

Development Control Committee
25 June 2013

Additional Information

NB1 - S13/0681

An additional 176 letters of representation have been received from the public. Furthermore, observations have been received from Witham on the Hill Parish Council and the Environment Agency.

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

Information Received

All of the 176 letters received support the proposal, a number of which (154) were done in a standard format and received from attendees at recent motor cross event at a site near to Colsterworth. They support the application for the same reasons as identified in the main committee report.

Witham on the Hill Parish Council object to the application and their objections are reproduced below;

1. *"The noise levels from the site would have an adverse impact on the Nature Reserve and the enjoyment gained by the public who visit at the weekend. It would be contrary to Policy EN1 of SKDC Core Strategy.*
2. *Complaints were received at the May meeting regarding excessive noise from residents living in various areas of the village. Parishioners in Bottom Street felt they had been badly affected despite a natural barrier of two mature woodlands.*
3. *The Environmental Noise Assessment report is the same as the one included with the S12/1350 application. The Parish Council in its letter of objection on 4th September 2012 requested that a noise test be carried out by SKDC and results forwarded to all interested parties. It is felt that SKDC should arrange for an independent noise assessment to be undertaken before a final decision is made.*

4. *Design & Access Statement item 8.04. Mr Thompson did liaise with Witham on the Hill Parish Council before the first application S12/1350 was submitted, and councillors took a keen interest in the proposal. On looking at all the information gained during the consultation they objected. They would ask that this section is removed from the application and all members on the Development Control Committee are made aware.*
5. *Events are held in the village with parking at a premium on the Green. With the road in Main Street having many twists and turns the extra volume of traffic would constitute an unjustifiable danger to other road users.*

In conclusion the major objections received at the May meeting was that of noise, the effect it would have on the wellbeing of residents from Witham on the Hill”.

The Environment Agency have responded to the application and offered advice to the applicant, which is reproduced below;

“Applicant Advice

Use of waste on site

If any waste is used on site, the applicant will be required to obtain the appropriate waste exemption or permit from us.

The applicant is advised to contact the Upper Welland Environment Management team on 01733 464511 or refer to guidance on our website <http://www.environmentagency.gov.uk/subjects/waste>

Pollution prevention

Measures should be taken to protect ground and surface water at all times. Plans should be in place and equipment readily available to deal with any accidental polluting incidents (leaks, spillages etc).

Reference should be made to the Environment Agency’s Pollution Prevention Guidelines which can be accessed at

<http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx>, particularly ‘PPG 1 – general guide to pollution prevention’

The applicant is advised that only clean, uncontaminated water can be discharged to surface and groundwaters. If the water is clean surface run off (e.g. from a roof, road, pathway or clean hardstandings area) a permit or exemption for the discharge will not be required”.

Officer Comment on Information Received

The observations received make no new observations not previously covered in the Committee report.

Alterations to Conditions

None.

Changes to Recommendation:

It should be noted that the recommendation has not changed; however, on some reports the suggested reason for refusal was not published. For clarification the reason for refusal is drafted below;

- 1) "The range of noise levels from this site would have an adverse impact upon the remoteness and tranquillity of this area, particularly the quiet enjoyment of the adjacent nature reserve, contrary to Policy EN1 of the South Kesteven Core Strategy".

NB2 - S13/0369

The observations of the tree officer and comments of Market Deeping Town Council on the amended plans have been received. Clarification on parking provision is also provided.

Proposal

Erection of 39 no. bedroom care home facility (Class C2 Use)

Information Received

The observations of the consultant Arboriculturalist are drafted below;

"I visited the site on the 12 June 2013.

I generally agree with the author of the accompanying arboricultural report in that the trees at the site are worthy of little more than a Low or Moderate classification in terms of the guidelines in the BS5837 Table 1 (2012). The trees are, in the main, ornamental specimens with little or no merit as a public visual amenity. The loss of a number of the trees at the site to facilitate the development would not, in my view, detract greatly from the appearance or character of the surrounding conservation area.

Accordingly, I have no objections to this proposal going ahead from an arboricultural perspective.

My advice in this case would be that those trees to be retained as part of the development should be protected on site during the building works. This should be required by a condition. A further condition requiring new tree & shrub planting will also be necessary".

Market Deeping Town Council note the amended drawings but maintain their objection to both applications for the same reasons as previously stated.

Furthermore, for clarification, the number of parking spaces provided within the existing car park is 8, as a result of this application the car park would be moved further north within the site and provide 23 spaces

Officer Comment on Information Received

The observations of the Arboriculturalist have largely been taken into account with a landscaping condition already attached to the permission. However, an additional condition to protect trees that are intended to be retained is required.

Alterations to Conditions

One additional condition, drafted below;

Before development is commence on site all existing trees shown on the approved plan shall be fenced off to the limit of their branch spread. No works (including removal of earth), storage of materials, vehicular movements or 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).

Changes to Recommendation:

None, subject to the additional condition mentioned above.

SB1 – S13/1124

Proposal: Development of 49 dwellings for occupiers aged 55 and over, communal hall, vehicular access.

Summary of information received:

Letter from Baston Parish Council

The Parish Council asked Community Links to undertake an Affordable Housing Needs Survey at the beginning of 2013. In the draft it recommends 'that a development should comprise a mixture of properties as follows, to address the immediate needs whilst also giving the opportunity to further assess any remaining unmet needs'. In terms of affordable housing this comprises x2 one bed house, x4 two bed bungalows, x4 two bed bungalows and x2 three or four bed houses. These are not for over 55s. Also in the draft it says that 'any proposal to address these needs should take account of the following factors – two thirds of the households identified by the Housing Needs Survey have indicated that they do not have an immediate need to move.'

In conclusion, the Draft report shows that a large development comprising of dwellings for the age range of 55 years and over does not address the problem of providing accommodation for single people aged between 16-25, nor couples with children, all who wish to remain in the parish.'

Officer's comments on information:

It is important to note that the site is an open market development which, due to its size and planning policy requirements, triggers a need for 35% of the dwellings to be affordable. It is not a wholly affordable site to be granted as an exception to normal planning policy that restricts housing in the countryside (sometimes known as a rural exceptions site). Thus is it not being promoted as a solution to the housing need in Baston that is identified by the Draft Housing Needs Survey.

The Council's Partnership Project Officer, who deals with housing need in the District, has advised that the Draft Housing Needs Survey has identified 30 cases with a need for affordable housing in Baston, of which 10 of these cases are aged 50 years and over and need a one or two bedroom flat.

The affordable housing to be provided within the site will comprise x5 one bed bungalows, x8 two bed bungalows and x4 three bed houses. Thus whilst the development will not provide accommodation for all ages groups, it will assist in meeting the housing need for the older population.

Letter from agent

The agent's letter clarifies changes to amended plan references in the proposed conditions.

Officer's comments on information:

The agent's letter is noted and should planning permission be granted, the necessary change to the plan references in the conditions will be made.

Changes to recommendation:

No change to the recommendation is proposed.

AH2 - S13/1332

Comments on the application have now been received from Stamford Town Council.

Proposal

Erection of a single storey side extension to No. 10 Glen Crescent, Stamford.

Information Received

Stamford Town Council has commented that it has no objection to the application subject to the amenities of neighbouring properties being respected.

Officer Comment

It is considered that the officer report on the Committee agenda deals fully with the likely impacts of the scheme on the neighbouring properties and concludes that there will be no significant detrimental impacts on residential amenities.

Alterations to Conditions

Not Applicable

Changes to Recommendation:

No Change