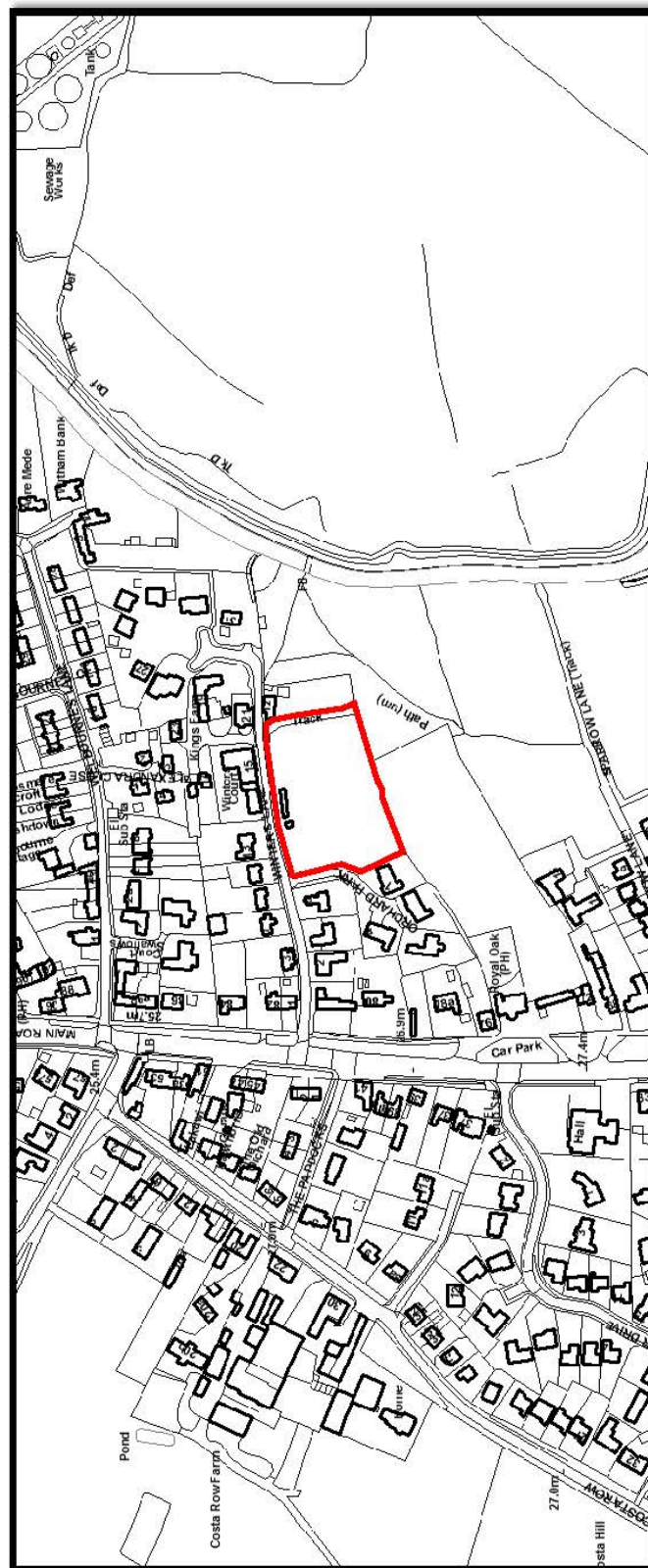
Applicant	Mr Webster Webster Homes 16 Nottingham Road Bunny
Agent	Mr Timothy Bale J.E.D Design 23 Harborough Road Desborough NN14 2QX
Proposal	Application for Approval of Reserved Matters (appearance/scale/layout and landscaping) in connection with S17/1615
Location	Land At Winters Lane Long Bennington NG23 5DW
Application Type	Reserved Matters
Parish(es)	Long Bennington Parish Council
Reason for Referral to Committee	The applicant is related to a Council Employee
Recommendation	That the application is:- Approved conditionally
Report Author	Mike Gildersleeves - Principal Planning Officer 01476 406080 Ext: 6383 mike.gildersleeves@southkesteven.gov.uk
Report Reviewed By	Sylvia Bland - Head of Development Management 01476 406080 Ext: 6388 S.Bland@southkesteven.gov.uk

Key Issues

Accordance with the Outline Permission (ref: S17/1615)
Accordance with the Development Plan

Technical Documents Submitted with the Application

Street Scene photomontage



Key



Application
Boundary



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1.0 Description of site

- 1.1 The application site is the same as that approved under outline permission S17/1615.
- 1.2 The site is presently a vacant area of paddock. It is bounded to the road by a post and wire fence along with over-grown verge vegetation and pieces of hedgerow. To the side boundaries are existing residential properties, including the modest cul-de-sac Orchard Park. To the rear the site is bounded by substantial trees and hedgerow which form a definitive boundary for the site and provide ample screening to the south. The surrounding area is characterised by a linear low density form of development with the exception of the flatted development at Winter's Court to the northern side of Winters Lane opposite the site. The area comprises a mixture of development styles and forms. The character of Winters Lane is quite tight as a result of the restricted road width and properties located close to the back of the footway but in places there are properties are set further back from the footway. The restricted nature of Winters Lane does aid in reducing vehicle speeds, particularly when there are vehicles parked on the road.

2.0 Description of proposal

- 2.1 The application seeks approval of reserved matters in relation to outline consent which was granted for 7 dwellings under S17/1615.
- 2.2 The application includes detailed information relating to the scale, appearance, layout and landscaping details which were not considered at the outline stage.
- 2.3 A total of 7 dwellings are proposed, to comprise 3 detached units and 4 semi-detached units (two pairs). There would be 5 units located directly off Winters Lane frontage, with 2 units located to the rear off the site served off a new access road. Each unit would be provided with garaging and off-street parking along with substantial amenity areas.
- 2.4 The dwellings would be two-storey in nature, and would be constructed of traditional materials including brick and tile.
- Plot 1 would measure approximately 5m to eaves, 8.8m to ridge, 10.8m x 11.8m.
 - Plot 2 would measure approximately 4.8m to eaves, 8.8m to ridge, 10.8m x 11.7m.
 - Plot 3 would measure approximately 5m to eaves, 9.2m to ridge, 19.3m x 12.6m.
 - Plot 4/5 are a semi-detached pair, each unit would measure approximately 4.8m to eaves, 9.2m to ridge, 12.6m x 9.4m.
 - Plot 6/7 are a semi-detached pair, each unit would measure approximately 5m to eaves, 8.9m to ridge, 10m x 7.2m.
- 2.5 The footprint measurements given above are the maximum extent of external area including attached garaging. A detached garage block for plot 1/2 is also proposed within the scheme.
- 2.6 A landscape buffer would be provided to the west and southern boundaries of the site with an area of extended curtilage for plots 2 & 3 open-space to be incorporated in the south-eastern corner in order to retain an area of un-developed land to compliment the semi-rural character of the area. These spaces would not fall within the domestic curtilage of any unit. Space would be retained to the eastern boundary to provide a footpath route should one be required in future to connect to surrounding land to the south.
- 2.7 Discussions with the agent during the processing of the application have resulted in minor changes to the layout and clarification regarding the details of the development proposed.

3.0 Relevant History

Reference	Proposal	Decision	Date
S17/1615	Outline application for up to 7 dwellings (means of access being considered) - amended description (14/11/17), revised information.	Approved Conditionally	29/11/2017

4.0 Policy Considerations

4.1 National Planning Policy Framework (NPPF)

National Planning Policy Framework
Section 12 - Achieving well-designed places
Section 4 - Decision-making

4.2 South Kesteven District Council Core Strategy

Policy EN1 - Protection and Enhancement

4.3 Site Allocation and Policies Development Plan Document

Policy SD1 - Sustainable development
Policy SAPH1 - Other housing development

5.0 SKDC Corporate Priorities

Support good housing for all

6.0 Representations Received

Parish Council No comments received

7.0 Representations as a Result of Publicity

7.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and 2 letters of representation have been received. The points raised can be summarised as follows:

1. Request for landscape buffer to Orchard Park (to the west)
2. Concern regarding labelling of plots on submitted plans
3. Ask questions regarding the open area of ground within the scheme
4. Concerns about access onto Winters Lane
5. Impact of construction traffic on users of Winters Lane

8.0 Evaluation

8.1 Outline Permission and Conditions

- 8.1.1 As this is a Reserved Matters application, it seeks to agree those details which were not considered at the outline stage, namely appearance, layout, landscaping and scale.
- 8.1.2 Matters relating to the access arrangements, principle of development and number of units were considered within the outline permission and thus cannot be re-visited.
- 8.1.3 Members will also be aware that the conditions attached to that outline permission would remain as requirements that the development must meet moving forward. It is also noted that the Reserved Matters information comprises information to meet conditions 3 (access width) and 4 (buffer zone) of the outline permission. No formal discharge of conditions requests have been made to date.

8.2 Assessment of Reserved Matters

- 8.2.1 Layout - although some relatively minor changes have been made to the proposed layout when compared to the indicative details presented at outline stage, fundamentally the scheme remains unchanged. It still provides for a total of 7 dwellings. The arrangement is comparable to the previous scheme identified. The access arrangement would be within the same general position and of a similar arrangement. The most significant change being as a result of the relocation of the identified future footpath to the eastern end of the site which in the original scheme as identified as an aspiration to achieve a connection to the PROW network to the south. However, it is now conceded that such a route is unlikely to come forward due to land-ownership. Officers have no objection to this change and consider that the overall layout of the site would be acceptable.
- 8.2.2 Appearance - all of the dwellings proposed seek to adopt a relatively traditional approach to the appearance of the dwellings. The buildings are appropriately proportioned for their proposed scale and design and there are varying degrees of detailing to add visual interest to the different house-types. Robust materials are to be used, which reflect those found within the village generally.
- 8.2.3 In this respect, the proposals would be consistent with other developments within the street scene, and would be of sufficient quality.
- 8.2.4 Scale - the development would be of two-storey scale maximum. This is considered to be appropriate, and consistent with other forms of development within the area.
- 8.2.5 Landscaping - relatively basic landscaping details have been provided, although they are sufficient to meet the requirements of condition 4 of the Outline. These are considered to be sufficient to demonstrate the principles of the landscaping approach that would be adopted. The key elements of this are:
- Substantial lawned garden areas for each of the plots to provide amenity space
 - A low box hedge to be provided to Winters Lane
 - Hard landscaping limited to driveways, pedestrian paths and terraces
 - Buffer zone retained to West and Southern boundaries.
 - Large area of land in the south-east corner to be provided as open-land as extended curtilage to the adjacent plots, likely to be adopted by plots 2 & 3. No structures to be erected in this area.
 - Footpath located to eastern side of site to allow future route (if required at a later date) to be separated from gardens by fencing.
- 8.2.6 It is considered that subject to further details as required by conditions, these landscaping principles would be acceptable.

8.3 Impact of the use on the character of the area

- 8.3.1 Core Strategy Policy EN1 relates to the protection and enhancement of the character of the district and provides that:

'Development must be appropriate to the character and significant natural, historic and cultural attributes and features of the landscape within which it is situated, and contribute to its conservation, enhancement or restoration'.

- 8.3.2 Similarly, with regard to design, the NPPF provides specific design guidance wherein it seeks to identify that good design should not be divisible from good planning. High quality places, spaces and designs are important facets of sustainable development.

8.3.3 The proposed arrangements would see development complete the frontage onto Winters Lane, with a form and approach to development which would be consistent with other development in the village. The scheme as a whole would be of appropriate scale, layout, and appearance with appropriate landscaping, to demonstrate that it would (subject to compliance with the conditions imposed) provide for a high quality development which would integrate into the established character and appearance of the area. In particular, this would be achieved through Condition 7 which seeks to ensure that the edge of built development follows the existing built up part of the village.

8.3.4 Having regard to the foregoing, it is considered that the development would be in keeping with the character of the area. The development would represent an optimal use of the site which is within a predominantly residential area without bringing any substantial harm to the significance of the area. The proposal would therefore comply with policy EN1 and the advice within the NPPF relating to design and provision of housing.

8.4 Impact on the neighbouring properties

8.4.1 In view of layout of the site, and relationships between existing dwellings and the proposed development it is considered that the proposal would result in an acceptable level of impact and appropriate relationships.

9.0 **Crime and Disorder**

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

10.0 **Human Rights Implications**

10.0 Articles 6 (Rights 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.

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

11.0 **Conclusion**

11.1 Having regard to the scale and design of the proposed development as well as the pattern of development in the general area, it is considered that the development will not lead to any significant adverse impact on the character of the area and would also not lead to significant adverse impacts on the amenities of neighbours. Accordingly, it is considered that the proposal would be in accordance with Core Strategy and the NPPF, and therefore, it is recommended that permission be granted, subject to conditions.

RECOMMENDATION: that the development is Approved subject to the following conditions

Approved Plans

- 1 The development hereby permitted shall be carried out in accordance with the following list of approved plans:

2939.3
2939.4
2939.5
2939.6
2939.7
2938.8
2939.9 Rev B

Unless otherwise required by another condition of this permission.

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

During Building Works

- 2 Before any construction work above ground is commenced, details of all hard and soft landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. Details shall include:
 - i. planting plans;
 - ii. written specifications (including cultivation and other operations associated with plant and grass establishment);
 - iii. schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
 - iv. hard surfacing materials
 - v. specification of boundary treatments

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).

Before the Development is Occupied

- 3 Before the end of the first planting/seeding season following the occupation of the final unit within the development hereby permitted, all hard and soft landscape works shall have been carried out in accordance with the approved hard and soft landscaping details.

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).

- 4 Before any dwelling/unit hereby permitted is occupied/brought into use, the parking and turning area accompanying each dwelling shall have been constructed in accordance with the approved details and shall be retained as such and for no other purpose thereafter.

Reason: To allow vehicles to park and to reduce any additional on street parking in the interests of highway safety.

Ongoing Conditions

- 5 Notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no gate, fence, wall or other means of enclosure shall be constructed within or on the boundary of the curtilage of the site without Planning Permission first having been granted by 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).

- 6 The garages hereby permitted within the development shall only be used for purposes incidental to the enjoyment of the dwellinghouse which they serve and shall not be used to provide any form of primary or habitable accommodation, or any trade or business, unless the prior written consent of the Local Planning Authority has been provided.

Reason: In order to ensure that the garages are utilised for the purposes they were intended, and to ensure sufficient parking to serve the development, in accordance with policy EN1 of the Core Strategy, and the principles of the NPPF.

- 7 No development shall be undertaken or structures placed within the buffer zone and open space (identified in light green on drawing 2939.9 Rev B and running along the western and southern boundaries of the site), and this area shall not at any time be incorporated into the domestic garden of any dwelling hereby permitted. Existing vegetation and trees within this area shall be retained and reinforced in accordance with the principles as established by drawing 2939.9 Rev B and in accordance with other conditions attached to and forming part of this permission,

Reason: In order to ensure that the buffer zone is retained and kept free of development and other structures in order to benefit the amenity of the area in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

Standard Note(s) to Applicant:

- 1 In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 38 of the National Planning Policy Framework.

Site Layout Plan

