

**Development Control Committee**  
**12 October 2010**

**Additional Information**

KJC1 – S10/1038

**Proposal:** Outline application for Residential Development

**Information Received**

Open Space Officer

I can see that an allocation for play has now been added to the site plan.

However, the area identified is only 325 m<sup>2</sup> in total and includes an attenuation pond. The attached guidance for provision of a LAP indicates that it should occupy: *“a well-drained, reasonably flat site surfaced with grass or a hard surface.”*

I would recommend that if the provision is to be on site the area should be increased to 400 m<sup>2</sup> and to ensure that it is suitable land for play equipment.

However, I also note and agree with previous advice regarding combining funds from the adjacent Taylor Wimpey site to provide a LEAP to cater for the combined area.

**Supporting information from the applicant**

I confirm it is our intention to draft a Unilateral Undertaking in the event that members resolve to approve at Committee next week. I note you are happy to include a condition permitting a phasing of the development – thank you. The specific purpose of the phasing is as you say, to retain the employment use on site whilst the northern half of the site is developed. I attach a plan on which I have marked the location of the industrial unit. The residential development has access for vehicles at the eastern end. The occupier is a bridal wear company and they use it for receiving and distributing. There is no loud or unneighbourly processing carried out within the building.

The bridal wear building is to all intents and purposes obsolete – it is in a poor state of repair and is occupied on a temporary basis by the tenant who is able to move out on serving an appropriate notice. It would not be commercially viable to refurbish the building once it becomes vacant. We are discussing with our tenant providing new accommodation for them but their specific

requirements are as yet unclear. Priest Court is our modern industrial estate which lies immediately to the south of this unit which is currently more than 30% vacant (6 units out of 16).

As a company, Springfield Park Properties continues to invest in Grantham. We are, with our sister companies, a major provider of employment space in the town . The balance of our estate at Springfield Park is modern and more suited to current employment requirements.

### **Officer Comments on Information Received**

The applicants have indicated that they are willing to enter into a Unilateral Undertaking as an alternative to a Section 106 legal agreement. This would include the heads of terms contained in the main committee report plus an additional £15k for off site open space provision.

Whilst there is an area of open space shown on the indicative layout its location and size is not sufficient to accommodate formal play equipment and comply with Fields in Trust guidance. As such £15k contribution is sought for off site provision as an alternative to on site provision.

The applicants have requested that the development be phased in accordance with the attached plan. This would allow the northern half of the site to be built out whilst retaining the industrial unit until such time as the southern half of the site is to be developed.

It is considered that an appropriately worded condition would allow the northern half of the site to be developed ahead of the southern half. The unilateral undertaking should be appropriately worded to ensure that developer contributions are triggered for each phase rather than for the development as a whole.

### **Alterations to Conditions**

1. A variation of condition 2 to allow phasing of the development is required.

For each Phase, details of the reserved matters set out below shall be submitted to the Local Planning Authority for approval within 3 years from the date of this permission:

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

Approval of all reserved matters for any phase or part of any phase shall be obtained from the Local Planning Authority in writing before any development in that permitted phase or part of any permitted phase 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.

2. An additional condition is necessary requiring a phasing plan to be submitted to and approved in writing by the local planning authority:

Prior to the submission of any reserved matters, a phasing plan shall be submitted to and approved in writing by the local planning authority. Phasing of the development shall be in accordance with any such details that are approved unless otherwise agreed in writing by the local planning authority.

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:**

No changes to the recommendation contained in the main report.

JJ1 - S10/1757

**Proposal:** Erection of Medical Centre

**Summary of information received:**

Sport England has made the following comments:

“We have had extensive discussions with the applicant and the County Council about how to avoid a Sport England objection to this application. The medical centre would result in the loss of an area of the playing field which would be contrary to our playing fields policy and also PPG17 (although the application appears to be completely silent on this).

We have reached the position where the Director of Children’s Services has agreed, in a letter dated 27 August 2010, to use the capital receipts from the sale of the land to re-provide an area of playing field at the Robert Manning School in Bourne. His Letter agrees to accept an appropriate planning condition and that there should be community access etc. We have in response set out, in a letter dated 14 September, the mechanisms we would wish to see to guarantee that this happens.”

LCC Children Services has made the following comments:

“Further to the correspondence between ourselves and Sport England please find attached our response from the Director confirming we will only use the money raised by the site’s disposal and development to acquire additional playing field land elsewhere in the County and have already identified our preferred use of this at Bourne where there is a particular shortfall of playing field at the Robert Manning School. The area of land acquired will be greater than that lost.

We are happy to provide a signed memorandum of understanding also to the effect.

The only point we could not agree on was the restriction on the opening of the Doctors as this would involve a 3<sup>rd</sup> party being reliant on our ability to progress the acquisition and creation of the new playing fields at the same rate as the doctors being built, we will work as quick as we can but to buy and convert land in to playing fields and obtain the relevant consents will take some time.

I hope the attached letter shows our firm commitment both to the Doctor’s Scheme for Corby Glen’s Community and improving availability and access to

playing fields for the school community in Lincolnshire by guaranteeing the money will only be raised for this purpose.”

Lincolnshire Wildlife Trust – has raised no objections to the proposed development. A letter of support has been received from The Market Cross Surgery, the letter states:

“My Partner and I would like to express our wholehearted support for the above planning application on behalf of ourselves, staff and patients.

We have worked in our current premises for 14 years and have grown considerably in that time, both in terms of patient numbers and also in the level of service we provide. The constraints of our current building make it difficult to meet current legislation in terms of both Health and Safety and the Disabilities Discrimination Act. This has implications for our patients and our personnel. We have considerable difficulty making rooms accessible for disabled patients and are unable to accommodate staff with disabilities.

The patients are very supportive of the new build as was shown at the public consultation event held earlier this year. Lincolnshire Primary Care Trust have been fully supportive of the proposed new surgery throughout the planning and design period and we are delighted to have the full support of the Head Teacher and Board of Governors of the Charles Read School and Sport England.

The new premises will allow us to continue too provide an essential local health facility to Corby Glen and the surrounding villages and for use to widen the range of services provided. It will also ensure a much improved working environment for staff and provide full access for those with disabilities in complete compliance with regulations.”

Corby Glen Parish Council has made the following additional comments:

“The Parish Council has responded in the normal manner on the above application, but wanted to take this opportunity to provide further background on the matter. Firstly, the application has the full support of the Parish Council.

The team at the Market Cross Surgery has, for some time, been seeking a suitable alternative site for the surgery, which they are keen to retain in Corby Glen. We are equally keen that the surgery should remain in the village, as it provides an essential service to many of the residents.

The proposed site has a number of significant advantages over the existing location, in that it will be purpose built, with easier access by car and adequate safe parking. However, as it will not be quite as convenient for some residents as the existing site, there are a number of aspects to its location which the

Parish Council feels need to be addressed to maximise the site's accessibility and safety, for all existing and new patients:

- Provision of a puffin crossing over the A151 for pedestrians (already detailed on the planning application)
- Provision of a new path to the surgery on the south side of the A151 (already detailed on the planning application)
- Moving the point at which drivers enter the 30mph zone, when approaching Corby Glen from Grimsthorpe. The Council feels that the zone should start further along the A151, to ensure that traffic has slowed sufficiently when approaching the puffin crossing. This might mean moving the interactive speed sign to alert drivers sooner if they are over 30mph.”

A letter has been received from a local resident. The points raised can be summarised as follows:

- Concerns about highway safety and the location of the proposed access and the fact the vehicles do not necessarily comply with the 30 mph speed limit through the village.

**Officer's comments on information:**

Sport England has request a Grampian style condition restricting the development until land at Bourne has been provided towards additional sports facilities. It is considered that this would not meet the tests in relation to the provision of conditions of S106 contributions as the land where the facilities are to be provided have no direct relationship to the application. It is therefore considered that the application should be deferred to the Lead Professional subject to consultation with the Chairman/Vice Chairman subject to Sport England withdrawing the requested condition. It is considered that any agreement for the provision of additional sports facilities in Bourne should be between Sport England and Lincolnshire County Council.

**Changes to recommendation:**

None.