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| PJ | S18/2171 | Target Decision Date:24th January 2019                      |
|    |          | Extension of Time Date:<br>Committee Date:5th February 2019 |

|                                  |   |
|----------------------------------|---|
| Applicant                        | Grantham Community Heritage Association C/o Grantham Museum St. Peter's Hill Grantham Lincs   |
| Agent                            |   |
| Proposal                         | Installation of statue, plinth and paved surround.  |
| Location                         | Land At St Peter's Hill Grantham  |
| Application Type                 | Full Planning Permission  |
| Parish(es)                       | Grantham  |
| Reason for Referral to Committee | At the request of Cllr Baxter on the grounds of dominant and oppressive environment, government policy, visual appearance, highway safety, traffic, effect on Listed Building and Conservation Area, layout and density of building, design, appearance and materials contrary to Policy EN1. |
| Recommendation                   | Approved conditionally  |
| Report Author                    | Phil Jordan - Development Management Planner<br>01476 406080 Ext: 6074<br>p.jordan@southkesteven.gov.uk   |
| Report Reviewed By               | Phil Moore – Principal Planning Officer<br>01476 406080 Ext: 6461<br>p.moore@southkesteven.gov.uk   |

### Key Issues

- Impact on heritage assets and character of the area
- Crime and disorder implications
- Impact on protected trees

### Technical Documents Submitted with the Application

- Heritage Impact Assessment
- Arboricultural Report



**Key**

 Application Boundary



## **1.0 Description of site**

- 1.1 The application site is within the grassed area at St. Peter's Hill which is identified in the Grantham Conservation Area Appraisal as the Civic Centre Character Area of Grantham. As well as being within the designated Conservation Area the site is within the setting of the Grade II Listed Guildhall. There are already two statues (both Grade II Listed) on the green, one of Sir Isaac Newton and the other of the Hon. Frederick James Tollemache, a nineteenth century politician who was a Member of Parliament for Grantham. There are a number of trees on St. Peter's Hill that are subject of Tree Preservation Orders.

## **2.0 Description of proposal**

- 2.1 The application proposes the installation of a bronze statue of Baroness Thatcher, the Grantham born and educated, first female Prime Minister of Great Britain and Northern Ireland. The proposed statue, including a polished granite plinth and paved surround, would have an overall height of 6.4m which would be of a similar height to the Tollemache statue but lower than that of Newton. The plinth would occupy a space of 2m x 2m (measured from plan) and be 3.24m in height, and the paved surround would be 5m x 5m (measured from plan). It would occupy a position roughly mid-way between the two existing statues, facing westwards. The proposed position of the statue has been amended following the arboricultural survey to take account of the future growth potential of the surrounding trees. The amended position is approximately 2m north of the originally proposed position.

## **3.0 Relevant History**

- 3.1 No relevant planning history

## **4.0 Policy Considerations**

### **4.1 National Planning Policy Framework (NPPF)**

Section 7 - Ensuring the vitality of town centres

Section 12 - Achieving well-designed places

Section 16 - Conserving and enhancing the historic environment

Section 9 - Promoting sustainable transport

### **4.2 South Kesteven District Council Core Strategy**

Policy EN1 - Protection and Enhancement

### **4.3 Submission Draft Local Plan (policies which are accorded some weight)**

SD2 Principles of Sustainable Development in South Kesteven

EN6 The Historic Environment

## **5.0 SKDC Corporate Priorities**

- 5.1 Growth – a growing population and a growing economy creates jobs, secures infrastructure and attracts investment.

## **6.0 Representations Received**

Historic England

Does not fall under Historic England's relevant statutory provisions.

|                             |                      |  |
|-----------------------------|----------------------|--|
| Arboricultural<br>(SKDC)    | Consultant           | Requested a tree impact assessment be carried out.   |
| Heritage Lincolnshire       |                      | Based on documentary evidence, St Peter's chapel and the Eleanor cross are located in this area; recent archaeological survey has indicated the remains of possible structures at St Peter's Hill and therefore it is considered that there is potential for archaeological remains to be impacted. Advice is for archaeological excavation, in advance of development, to allow any deposits present at the site to be investigated and recorded.   |
| Crime Prevention<br>Advisor | Design               | <p data-bbox="598 593 1398 660">Lincolnshire Police do not have any objections to the application.</p> <p data-bbox="598 694 1398 795">It is generally considered that in respect of local sentiment we would not suggest that there is any significant threat to the installation of the statue locally.</p> <p data-bbox="598 828 1398 1030">In general there remains a motivated far-left movement across the UK (though not so much in Lincolnshire) who may be committed to public activism. Margaret Thatcher does however maintain an element of emblematic significance to many on the left and the passage of time does seem to have diminished that intensity of feeling.</p> <p data-bbox="598 1064 1398 1164">However it still remains that there is a possibility any public statue of 'Baroness Thatcher' would be a likely target for politically motivated vandals.</p> <p data-bbox="598 1198 1398 1332">Recommend that the statue is positioned on a sufficiently high plinth that is designed to ensure that there are no adjacent features or climbing aids that would allow desecration or damage of the statue.</p> <p data-bbox="598 1366 1398 1500">The proposed location benefits from significant daily activity and natural surveillance from surrounding buildings and businesses which in itself would provide monitoring of the statue.</p> <p data-bbox="598 1534 1398 1702">Recommend that the statue is subject to adequate formal surveillance by the Town CCTV, commensurate with adequate lighting and that routine pruning and cutting back of adjacent trees and shrubbery forms part of any maintenance programme.</p> <p data-bbox="598 1736 1398 1836">Recommend that a technical assessment is carried out to ensure that coverage is sufficient for both prevention and meets the standards required for evidential purposes.</p> |
| Historic<br>(SKDC)          | Buildings<br>Advisor | St. Peter's Hill is identified in the Grantham Conservation Area Appraisal as the Civic Centre Character Area of the town and as such is arguably the most appropriate location for a statue of such a notable figure. The proposed statue will not have an adverse impact on the setting of nearby  |

designated heritage assets nor on the character and appearance of the Conservation Area.

## **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 25 letters of representation have been received. 7 are in support, 17 are against the proposal and 1 is neutral. The points raised can be summarised as follows:

Against:

1. Divisive figure due to political career and policies
2. Potential for crime and disorder including vandalism
3. Public cost implications of installation and on-going maintenance
4. Design out of keeping with character of the area
5. Impact on trees
6. Increased traffic to town centre
7. Dominant and oppressive due to scale, design and nature of statue
8. Negative impact on setting of listed building and conservation area
9. Loss of open space and public amenity
10. Visually intrusive

Support:

1. Appropriate location for statue to commemorate the first female Prime Minister
2. Enhancement to the character of the area and complimentary to the existing statues
3. Increase in visitors and enhancement to Grantham's tourist offer

Neutral

1. Question of cost implications for on-going maintenance

## **8.0 Evaluation**

### **8.1 Principle of development**

8.1.1 Para 85 of the National Planning Policy Framework (NPPF) states that planning decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.

8.1.2 Core Strategy Policy EN1 relates to the protection and enhancement of the character of the district and states that:

'All 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'.

8.1.3 Submission Draft Local Plan Policy SD2 sets out the principles of sustainable development including reference to enhancing the District's cultural and heritage assets.

- 8.1.4 Similarly, para 127 of the NPPF states that planning decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
  - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
  - c) 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);
  - c) 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;
  - d) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
  - e) 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.
- 8.1.5 As the proposed statue would occupy a small area of existing open space, there would be only minor impacts on the way in which the open space currently functions. In this instance the proposed development is relatively small scale and the principle of installing a commemorative statue within the civic space in the town centre is acceptable and appropriate for the surrounding context in accordance with Core Strategy Policy EN1 and the NPPF (section 7 and 12), subject to detailed considerations set out in the remainder of the report.

## 8.2 Impact on Heritage Assets and the Character of the Area

- 8.2.1 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority to pay special regard to the desirability of preserving listed buildings and their setting. Section 72 of the same Act requires decision makers, with respect to any buildings or other land in a conservation area to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
- 8.2.2 The importance of considering the impact of new development on the significance of designated heritage assets is expressed in section 16 of the NPPF. Paragraph 194 of the NPPF advises that the significance of designated heritage assets can be harmed or lost through alterations or development within their setting. Submission Draft Local Plan Policy EN6 seeks to protect and enhance existing heritage assets.
- 8.2.3 In assessing the potential impact of the scale and proposed materials of the statue and plinth on the setting of the Grade II listed Guildhall, existing statues and the Grantham Conservation Area it is considered that the scale of the proposed statue is broadly in-line with the two existing statues and sited so as not to detract from these existing monuments. The Council's Conservation Officer has been consulted and notes the Civic Centre Character Area of the town (as defined in the Conservation Area Appraisal) is arguably the most appropriate location for a statue of a public figure. Their expert opinion is also that the proposed statue would not have an adverse impact on the setting of nearby designated heritage assets nor on the character and appearance of the Conservation Area.

8.2.4 A condition has been included that requires the submission of the materials of the proposed plinth and paved surround materials before any installation works are commenced. This would ensure the proposal is appropriate for the context and does not result in any harm to the character of the area or the setting of the nearby designated heritage assets in accordance with the above legislation and policies.

### 8.3 Impact on trees

8.3.1 An arboricultural impact assessment has been submitted that demonstrates the proposed statue, plinth and paved surround would have no significant impact on the surrounding trees on St. Peter's Hill that are subject of preservation orders. However, following this assessment the proposed position of the statue was moved approximately 2m north to take account of the future growth potential of the surrounding trees. A condition has also been included that would ensure tree protection measures are taken during construction to prevent any damage to the protected trees.

### 8.4 Highway and traffic

8.4.1 Concern has been raised that the proposal would lead to an increase in traffic to Grantham town centre. Although the statue has potential to attract more visitors to the town centre, the impact on additional traffic would not be significant enough to warrant refusal of planning permission as the impact on the road network would not be considered severe. In this respect the proposal is in accordance with section 9 of the NPPF.

### 8.5 Other matters

8.5.1 The potential public costs of installing and maintaining the statue have been raised as a concern. The applicant has confirmed that the cost of the statue and its installation would be privately funded. The future maintenance arrangements have yet to be confirmed, however the maintenance requirements of the statue would be minor and the costs associated with any potential damage to the statue are not a material planning consideration.

## **9.0 Crime and Disorder**

9.1 The divisive nature of Baroness Thatcher due to her political career and policy legacy and the potential for this to result in vandalism has been raised as a concern. A threat assessment has been carried out by Lincolnshire Police who consider there is a possibility any public statue of Baroness Thatcher could be a target for politically motivated vandals. Lincolnshire Police's Crime Prevention Officer has not objected to the proposal but they have recommended the statue is placed on a sufficiently high plinth and is sited in a location that benefits from good natural surveillance as well as lighting and CCTV.

9.2 The proposed statue would be positioned on a 3.2m plinth and sited in a prominent location in the town centre which benefits from natural surveillance and street lighting. The Council's CCTV service have confirmed that the proposed location of the statue has limited CCTV coverage with the closest operational camera being located near Boots on the High Street.

9.3 On balance, although there is some limited potential for vandalism, the proposed siting of the statue in a well-used and well overlooked public space in the town centre, together with its position on a suitably high plinth would ensure that the

chances of problems of this nature are minimised. Therefore there would not be sufficient justification for refusal of planning permission on these grounds.

## **10.0 Human Rights Implications**

10.1 Article 6 (Right to a 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 a recommendation. It is considered that no relevant Article of the act will be breached.

## **11.0 Conclusion**

11.1 In conclusion, this proposal is appropriate for the surrounding historic town centre context and would not lead to any unacceptable crime and disorder impacts or impacts on protected trees. The proposal is in accordance with Core Strategy Policy EN1, Submission Draft Local Plan Policies SD2 and EN6 and guidance contained in the National Planning Policy Framework, specifically Sections 7, 9, 12 and 16. There are no material planning considerations that indicate a decision should be otherwise and the proposal is therefore recommended for approval, subject to conditions.

## **12.0 RECOMMENDATION: that the development is Approved/Allowed 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. 18052/01A received 21st January 2019
  - ii. Drawing no. 18052/02A received 21st January 2019
  - iii. Drawing no. 18052/03C received 21st January 2019

Unless otherwise required by another condition of this permission.

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

### **Before Development Commences**

- 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.

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 Paragraph 199 of the NPPF.

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

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 Paragraph 199 of the NPPF.

### **During Building Works**

- 5 Before any of the works to install the plinth and paved surround hereby permitted are begun, samples of the materials of the plinth and paved surround shall have been submitted to and approved 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).

- 6 The development hereby permitted shall be carried out in accordance with the following list of approved arboricultural assessment details:

- Tree protection plan received 23rd January 2019
- Arboricultural Implications Assessment and Method Statement received 23rd January 2019

Reason: Trees play an important role in retaining the character and should be protected in the interests of visual amenity in accordance with the requirements of Policy EN1 of the South Kesteven Core Strategy.

### **Before the Development is Occupied**

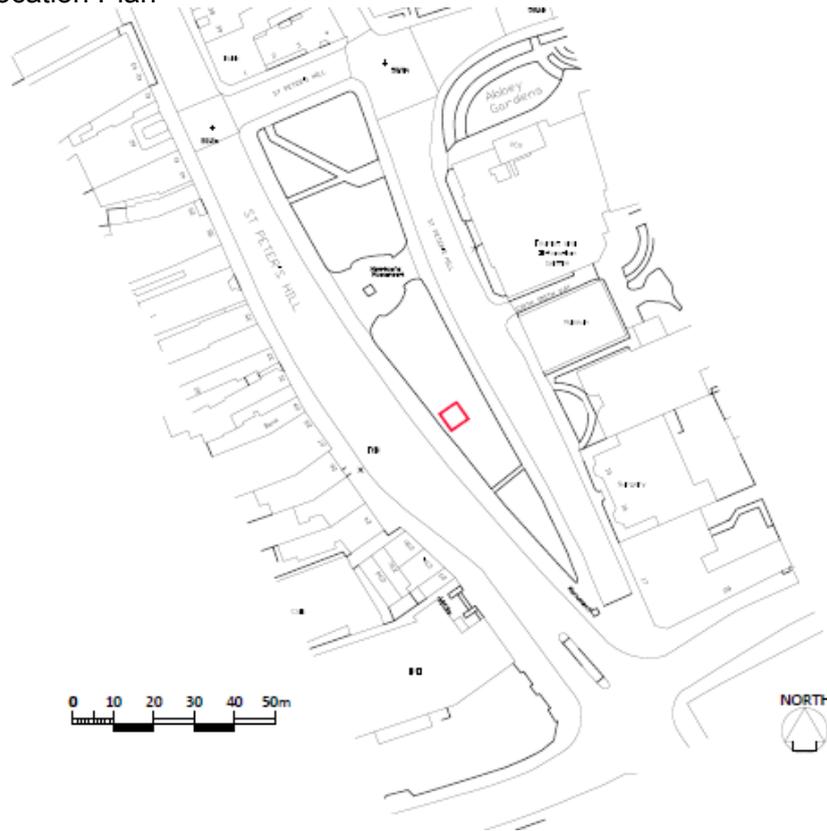
- 7 Before any part of the development hereby permitted is brought into use, the paved surround and plinth shall have been completed in accordance with the approved details.

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

### **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



# Proposed plans

