

**Development Control Committee
31 May 2011**

Additional Information

NB1 – S10/2312

Proposal: Change of use from residential (C3) to restaurant (A3) and hotel (C1) and erection of single storey and part two storey rear extension

Additional Information

None

Information Received

None

Officer Comment on Information Received

It is noted that condition 5 is now superfluous and should be deleted with it being covered in condition 19.

It should also be noted that the numbering of conditions in the Committee report is in-correct in that the reason to condition 2 has been given an individual condition number (3). This is a computer error and will be corrected should a formal decision be issued, leaving a total of 19 conditions.

Alterations to Conditions

Deletion of condition 5

Changes to Recommendation:

None, subject to the deletion of condition 5.

NB2 – S10/2313

Proposal: Alterations and extensions to listed building

Additional Information

It has been requested by the Conservation Officer that an additional condition be added.

Officer Comment on Information Received

The condition requested by the Conservation Officer should be added to the decision notice, should members be minded to grant consent.

Furthermore, it is noted that additional plans referred to in the full application are not fully referenced in the Listed Building application and, therefore, condition 4 needs updating as drafted below.

For clarification the amended plans primarily relate to the kitchen layout and flue extract and would not have any significant detrimental impact on the fabric of the Listed Building.

Alterations to Conditions

4) This permission relates solely to the application as amended by plans received on 07 February, 6 May, 11 May and 13 May 2011.

Reason: For the avoidance of doubt and to ensure that the proposal complies with guidance contained in PPS5.

5) Prior to the commencement of the works hereby granted consent, a Method Statement shall be submitted to the local planning authority detailing the manner in which services are to be introduced into the building. The Statement shall demonstrate how services will be integrated into the building with minimal disturbance to historic fabric and what measures will be taken to protect features of historic significance during the works of installation.

Reason: To ensure that the installation of services is undertaken in a manner that causes least disturbance to historic fabric and, therefore, safeguards the historic significance of the heritage asset, in accordance with PPS5 and Policy EN1 of the Core Strategy.

Changes to Recommendation:

None.

Proposal: Erection of three dwellings

Summary of information received:

Amended plans submitted by applicant

The applicant was asked at the previous committee to examine the possibility of revising the access so the archway would be on the western side of the middle dwelling in order to reduce the gradients on the footway.

The applicant has stated that they have looked at this option but have discounted it as it would lead to restricted westward visibility and would not leave sufficient turning space in the rear yard. They have however submitted some revised drawings which show the dwellings slightly repositioned to the south by approximately a metre and at a slightly higher level (approx 0.3m) along with details including proposed levels and works to the verge and footway and a cross section of the access.

Officer comments:

The submitted revised drawings show that a satisfactory access can be provided, which takes into account the needs of the users of the footway as well as vehicles entering and leaving the site. It would involve reengineering of the path and verge along approximately two thirds of the frontage and has gentler gradients than those shown on the previously submitted indicative drawings. The latest drawings will be shown as part of the committee presentation. The applicant would still be required by condition to submit further details and specifications of the access to be approved in writing before development can commence and no building can be occupied before completion of this access. For the avoidance of doubt it should be stressed that the latest revised drawings are included as part of the application rather than indicative.

The revised positioning of the dwellings shown in the plans is relatively minor and are not considered to change the overall assessment in the main report. However, the changes are significant enough to be material given that a number of objections have been received concerning issues of amenity and visual impact, and will therefore require a further consultation period. To allow for the extended consultation period, the recommendation has been changed as follows:

Changes to recommendation:

Defer to the Lead Professional of Development Control in consultation with the Chairman and Vice for approval subject to no adverse comments from the Highways Authority or further issues arising and subject to the recommended conditions.

And that a further 3 conditions be attached:

CONDITION 6: This permission relates solely to the application as amended by the drawings - 1:200 block plan as proposed received 27 May 2011, revised proposed street elevation (MSP.670/004C), received 27 May 2011 and cross section CC (MSP.670/104 Rev A) received on 24 May 2010.

REASON: For the avoidance of doubt.

CONDITION 7: No development shall take place before the detailed design and specifications of the access (including works to the verge and footway) have been submitted to and agreed in writing by the Local Planning Authority. No building shall be occupied until the access has been completed in accordance with the agreed details.

REASON: To ensure safe access to the site and the dwellings in the interests of residential amenity and convenience and highway and pedestrian safety.

CONDITION 8: Before the dwelling is occupied, the parking and turning space shall be completed in accordance with the approved plan drawing number 1:200 block Plan as Proposed dated 27 May 2011 and retained for that use thereafter.

REASON: To ensure safe access to the site and the dwelling in the interests of residential amenity, convenience and safety and to allow vehicles to enter and leave the highway in forward gear in the interests of highway safety.

PWM3 – S11/0641

Proposal: Change of use to B8 (open) storage and formation of access

Summary of information received:

County Highways Authority

Following submission of further information relating to visibility splays, the Highways Authority have stated that they do not object subject to conditions which are consistent with those attached to the previous permission (see below). Taking this into account as well as no objection from the Highways Agency, it is considered that the proposal would not be detrimental to highway safety or traffic capacity.

SK Environmental Protection

SK Environmental Protection have confirmed that they have no objection in principle but have asked for conditions requiring hours of operation to be restricted to those specified in the previous permission, in order to protect the amenities of local residents and people staying in the nearby travel lodge. They are also in agreement that a condition requiring full details of lighting including hours of operation is necessary. The condition already recommended in the main report has therefore been amended to take account of their comments (see below).

Landscaping

Colsterworth Parish Council have requested that a hedgerow should be provided to screen the development from the A1. Although an ecological buffer zone along the boundary with Twyford Wood is already included as part of the application, a further condition requiring details of landscaping (hedgerows, trees etc) has been recommended in order that the development can be better assimilated into the landscape, particularly where it faces open countryside at the edge of the allocated land (see below).

Officer comments on information: No further comments

Changes to recommendation:

That condition 4 be altered and a further 9 conditions and 3 informatives be added as shown below:

CONDITION 4: Full details and specification of the proposed security lighting (including levels of luminance, extent of light spill and hours of illumination) shall be submitted to and approved in writing by the local planning authority before the use hereby permitted commences. The development shall be carried out in accordance with the approved details.

Reason: To enable the Local Planning Authority to retain control over this important detail in the interests of the amenities of the area and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

CONDITION 6: The premises shall not be used for the purposes authorised by this permission outside the hours of 07:00 - 20:00 hours on any day.

Reason: Operation of the use outside these hours would result in unacceptable levels of noise nuisance to local residents and people staying at the adjacent travel lodge and in accordance with PPS1.

CONDITION 7: The loading/unloading of delivery vehicles shall not be carried out outside the hours of 07:00 - 20:00 hours on any day.

Reason: Operation of the use outside these hours would result in unacceptable levels of noise nuisance to local residents and people staying at the adjacent travel lodge and in accordance with PPS1.

CONDITION 8: Before the access is brought into use all obstructions exceeding 0.6 metres high shall be cleared from the land between the highway boundary and the vision splays indicated on drawing number MSP.712/001 dated May 2011 and thereafter the visibility splay shall be kept free of obstacles exceeding 0.6 metres in height.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site.

CONDITION 9: The arrangements shown on the approved plan MSP.712/001 dated May 2011 for the parking/turning/loading/unloading of vehicles shall be available at all times when the premises are in use.

Reason: To enable calling vehicles to wait clear of the carriageway of Bourne Road and to allow vehicles to enter and leave in forward gear in the interests of highway safety.

CONDITION 10: No development shall take place before a scheme has been agreed in writing by the local planning authority for the construction of a 2 metre wide footway, together with arrangements for the disposal of surface water run-off from the highway across the whole frontage of the site and connecting to the

existing footway to the west (A1 slip road). The agreed works shall be fully implemented before the use commences.

Reason: To ensure safe access to the site and each building in the interests of residential amenity, convenience and safety and to ensure the safety of pedestrians and other highway users in the vicinity of the proposed site access.

CONDITION 11: No development shall be commenced before the works to improve the public highway (by means of a 2m wide footway together with all ancillary works) have been certified complete by the Local Planning Authority.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site.

CONDITION 12: Before the use is commenced, the roads and/or footways providing access to the site, for the whole of its frontage, from an existing public highway, shall be constructed to a specification to enable them to be adopted as highways maintainable at the public expense, less the carriageway and footway surface courses. The carriageway and footway surface courses shall be completed within three months from the date upon which the use is commenced.

Reason: To ensure safe access to the site in the interests of amenity, convenience and safety.

CONDITION 13: No building shall be commenced before the first 60 metres of estate road from its junction with the public highway, including visibility splays, as shown on drawing number MSP.712/001 dated May 2011 has been completed.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site and to enable calling vehicles to wait clear of the carriageway of A151 Bourne Road.

CONDITION 14: Before any development is commenced the approval of the District Planning Authority is required to a scheme of landscaping and tree planting for the site (indicating inter alia, the number, species, heights on planting and positions of all the trees). Such scheme as may be approved by the District Planning Authority shall be undertaken in the first planting season following the commencement of the use or completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation.

Reason: Landscaping and tree planting contributes to the appearance of a development and assists in its assimilation with its surroundings. The

implementation of the scheme is therefore necessary to create and maintain a pleasant environment and in accordance with Policy EN1 in the South Kesteven Core Strategy.

INFORMATIVES:

Prior to commencement of any works to improve the public highway by providing a 2.0 metre wide footway from the site frontage to the west (A1 slip) a Section 278 Agreement, under the Highways Act 1980 must be entered into with the Local Highway Authority, Lincolnshire County Council along with all ancillary works.

Where a footway is constructed on private land, that land will be required to be dedicated to the highway authority as public highways.

You are advised to contact Lincolnshire County Council as the local highway authority for approval of the road construction specification and programme before carrying out any works on site.

JJ1 – S10/2586

Proposal: Erection of three dwellings and associated access

Summary of information received:

One additional letter of objection has been received. The letter raises similar issues to those outlined and considered in the main committee agenda.

Officer's comments on information:

All of the areas of concern are covered in the main agenda

Changes to recommendation:

None