

Applicant	Lee Goodale, South Kesteven District Council Council Offices, St Peters Hill, Grantham, Lincolnshire, NG31 6PZ
Agent	Neil Connett, Wm Saunders Partnership LLP Sheppard Lockton House, Cafferata Way, Newark, NG24 2TN
Proposal	Erection of sub-station and external works
Location	Land to north of Wherry's Lane, Burghley Street, Bourne
App Type	Full Planning Permission
Parish(es)	Bourne
Reason for Referral to Committee	The application has been referred to the Development Control Committee as the Council is the applicant.
Recommendation Summary	<p>The application is for the erection of an electricity sub-station. It is considered that the proposal would be sited in a suitable location that would not prejudice the second phase of the redevelopment of the Wherry's Lane area approved under planning permission reference s11/2593. It would utilise a turning head that has been previously approved under that permission. The site is located adjacent to the Bourne Conservation Area and, due to the design, scale and materials proposed; it would preserve the character and appearance of the Conservation Area. The sub-station would be viewed in the context of the existing single storey funeral services building and garage blocks that are located to the rear of properties on North Street. The proposal will help facilitate the Wherry's Lane scheme that is a key part of the Bourne Core area redevelopment.</p> <p>The proposal would be in accordance with the National Planning Policy Framework, Core Strategy policy EN1, the adopted Bourne Conservation Area Appraisal and Management Plan, the emerging Site Allocation and Policies DPD policy SAP9 and the Bourne Town Centre Redevelopment SPD.</p> <p>In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay as such it is considered that the decision is in accordance with paragraphs 186 -187 of the National Planning Policy Framework.</p>

Key Issues

- Impact on Conservation Area
- Impact on Future Phases of Redevelopment
- Highway Safety

Technical Documents Submitted with the Application

- Site Plan, Location Plan and Elevations

REPORT

Application Category

This application is categorised as a minor application.

Reason for Referral to Committee

The application has been referred to the Development Control Committee as the Council is the applicant.

The Proposal

The application is for the erection of an electricity sub-station to supply electricity to the first phase of the Wherry's Lane redevelopment project. The redevelopment scheme comprises the conversion of an existing four storey seed mill into apartments and the reconstruction of Wherry's Lane into a shared use through-route, alongside which is proposed a row of shops with apartments above. The sub-station would be 4m by 4m square in footprint and would have a pitched roof to a ridge height of 4m. It would be faced in red brick to match the new retail/residential units. It would have grey Eternit style slate roof materials. Doors would be low maintenance GRP or hardwood with painted steel louvers. Rainwater goods would comprise black UPVC rainwater gutters and downpipes.

The Application Site and its Surroundings

The site comprises a small area of land to the north of Wherry's Lane sufficient in size to house the sub-station and access to it. It falls within the overall site approved under S11/2953 but lies within Phase 2 of the redevelopment scheme. The application site and surrounding land was previously an unattractive under-utilised backwater located behind the main historic frontage buildings on North Street. The main buildings of merit are Wherry's Mill, which is four storey and presents a prominent landmark feature in the town centre, and the single storey funeral services buildings. Both are positive unlisted buildings in the Bourne Conservation Area. The area is linked to the North Street via a pedestrian route along Wherry's Lane. The site is located adjacent to the Bourne Conservation Area.

Relevant Site History

S11/2953 - Demolition of all buildings on site (except mill building which is to be retained and refurbished) and redevelopment of site to create 7 retail units at ground floor level (Use Classes A1, A2, A3) 4 new apartments in refurbished mill building and 10 new build apartments at 1st/2nd floor over new retail space. Future Phase 2 land is to be grassed and landscaped. The proposal includes alterations to the adjacent Burghley Street car park. Work has commenced on site with site clearance having been undertaken.

Policy Considerations

National Planning Policy Framework (2012)

Section 1 Building a strong, competitive economy
Section 7 Requiring good design

East Midlands Regional Plan (2009)

Policy 2 Promoting Better Design
Policy 3 Distribution of New Development
Policy 4 Development in the Eastern Sub-area

South Kesteven Core Strategy (2010)

Policy SP1 Spatial Strategy
Policy EN1 Protection and Enhancement of the Character of the District

South Kesteven Bourne Town Centre Redevelopment Supplementary Planning Guidance (2009)

Emerging South Kesteven Site Allocation and Policies Development Plan Document (2011)

Policy SAP9 Bourne Core Area

Representations Received

Lincolnshire County Council

No representations received at the time of writing this report.

Bourne Town Council

No comments received at the time of writing this report.

Representations Received as a Result of Publicity

No representations received from local residents and businesses at the time of writing the report.

Officer Evaluation

The emerging Site Allocations and Policies DPD policy SAP9 identifies the site as lying within the Bourne Core Area where planning permission will be granted for development schemes which will contribute to the Council's vision of comprehensive mixed use redevelopment of the area. The site is also included in the area covered by the Bourne Town Centre Redevelopment SPD that seeks to promote the comprehensive redevelopment of the North Street/Burghley Street area. The proposed sub-station would facilitate the implementation of the planning permission for the redevelopment of the Wherry's Lane part of Bourne Core Area. As the sub-station would be located in a discrete corner of the site, it would not prejudice the implementation of Phase 2 redevelopment.

The proposed sub-station would be located at the rear of existing outbuildings related to the Funeral Service business on Wherry's Lane. It would be a similar height to these buildings and the garage block at the rear of 19 North Street. These buildings are identified in the Bourne Conservation Area Appraisal and Management Plan as positive unlisted buildings in the Conservation Area. In view of the small size of the proposed sub-station, the quality of the proposed materials and its location adjacent to existing single storey outbuildings; it is considered that it would preserve the character and appearance of the Bourne Conservation Area.

The proposed sub-station is located at the end of a turning head that is indicated on the approved site layout plans for the Wherry's Lane redevelopment. The access area would lie at the head of the turning head. Subject to the views of Lincolnshire County Council Highways, the proposal would not prejudice access to the redevelopment site or have a detrimental impact on highway safety.

Crime and Disorder

The development raises no significant crime and disorder implications.

Human Rights Implications

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

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

SUMMARY OF REASONS FOR APPROVAL

The application is for the erection of an electricity sub-station. It is considered that the proposal would be sited in a suitable location that would not prejudice the second phase of the redevelopment of the Wherry's Lane area approved under planning permission reference s11/2593. It would utilise a turning head that has been previously approved under that permission. The site is located adjacent to the Bourne Conservation Area and, due to the design, scale and materials proposed; it would preserve the character and appearance of the Conservation Area. The sub-station would be viewed in the context of the existing single storey funeral services building and garage blocks that are located to the rear of properties on North Street. The proposal will help facilitate the Wherry's Lane scheme that is a key part of the Bourne Core area redevelopment.

The proposal would be in accordance with the National Planning Policy Framework, Core Strategy policy EN1, the adopted Bourne Conservation Area Appraisal and Management Plan, the emerging Site Allocation and Policies DPD policy SAP9 and the Bourne Town Centre Redevelopment SPD.

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

RECOMMENDATION:

It is recommended that Members be minded to approve the application, subject to conditions, providing that no objection is received from Bourne Town Council.

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

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

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

2. The development shall be built in accordance with the materials detailed on the submitted application forms unless otherwise agreed in writing by the local planning authority.

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

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

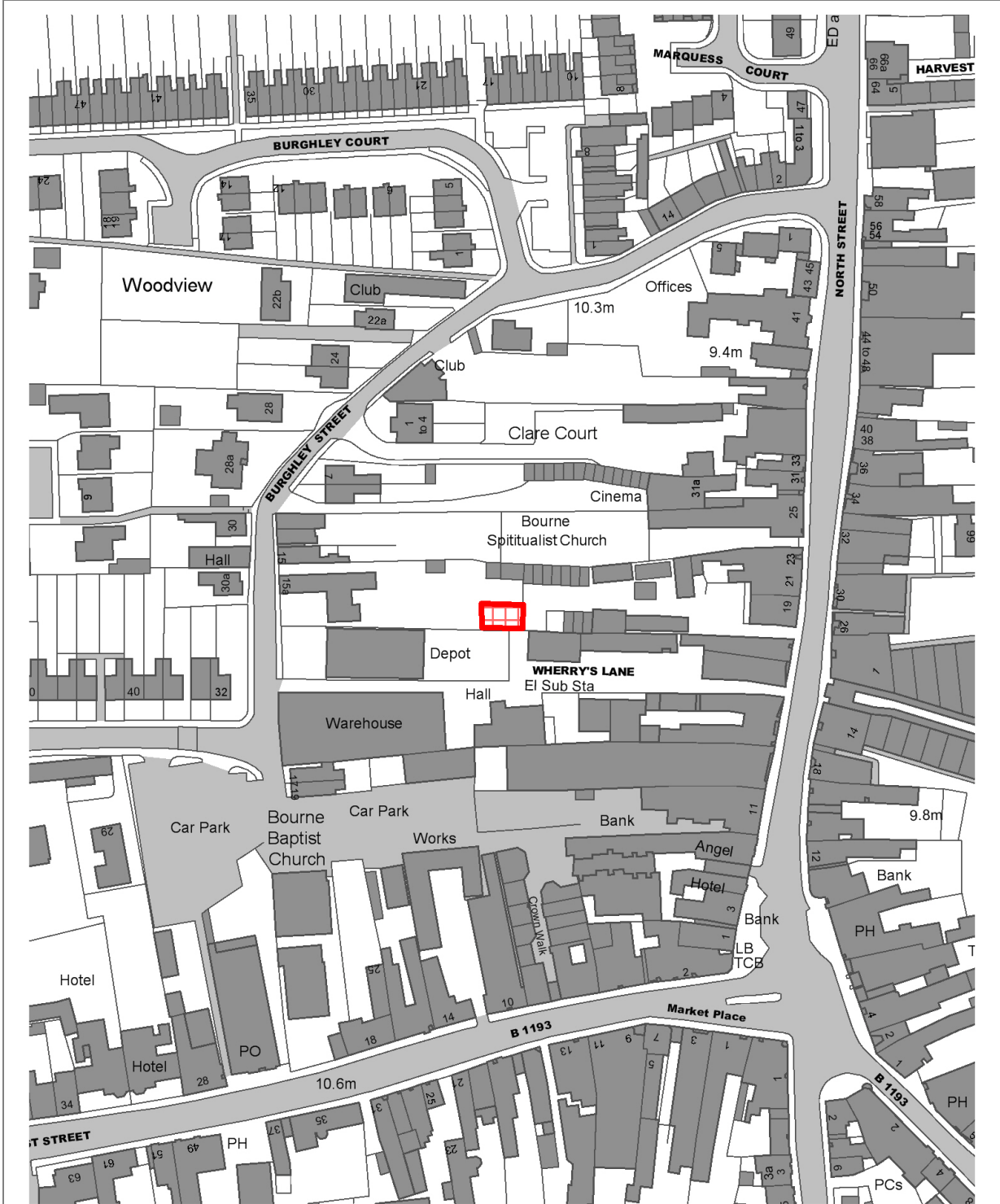
Site plan, location plan and elevations ref: 10464-(9)03 revA

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

* * * * *

Site Location Plan

Ref	S12/3053
Proposal	Erection of sub-station and external works
Location	Land to north of Wherry's Lane, Burghley Street, Bourne



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Applicant	Mr D Boyden, Grantham College c/o Agent
Agent	James Badley, R G & P 130, New Walk, Leicester, LE1 7JA
Proposal	Temporary change of use of former police station building to administrative facility ancillary to Grantham College, external alterations to modern extensions and addition of broadband antenna to outbuilding
Location	Stonebridge House, St Catherines Road, Grantham, Lincolnshire, NG31 9DD
App Type	Full Planning Permission
Parish(es)	Grantham
Reason for Referral to Committee	The application is before the Committee at the request of the Ward Member.
Recommendation Summary	Approve subject to conditions

Key Issues

- Accordance with policy
- Impact on highway safety
- Impact on neighbouring residential amenity
- Visual amenity
- Heritage Impact
- Ecology

Technical Documents Submitted with the Application

- Site Plan
- Block Plan
- Elevational Drawings
- Floor plans
- Design and Access Statement

REPORT

Application Category

This application is categorised as an Other application.

Reason for Referral to Committee

The application is to be determined by the Development Control Committee at the request of the Ward Member.

The Proposal

The proposal is for the re-development of the former Police Station site to include the temporary change of use (3 years) of the buildings to an administrative facility for Grantham College. As part of the scheme external alterations are proposed together with the erection of a broadband antenna to the outbuilding. The antenna measures 30cm x 30cm and is 12cm deep

External alterations include the creation of two new fire exits, one on the more modern extension to Stonebridge House and a further one on a detached workshop. The broadband antenna is to be fixed to the external street facade of the former stable block.

There is no change to the layout or scale of the buildings.

The application site and its surrounding

The application site comprises of the former Police Station. The 1.6ha site includes the Grade 2 listed Stonebridge House and outbuildings together with more modern additions.

The site is close to Grantham town centre and immediately south of the main Grantham College Campus on Stonebridge Road.

The buildings are set in extensive landscaped grounds including many mature trees. The main vehicle access is off St. Catherines Road, which adjoins the southern and eastern sides of the site. A secondary access is off Stonebridge Road.

Site History

S07/0851 – Conversion of Stonebridge House and associated stables to 13 dwellings
– Appeal for Non-Determination – Appeal Dismissed – 25th February 2009.

S07/0854 – Residential Development – Appeal for Non-Determination – Appeal Dismissed – 25 February 2009.

S07/LB/6805 - Conversion of Stonebridge House and associated stables to 13 dwellings – Approved 23 July 2008.

S12/1716 – External alterations to building and erection of antenna – Current application undetermined.

Policy Considerations

South Kesteven Core Strategy

Policy EN1
Policy E1
Policy SP1

National Planning Policy Framework

Section 1 (Building a strong, competitive economy)
Section 4 (Promoting sustainable transport)
Section 7 (Requiring good design)
Section 11 (Conserving and enhancing the natural environment)
Section 12 (Conserving and enhancing the historic environment)

Representations Received

Planning Policy

It is understood that the application relates solely to Stonebridge House with outbuildings and modern extensions and not to the wider site which previously formed the overall site of the former police station. There is an extant listed building consent for the conversion of Stonebridge House and historic outbuildings to 13 apartments which expires on 22 July 2013.

Policies E1 of the adopted South Kesteven Core Strategy July 2010 and Policy TOC1 of the Grantham Area Action Plan Submission document October 2011 seek to encourage new office development in existing centres. On the face of it the proposal would therefore be contrary to these policies. However, as the previous use of Stonebridge House and associated buildings was as a police station which will have included a significant office element, it is likely to be difficult to make a case for resisting the proposal on these grounds.

In light of the college acquiring the site, Stonebridge House is no longer included in the five year housing land supply figures that have been updated following the GAAP hearings. Even if the site were to remain as a housing allocation in the GAAP following examination, I don't think we would object to any proposals that sought to enhance and improve facilities at the college.

Conservation Officer:

No objection to the application.

Lincolnshire Heritage

Notes that no recognised archaeological features of interest would be affected by the proposed development.

South Kesteven Arboriculturalist:

No objection

Lincolnshire County Council

As Highway Authority, does not object to the application, subject to a condition.

Natural England

No objection. The authority should consider requesting enhancements in relation to bats and great crested newts. For the latter, this may be in the form of new water bodies and suitable terrestrial habitat.

Lincolnshire Wildlife Trust

Has no objections.

Representations as a result of publicity

The application was advertised in accordance with the adopted Statement of Community Involvement with the closing date for representations being 2 November 2012. As a result of the consultation 1 representation has been received. A summary of the objections received is reproduced below.

- What would be the impact of any decision on the original historic building?
- Changes need to be approved by English Heritage
- The future of the extensive grounds as well as the buildings are of key concern
- It is vital to protect the ecosystem of the site which provides a green island.
- Ecological assessments should be provided
- The building and street scene are of particular importance to the Conservation Area
- Parking facilities in the area are problematic
- The recent 54 apartment block approval on the corner of Dudley Road/ St. Catherines Road will further add to on-street parking problem in the area.
- The Stonebridge House site should provide an ideal opportunity to help resolve an existing parking problem
- Site should remain secure from trespass until appropriate survey works are completed.

Applicant's submission

The building has been empty for some time and efforts to find an alternative use have failed due to the recession. The college needs temporary accommodation to continue its expansion plans and the site is ideally located across the road from its main campus in Grantham.

The temporary use is required for 3 years. The reason for this is that the college is looking to put together a scheme for the whole site and needs to factor in the time for drafting a scheme, getting planning consent, and securing funding. Any less than 3 years is too much of a risk in this context, and should avoid the need to apply again for a temporary consent.

I can clarify the parking situation as follows:

- No student parking access
- No general visitor parking access

- Staff parking: up to 10 spaces required, mostly for the college's estates staff who will be re-based at the site; the classrooms indicated on the plans are not for fulltime usage, such that only 2 or 3 teaching staff might be expected to park at the site. The figure of 10 will also be sufficient to allow for 1 or 2 visitors related to the college's plans for the site, such as specialist contractors and consultants.
- Existing parking arrangements left by the police are to be used.
- Stone Bridge Road is the only point of access: the access to St Catherine's Road will remain closed off.

Officer Evaluation

The site has been vacant since 2007 and the grounds and the buildings sited within are falling into disrepair. The applicants have stated that the site has been marketed for some time without a successful response.

The applicants are seeking the temporary use of the site (3 years) for admin purposes in relation to the Collage use whose main campus is adjacent. The authority considers that this is an acceptable re-use of the site being in such close proximity to the educational facilities adjacent. Furthermore there is no objection from Planning Policy in relation to this new use.

Due to the existing office-like layout within there are no internal alteration required. The main alterations consist of the creation of two new fire exits. It is considered that due to the works being of such a minor nature minor and being carried out on the more modern element of the building that there will be no adverse impact on the character of the listed building.

Although the proposed antenna is to be affixed to the old stable due to the small nature of the equipment and its method of fixing it is not considered that this will impact adversely on the structures historic fabric. Further consideration of these structural changes has been carried out as part of the assessment of the listed building application (S12/1716/LB).

A representation has been received that asks the authority to look at the ecological impacts of the proposal, particularly in terms of the impact on trees and protected species.

The site benefits from the presence of many mature trees, many of which are protected by a Tree Preservation Order. A tree survey has not been requested from the applicant as the proposed works do not involve operations which are considered to put any of the existing trees at risk. No objection has been received from the Arboriculturalist.

In relation to Protected Species, the response from Natural England was their standing advice which requires the officer to follow a matrix in order to determine what potential impacts there may be or what surveys are required. Again in relation to the nature of the minor works proposed it was determined that a Protected Species Survey was not required and furthermore, that the proposed use will not impact adversely on the existing habitat.

The Highway Department do not consider that the proposal will impact adversely on parking or highway safety in the area, requesting a condition requiring that the access from St. Catherines Road shall remain closed.

The application should be considered accordingly in that the change of use and associated works would secure the future of the buildings without, subject to conditions, being detrimental to the historic fabric of the listed building, ecology or highway safety. As a result, it is recommended that the application be granted permission subject to appropriate conditions.

Crime and Disorder Implications

The application will not raise any significant issues.

Human Rights Implications

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

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

SUMMARY OF REASON(S) FOR APPROVAL

It is considered that the proposal is a suitable re-use of a site that has been vacant for a considerable time. The works are relatively minor and will help secure the long term future of the buildings and its surroundings.

It is not considered that the proposal would raise any significant issues with regard to impacts on the character of the listed building, ecology, parking or highway safety. Subject to conditions the proposal would not be detrimental to highway safety. The proposal is, therefore, deemed to comply with guidance contained in Sections 1, 4, 7, 11 and 12 of the National Planning Policy Framework and policies EN1, E1 and SP1 of the South Kesteven Core Strategy.

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

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

1. The use hereby permitted shall be discontinued on or before 8th January 2016.

Reason: For the avoidance of doubt.

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

Drawing Reference: 7704/001 Rev A dated 25th September 2012

Drawing Reference: 7704/002 dated 25th September 2012

Drawing Reference: 7704/003 dated 25th September 2012

Drawing Reference: 7704/007 Rev A dated 25th September 2012

Drawing Reference: 7704/009 dated 25th September 2012

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

Note(s) to Applicant

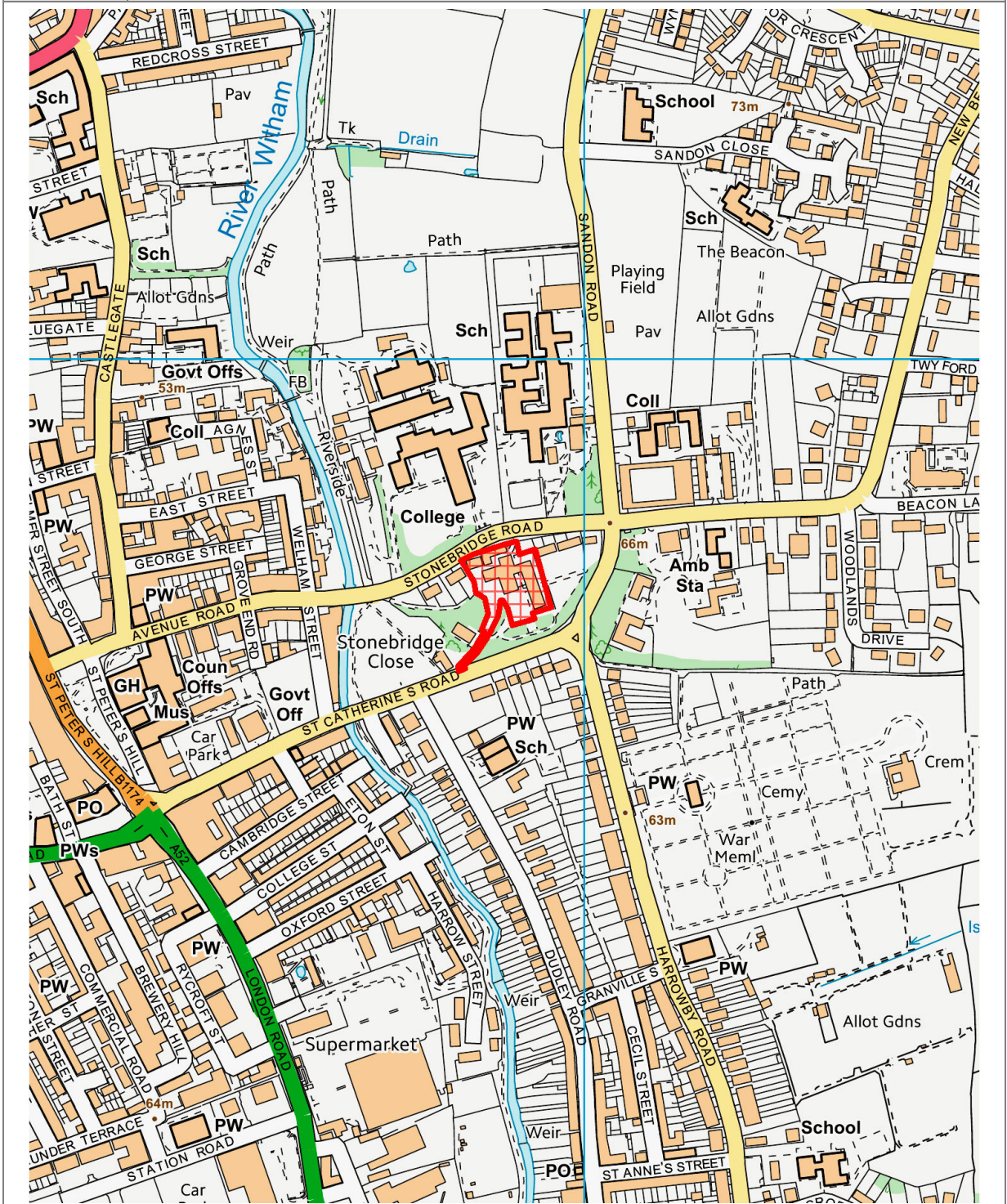
1. DC Committee 8 January 2013.
2. You are advised that the application site falls within an area affected by Radon. You are asked to contact the Council's Building Control section (telephone number 01476 406187)

to ascertain the level of protection required and whether a geological assessment is necessary.

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Site Location Plan

Ref	S12/1715
Proposal	Temporary change of use of former police station building to administrative facility ancillary to Grantham College, external alterations to modern extensions and addition of broadband antenna to outbuilding
Location	Stonebridge House, St Catherines Road, Grantham, Lincolnshire, NG31 9DD



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Applicant	Mr D Boyden, Grantham College c/o Agent
Agent	James Badley, R G & P 130, New Walk, Leicester, LE1 7JA
Proposal	External alterations to building and erection of antenna
Location	Stonebridge House, St Catherines Road, Grantham, Lincolnshire, NG31 9DD
App Type	Listed Building Consent
Parish(es)	Grantham
Reason for Referral to Committee	The application is before the Committee at the request of the Ward Member.
Recommendation Summary	Approve subject to conditions

Key Issues

- Accordance with policy
- Visual amenity
- Heritage Impact

Technical Documents Submitted with the Application

- Site Plan
- Block Plan
- Elevational Drawings
- Floor plans
- Design and Access Statement

REPORT

Application Category

This application is categorised as an Other application.

Reason for Referral to Committee

The application is to be determined by the Development Control Committee at the request of the Ward Member.

The Proposal

The proposal is for external alterations in relation to the re-development of the former Police Station site for the temporary change of use of the buildings to an administrative facility for Grantham College. As part of the scheme external alterations are proposed together with the erection of a broadband antenna to the outbuilding. The antenna measures 30cm x 30cm and is 12cm deep.

External alterations include the creation of two new fire exits, one on the more modern extension to Stonebridge House and a further one on a detached workshop. The broadband antenna is to be fixed to the external street facade of the former stable block. The antenna will be fixed to the building ensuring that the fixings are secured through mortar joints so that no unsightly holes will be left if the antenna is subsequently removed

There is no change to the layout or scale of the buildings.

The application site and its surrounding

The application site comprises of the former Police Station. The 1.6ha site includes the Grade 2 listed Stonebridge House and outbuildings together with more modern additions.

The site is close to Grantham town centre and immediately south of the main Grantham College Campus on Stonebridge Road.

The buildings are set in extensive landscaped grounds including many mature trees. The main vehicle access is off St. Catherines Road, which adjoins the southern and eastern sides of the site. A secondary access is off Stonebridge Road.

Site History

S07/0851 – Conversion of Stonebridge House and associated stables to 13 dwellings
– Appeal for Non-Determination – Appeal Dismissed – 25 February 2009.

S07/0854 – Residential Development – Appeal for Non-Determination – Appeal Dismissed – 25 February 2009.

S07/LB/6805 - Conversion of Stonebridge House and associated stables to 13 dwellings – Approved 23 July 2008.

S12/1716 – External alterations to building and erection of antenna – Current application undetermined.

Policy Considerations

South Kesteven Core Strategy

Policy EN1

National Planning Policy Framework

Section 7 (Requiring good design)

Section 11 (Conserving and enhancing the natural environment)

Section 12 (Conserving and enhancing the historic environment)

Representations Received

Conservation Officer:

The proposed external alterations involve the insertion of doors into modern additions to the principal listed building and the installation of a broadband antenna to the north wall of what was originally a stable block to the main house.

The proposed doors will have no impact on the character and appearance of the principal building.

Having regard to the cost implications in relation to what is being proposed, I would not wish to pursue the matter of an alternative antenna location any further.

Providing any securing bolts etc are into the mortar joints rather than the bricks, I have no objections.

I would also suggest a condition requiring removal though when obsolete or no longer needed.

Lincolnshire Heritage

Notes that no recognised archaeological features of interest would be affected by the proposed development.

Representations as a result of publicity

The application was advertised in accordance with the adopted Statement of Community Involvement with the closing date for representations being 5 October 2012. As a result of the consultation 2 representations have been received, from the Ward Member and one neighbour. A summary of the objections relevant to this application received is reproduced below.

- What would be the impact of any decision on the original historic building?
- Changes need to be approved by English Heritage
- The future of the extensive grounds as well as the buildings are of key concern

- The building and street scene are of particular importance to the Conservation Area
- Object to the external antenna
- Are there alternative methods of internet and WiFi access?
- Antenna would disrupt the look of a listed building and be visually intrusive
- Evidence should be provided that there is no other possible alternative to the placing of an external antenna.
- If approved may set a precedent for other satellite dishes on other listed buildings in the area.

Applicant's submission

The antenna has to be on the wall facing the road since it needs a direct line of sight to related equipment in the main college building on the other side of the road – it has in fact been positioned to have a line of sight through a gap in the road-side trees. The reason for this relationship is that the antenna enables wireless communication for the College between its buildings.

The College can ensure that the fixings are secured through mortar joints so that no unsightly holes will be left if the antenna is subsequently removed.

There's no suitable alternative to a simple broadband antenna as proposed.

The alternative is to provide a direct cable connection between the buildings, which would be quite expensive given the distance involved and that ordinary cabling won't do. Any cabling would have to be buried for some distance, adding significantly to the cost, and then there would be the issue of getting across Stonebridge Road – the cable would need to go under or over, neither of which is a viable proposition.

The proposed antenna is a very cost-effective solution for the College, which of course needs to be very careful with how it spends limited resources these days.

Officer Evaluation

The site has been vacant since 2007 and the grounds and the buildings sited within are falling into disrepair.

The applicants are seeking the temporary use of the site for admin purposes in relation to the Collage use whose main campus is adjacent. Various minor works are proposed in order to facilitate this new use.

Due to the existing office-like layout within there are no internal alteration required. The main alterations consist of the creation of two new fire exits. It is considered that due to the works being of such a minor nature minor and being carried out on the more modern element of the building that there will be no adverse impact on the character of the listed building.

Although the proposed antenna is to be affixed to the old stable due to the small nature of the equipment and its method of fixing it is not considered that this will impact adversely on the structures historic fabric. Further consideration of the change of use has been carried out as part of the assessment of the planning application (S12/1715/FULL).

The application should be considered accordingly in that the works would secure the future of the buildings without, subject to conditions, being detrimental to the historic fabric of the listed building.

As a result, it is recommended that the application be granted permission subject to appropriate conditions.

Crime and Disorder Implications

The application will not raise any significant issues.

Human Rights Implications

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

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

SUMMARY OF REASON(S) FOR APPROVAL

It is considered that the proposal is a suitable re-use of a site that has been vacant for a considerable time. The works are relatively minor and will help secure the long term future of the buildings and its surroundings without

It is not considered that the proposal would raise any significant issues with regard to impacts on the character of the listed building. Subject to conditions the proposal would not be detrimental to highway safety. The proposal is, therefore, deemed to comply with guidance contained in Sections, 7, 11 and 12 of the National Planning Policy Framework and policies EN1 of the South Kesteven Core Strategy.

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

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

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

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

2. Any securing bolts used to affix the antenna hereby approved shall be screwed into the mortar joints of the building and shall not be screwed into the bricks or any stonework.

Reason: To protect the historic fabric of the building in the interests of preserving its character.

3. The antenna hereby approved shall be removed when obsolete or no longer needed.

Reason: In the interests of preserving the historic character of the building.

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

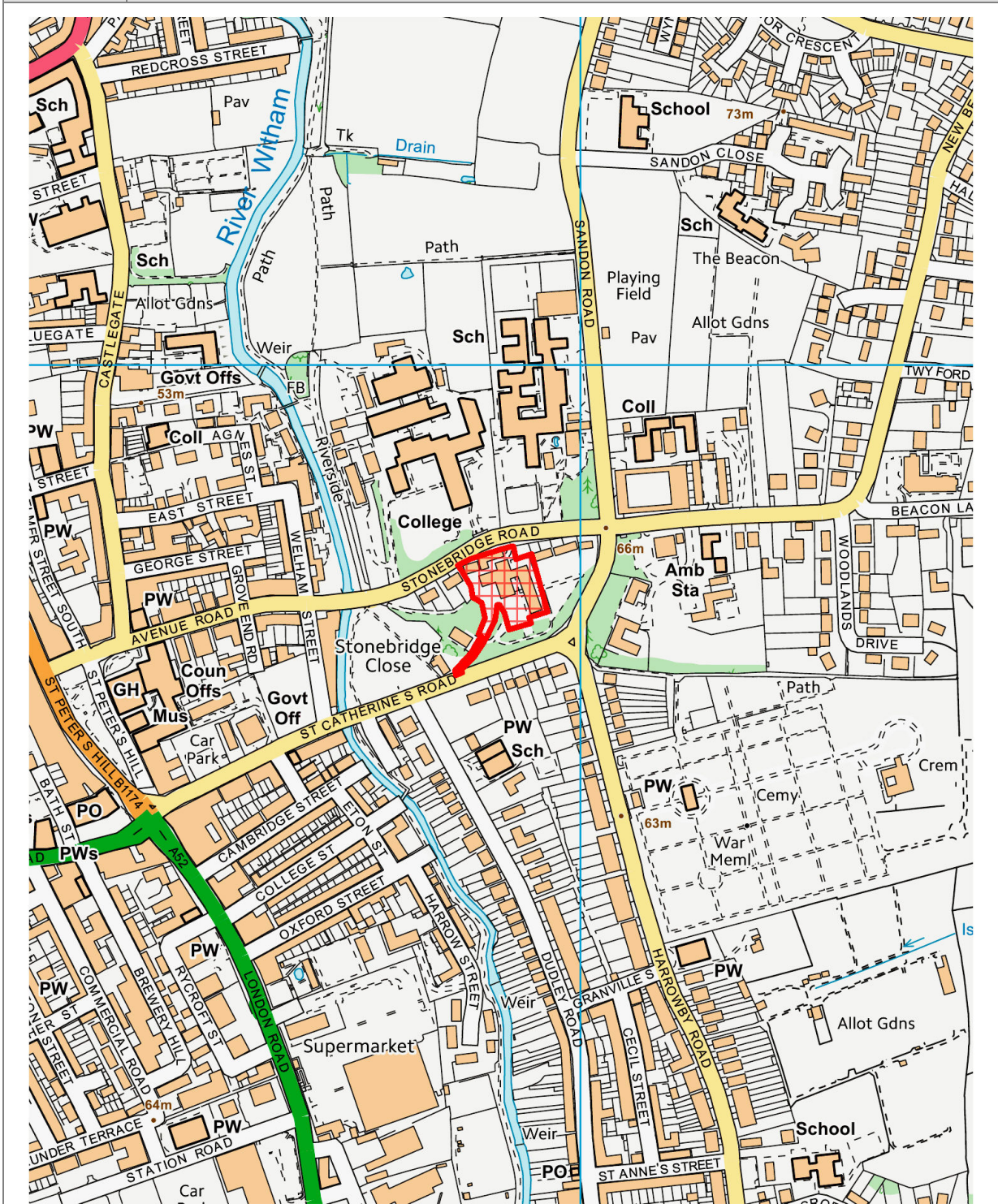
Drawing Reference: 7704/001 Rev A dated 25th September 2012
Drawing Reference: 7704/002 dated 31st August 2012
Drawing Reference 7704/003 dated 31st August 2012

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

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Site Location Plan

Ref	S12/1716
Proposal	External alterations to building and erection of antenna
Location	Stonebridge House, St Catherines Road, Grantham, Lincolnshire, NG31 9DD



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Applicant	South Kesteven District Council Council Offices, St Peters Hill, Grantham, Lincs, NG31 6PZ
Agent	Mr Mark Blackwell, Property Services, South Kesteven District Council Council Offices, St Peters Hill, Grantham, Lincs, NG31 6PZ
Proposal	Ground floor extension to rear
Location	12, Brittain Drive, Grantham, Lincolnshire, NG31 9JT
App Type	Householder Development
Parish(es)	Grantham
Reason for Referral to Committee	The applicant is South Kesteven District Council
Recommendation Summary	Approve subject to conditions

Key Issues

- Accordance with policy
- Impact on highway safety
- Impact on neighbouring residential amenity
- Visual amenity

Technical Documents Submitted with the Application

- Site Plan
- Dimensioned block plan
- Elevational Drawings
- Floor plans

REPORT

Application Category

This is a Householder Application.

Reason for Referral to Committee

The application is being referred to the Development Control Committee because the applicant is South Kesteven District Council.

The Proposal

The application is for a single storey rear extension to the existing semi-detached dwelling. The single storey extension will have a width of 8.4m and a maximum length of 3.30m.

The extension will have a flat roof with a roof height below the level of the first floor windows. Externally, the extension will have a glazed opening door to the rear facing elevation together with a single window with a larger window set just off this.

Internally the extension will provide accommodation for a kitchen, bedroom and shower room.

The Application Site and its Surroundings

The application site is located to the south side of Brittain Drive.

The existing property is a two storey red brick semi-detached dwelling.

The immediate area is predominantly residential with neighbouring properties consisting of two storey dwellings of a matching design to the applicant's property.

Site History

There is no history of previous planning applications on the site.

Policy Considerations

National Planning Policy Framework

- Section 1 Building a Strong, Competitive Economy
- Section 7 Requiring Good Design
- Section 11 Meeting the Challenge of Climate Change, Flooding and Coastal Change

Policies of South Kesteven Core Strategy

Policy EN1

Representations as a result of publicity

The application was advertised in accordance with the adopted Statement of Community Involvement. The closing date for the submission of comments was the 25th December 2012.

One letter of objection has been received at the time of writing the report. Points raised were as follows:

- I am concerned about 45 degree rule
- I have conifers at side of both properties and would like to keep them.

At the time of writing the report the public consultation period had not expired. Should any further objections be received then these will be reported within a late items paper.

Key Issues

Impact on the character and appearance of the area

Impact on the Character and appearance of the host dwelling.

Impact on neighbouring residential amenity

Crime and Disorder Implications

The proposal raises no significant crime and disorder implications

Human Rights Implications

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

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

Conclusion

The single storey element of the rear extension is in proximity to the rear of No. 10, Brittain Drive. However, having regard to boundary treatments, the scale of the extension and the relationship with the neighbouring property the proposal is considered acceptable in that it would not have a detrimental or overbearing impact on the occupants of that adjacent property.

Due to there being only one ground floor side opening facing one of the neighbouring properties and the retention of the existing fence it is considered the proposal would not have an overlooking impact.

The extension has a suitable level of separation to No. 14 and due to the small volume of build that will be screened the existing conifer boundary treatment adjacent to No.10; it is considered that the existing levels of light which these neighbouring properties currently enjoy will not be materially affected.

It is concluded that the development is acceptable and the application is recommended for approval.

SUMMARY OF REASON(S) FOR APPROVAL

The proposals, by virtue of their scale, design, materials and siting are acceptable in accordance with national and local policies as set out in the National Planning Policy Framework Sections 1, 7 and 11 and Policy EN1 of the South Kesteven Core Strategy.

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

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

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

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

2. The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development 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).

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

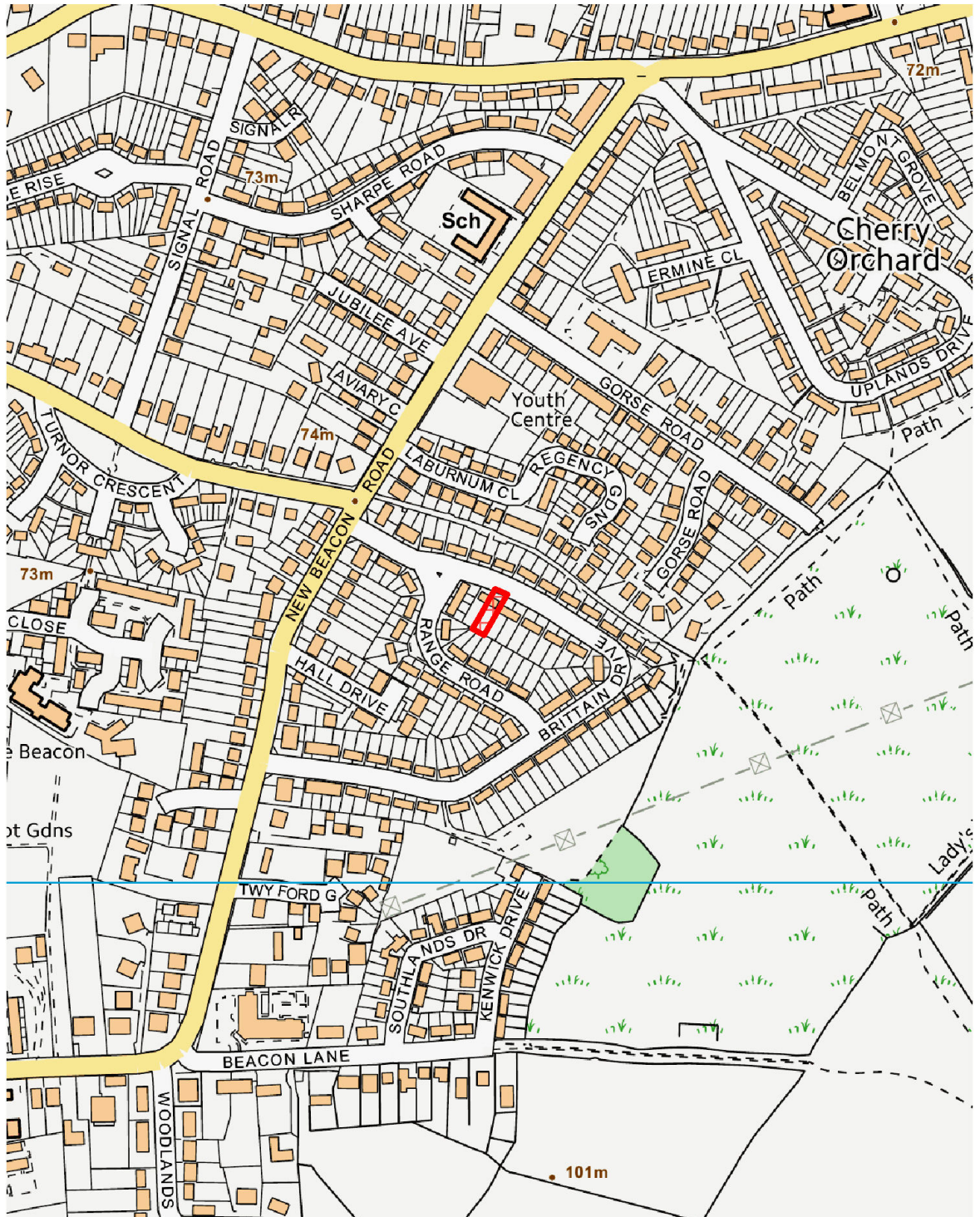
Dimensioned 1:200 Block Plan dated 13th November 2012
Drawing Titled: Proposed Layouts dated 13th November 2012

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

* * * * *

Site Location Plan

Ref	S12/2935
Proposal	Ground floor extension to rear
Location	12, Brittain Drive, Grantham, Lincolnshire, NG31 9JT



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Applicant	South Kesteven Council Offices South Kesteven District Council, Council Offices, St Peters Hill, Grantham, NG316PZ
Agent	Mr Mark Blackwell, South Kesteven District Council South Kesteven District Council, Council Offices, St. Peters Hill, Grantham, NG31 6PZ
Proposal	Erection of single storey rear extension to dwelling
Location	64, Shakespeare Avenue, Grantham, Lincolnshire, NG31 9NW
App Type	Householder Development
Parish(es)	Grantham
Reason for Referral to Committee	The applicant is South Kesteven District Council Property Services.
Recommendation Summary	That the development be approved subject to condition(s)

Key Issues

- Impact on neighbouring dwellings

Technical Documents Submitted with the Application

- Proposed and existing details date stamped 26 November 2012

REPORT

Application Category

This application is categorised as a householder application.

Reason for Referral to Committee

The applicant is South Kesteven District Council

The Proposal

The application is a householder application for erection of single storey rear extension to dwelling at 64 Shakespeare Avenue, Grantham.

The Application Site and its Surroundings

The application site is located in a residential area located off Harrowby Lane, 64 Shakespeare Avenue is a brick built semi detached dwelling with a standard sized rear garden and garden area to front.

Relevant Site History

No planning history on site.

Policy Considerations

National Policy

NPPF – Section 7 Requiring good design

South Kesteven Core Strategy

EN1 – Protection and Enhancement of the Character of the District

Representations Received

Lincolnshire County Council Highways – Does not wish to restrict the grant of permission.

Archaeological – no affect upon any known sites.

Representations as a Result of Publicity

At the time of compiling the committee agenda no responses had been received. The consultation period has yet to expire so any responses will be included within the late papers or reported verbally.

Officer Evaluation

This proposal is for the erection of a single storey rear extension of existing dwelling to provide a bedroom and shower room, this application has been submitted by South Kesteven District Council Property Service and the proposal is required for a disabled person.

The materials will match those of the host dwelling and the proposal is considered to be of a suitable design, size and form. The host dwelling is semi detached and the proposal will be screened by existing boundary treatments.

Due to the size, form and location of the proposed extension and internal alterations, it is considered that the proposal will not be visually intrusive or impact adversely upon the private amenities of the neighbouring properties.

Accordingly the proposal is considered to conform to Section 7 of the National Planning Policy Framework requiring good design and Policy EN1 of the adopted South Kesteven Core Strategy.

Crime and Disorder

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

Human Rights Implications

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

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

Conclusion

The proposed extension would, by virtue of materials, scale, design and siting, respect the character of the host property and wider area without having a detrimental impact on residential amenity through a dominating or overlooking impact. The proposal is therefore deemed to comply with Policy EN1 of the adopted South Kesteven Core Strategy along with Section 7 of the National Planning Policy Framework Requiring Good Design, with no other material planning considerations to indicate that the application should be determined otherwise.

SUMMARY OF REASON(S) FOR APPROVAL

The proposed extension would, by virtue of materials, scale, design and siting, respect the character of the host property and wider area without having a detrimental impact on residential amenity through a dominating or overlooking impact. The proposal is therefore deemed to comply with Policy EN1 of the adopted South Kesteven Core Strategy along with Section 7 of the National Planning Policy Framework Requiring Good Design, with no other material planning considerations to indicate that the application should be determined otherwise.

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

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

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

2. The development shall be built in accordance with the materials detailed on the submitted application forms unless otherwise agreed in writing by the local planning authority.

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

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

Proposed layouts received 26 November 2012

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

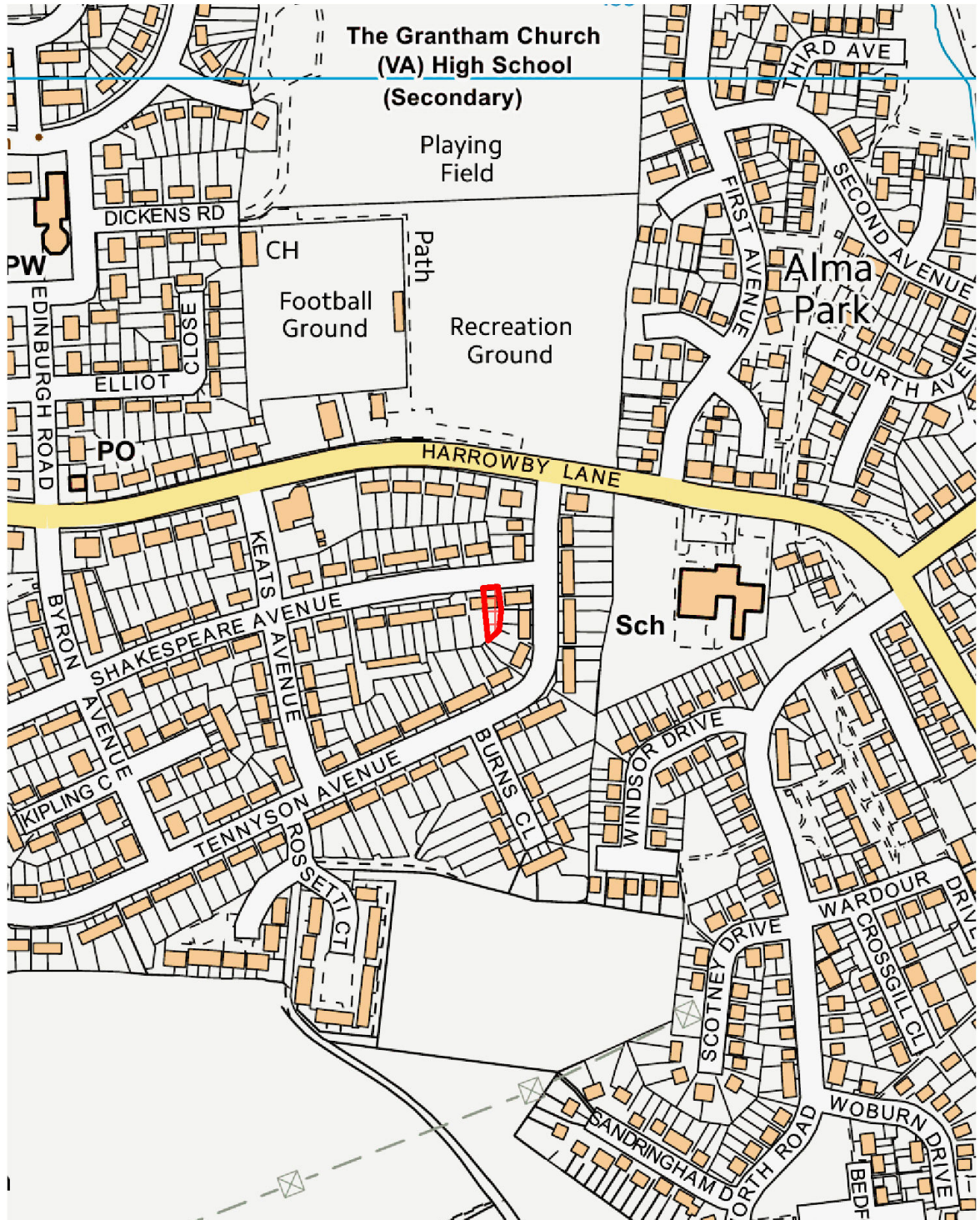
Note(s) to Applicant

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

* * * * *

Site Location Plan

Ref	S12/3050
Proposal	Erection of single storey rear extension to dwelling
Location	64, Shakespeare Avenue, Grantham, Lincolnshire, NG31 9NW



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Applicant	Steve Frisby, Property Development Services, South Kesteven District Council Council Offices, St Peters Hill, Grantham, Lincs, NG31 6PZ
Agent	
Proposal	Felling of sycamore tree in two stages (50% reduction by November 2012); stage 2 removal of remainder - 232 - Stamford New Cross Road Order
Location	91, New Cross Road, Stamford, Lincolnshire, PE9 1AL
App Type	Tree Preservation Order Application
Parish(es)	Stamford
Reason for Referral to Committee	This application has been referred to the development Control Committee due to the proposal being submitted by the Council's Property Services Division.
Recommendation Summary	<p>Given the concerns of the Council's Governance and Risk Officer, the Tree Officers recommendation and the Town Council comments it is concluded that consent should be granted for the felling of this tree owing to its close proximity to the adjacent row of four dwellings and the ensuing root damage being caused to these units.</p> <p>It is therefore considered that the proposal is in accordance with NPPF Section 11 and Policy EN1 of the South Kesteven Core Strategy. There are no material considerations that indicate otherwise.</p>

Key Issues

- The visual impact on the surrounding area
- The impact on the existing frontage dwelling
- The impact on the amenities of adjacent residential occupiers

Technical Documents Submitted with the Application

- Geotechnical Engineers Report dated 05-09-12
- South Kesteven District Council's Consultant Arboriculturist's Report

REPORT

Application Category

This application is categorised as a minor application.

Reason for Referral to Committee

This application has been referred to the development Control Committee due to the proposal being submitted by the Council's Property Development Services.

The Proposal

Proposed felling of a sycamore tree with a Tree Preservation Order on it (Order No 232 – Stamford New Cross Road Order.

The application site and its surroundings

The site is to the north side of New Cross Road and is in the front garden of No 91 New Cross Road which is Council owned property. The site is in a predominantly residential area and the tree in question is a mature Sycamore tree with considerable amenity merit.

Site History

- The sycamore tree outside no. 91 New Cross Road has caused considerable damage to nos. 91, 89, 87 and 85 and is continuing to do so as supported by various technical reports
- Nos. 91 and 89 were in the past underpinned by the Council.
- No. 87 is privately owned and there is a claim (the claim has been ongoing for over three years) against the Council with an insurance reserve. The tree needs to be removed in order to mitigate the risk of further structural damage to the properties and in particular no. 87. If consent is not given then no. 87 will require underpinning and the cost of this will have to be met by the Council as the insurers are unlikely to cover this. The reason being that the most obvious and cost effective solution is to remove the tree
- If the tree is not removed and no. 87 has to be underpinned then no. 85 will also require underpinning.

National Policy

NPPF

Section 11 – Conserving and Enhancing the Natural Environment.

South Kesteven Core Strategy

Policy EN1- Protection and Enhancement of the Character of the District. This is a general policy containing a list of criteria which seeks to preserve and enhance the visual quality and amenity of

the built and countryside environments and criteria 1, is relevant in this case relating to, statutory, national and local designations of landscape features, including natural and historic assets.

Representations Received

Tree Officers Report. –

The Tree Officer, following a site inspection and consideration of the reports submitted, is of the opinion that the tree is a significant feature in the ground movement and resulting damage to the property. He has indicated that an important consideration in this instance is that:-

“Sycamore roots have been identified under the foundations of the directly adjoining houses in a moderate to high shrinkable soil. The level monitoring results provided by the applicant appear to be consistent with seasonal movement whereby the levels appear to decrease in the spring/summer when tree root activity is at its height. Hence it is my view that the sycamore tree is a significant factor in the ground movement and resulting damage to the property.”

He does acknowledge that the tree by virtue of its size has considerable importance in the landscape of the surrounding area but that this needs to be balanced against continuing damage and costs for compensation that may result should the application be refused. There would appear to be little alternative to the tree being removed in this case.

Stamford Town Council

The Town Council have indicated that, provided an arboriculturist has confirmed that the tree is causing the problems stated they will have no objections.

Financial Services Comments

I have no specific financial comments to make in respect of this report.

Legal and Democratic Services Comments

Under the Town and Country Planning (Tree Preservation) (England) (Regulations) 2012 no person shall cut down, top, lop, uproot, wilfully damage or wilfully destroy any tree to which an order relates, except with the written consent of the authority and, where such consent is given subject to conditions, in accordance with those conditions.

The Committee should be satisfied that the damage being caused by the tree outweighs any benefit from the significance of the tree and that nothing short of removing the tree will stop further damage being caused. Unlawful works to a protected tree can result in criminal prosecution and/or compensation.

The ongoing reports by Plexus Law and Sime Solutions have clearly identified since 2010 and as recently as September 2012 (an ongoing monitoring report) that the tree is a substantial and effective cause of subsidence and damage to property.

Governance and Risk Officer Comments

As the history of the site set out above.

Officer Evaluation

With regard to the impact on the character of the area the tree by virtue of maturity and height is a significant visual amenity to the surrounding area. However taking into account the Tree Officers Report, the Council's Governance and Risk Officers Comments and independent survey and ongoing monitoring reports it would appear that the tree roots are causing damage and subsidence to the foundations of the adjacent row of four dwellings. With these facts in mind it seems, on balance, the only viable solution is to allow the felling of the tree.

Crime and Disorder Implications

It is considered that the proposed development will not have any significant or detrimental crime and disorder implications.

Human Rights Implications

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

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

Summary of Reason(s) for Approval

Given the concerns of the Council's Governance and Risk Officer, the Tree Officers recommendation and the Town Council comments it is concluded that consent should be granted for the felling of this tree owing to its close proximity to the adjacent row of four dwellings and the ensuing root damage being caused to these units.

It is therefore considered that the proposal is in accordance with NPPF Section 11 and Policy EN1 of the South Kesteven Core Strategy. There are no material considerations that indicate otherwise.

Recommendation:

That the felling of the tree be approved.

RECOMMENDATION: That the development be Approved (without conditions)

* * * * *

Site Location Plan

Ref	S12/2502
Proposal	Felling of sycamore tree in two stages (50% reduction by November 2012); stage 2 removal of remainder - 232 - Stamford New Cross Road Order
Location	91, New Cross Road, Stamford, Lincolnshire, PE9 1AL



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