

**Development Control Committee**  
**18 December 2012**

**Additional Information**

PJM1 - S12/2727

**Proposal:** Demolition of Dutch barn and Nissan hut, conversion of former barn to 2 dwellings, erection of 3 bay detached garage and erection of detached dwelling.

**Information Received**

Additional correspondence has been received from Harlaxton Parish Council as follows:

1. This site with a single track road access is not large enough to provide sufficient parking for today's requirements. The site will be overcrowded and not in keeping with the surrounding properties/area.
2. This plan actually makes matters worse as it reveals two footpaths/pedestrian accesses to the roadside, therefore cutting 2 gaps in to the stone wall and to positions where there is no road parking as it is a "single track" road. Our earlier statement to the opposition of this application still remains.
3. No amount of justification by Mr Sibthorp can alter the fact that the cottage is being squeezed into this relatively small area for the sole purpose of making the rest of the development financially viable. It would be very close to the rear wall of No. 24 Church Street and sits uncomfortably in this location. Access to the site is by a narrow single track road leading to Church. There is no scope for parking on this road without obstructing access to the Church car park and no visitor parking has been identified in the proposed development plan. The cottage will only add to an already difficult access situation. The main reason for the original refusal of planning permission is still valid.
4. Cutting into the stone wall in a conservation area is not acceptable. More traffic is bad enough on this site but pedestrians too is totally unacceptable. This is not a suitable site for a two storey cottage in this

part of the village. Previous objections still stand – the barn conversions originally applied for in outline planning were sufficient in this area.”

**Alterations to Conditions**

No alterations to the conditions as detailed within the main report as a result of these comments.

**Changes to Recommendation:**

No change to the recommendation. Refusal of Planning Permission for the reasons stated in the main committee report.

## LDPP1 - S12/2613

**Proposal:** Application under Section 73 of the Town and Country Planning Act 1990 to allow for the Variation of Condition 3 of S98/0558 (to extend delivery hours)

### **Information Received**

Objections received through public consultation period.

The representations below were received after the committee report was produced and were not included in the report. A summary of their content is listed below.

5 letters of objection have been received from members of the public not included in the committee reports. As summary of any comments not previously contained in the report are listed below.

1. Potential Noise impact.
2. Potential Traffic issues.
3. Potential Pollution.

It is considered that these issues have been raised and addressed within the committee report as such the officer recommendation remains unchanged

A total of 88 neighbours were consulted on this application and 2 site notices were put up, 6 letters of objection were received as part of the consultation process.

Additional comments were received from Environmental Services Pollution Control Officer

“I have checked our Flare records and the last complaint we received about noise from deliveries was in February 2006. Previously there had been a complaint in Jan 2005, July 2004, July 2002 and May 2002.

The most recent complaint (2006) did not return any diary sheets (a form sent to the complainant to record evidence) only that a vehicle had arrived to deliver before the permitted time in the existing planning decision notice. A previous complaint was about rattling from pulling the cages across the yard another was for a reversing beacon, I have suggested potential conditions to address these.

With the proximity of the residential dwellings the emphasis is on Asda to minimise the impact by its operating/management procedures to mitigate the potential impact on the earlier delivery time being applied for.”

**Changes to Recommendation**

No changes to the recommendation contained in the main report.

NB2 – S12/2504

**Proposal:** An application to vary condition 4 of outline permission S12/0222 (for the erection of a petrol filling station) to allow the 24 hour sale of fuel.

**Information Received**

None.

**Officer Comment on Information Received**

None.

**Alterations to Conditions**

Conditions 1 and 2 are incorrectly worded and should not allow a further 3 years to implement the permission and/or apply for reserved matters but this should be back dated to the date of the original permission, 02 May 2012. Conditions 1 and 2 should be amended as per the conditions drafted below;

1. The development hereby permitted shall be commenced before the expiration of three years from 02 May 2012 or two years from the approval of the last of the reserved matters, whichever is the later.

Reason: To comply with Section 92 (as amended) of the Town and Country Planning Act 1990.

2. Details of the reserved matters set out below shall be submitted to the Local Planning Authority for approval within three years from 02 May 2012:

- (a) layout;
- (b) scale;
- (c) appearance; and
- (d) landscaping.

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

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 (as amended) of the Town and Country Planning Act 1990.

**Changes to Recommendation:**

None.

JJ1 - S06/1151

**Proposal:** Non food retail development (6 units) with associated parking, servicing and access at former Mirlees Blackstone Site, Uffington Road, Stamford

**Summary of information received:**

One additional letter of objection has been received from a local resident. The issues raised are referred to in the main committee report.

An additional letter from Wedlake Bell has also been submitted on behalf of their clients Stamford Chamber of Trade. A copy of the letter is attached to this document.

**Officer's comments on information:**

Comments will be reported at the meeting.

**Changes to recommendation:**

None