

**Development Control Committee
12 January 2010**

Additional Information

PJM1 – S09/2506

Proposal: Erection of dwelling

Information Received

I would be grateful if you could include the agreed materials on the planning consent for plot 3.

The materials previously agreed were:

Bricks- Ibstock Townhouse blend.

Roof tiles - Clay pantiles.

Officer Comment on Information Received

Condition No. 2 within the agenda requires the applicant to submit details for final approval of materials which are to be used on the external walls and roof.

The applicant has now submitted details of those materials for consideration. It is considered that the materials suggested assimilate with the surrounding properties, particularly the other two properties being constructed on the site and will not impact on the visual amenity of the area.

Alterations to Conditions

Additional conditions are required as a result of the additional information that has been received. These are as follows:

1. The dwelling hereby approved shall be constructed from Ibstock Townhouse blend bricks to external walls and clay pantiles tiles to the roof, as detailed within the e-mail received on 8th January 2010, unless otherwise agreed in writing with the Local Planning Authority.

Changes to Recommendation:

No change to the recommendation. Approve Planning Permission for the reason stated in the main committee report.

PJM2 – S09/2629

Proposal: Erection of 9 dwellings

Information Received

One additional objection has been submitted to the authority. The issues raised within are as follows:

- On a road of 36 traditional houses, 9 dwellings in a small piece of land is totally out of keeping with the layout of the area.
- Will increase number of vehicle using an already busy route inviting accidents.
- An existing tree should be re-sited elsewhere on Church grounds.

Officer Comment on Information Received

The main body of the report within the agenda deals with the design of the scheme and the resulting impacts on the locality.

Lincolnshire Highway Department has been consulted and do not consider that the development will impact adversely on highway safety.

There are no mature trees on the site deemed worthy of protection in terms of a Tree Preservation Order. It would be a private matter should the applicant wish to re-site the tree elsewhere with the Church grounds.

Alterations to Conditions

No additional conditions are required as a result of the additional information that has been received.

Changes to Recommendation

No change to the recommendation. Approve Planning Permission for the reason stated in the main committee report.

NB1 – S09/2720

Proposal: Erection of single storey side and rear extension to dwelling; thatch part of the roof. Erection of detached garage and creation of new access.

Additional Information

Comments have been received from the Council Arboriculturalist/Landscape Officer.

Information Received

The Arboriculturalists comments are reproduced below;

“The proposed tree removal is not going to impact on the Conservation Area.

Details of how the driveway is to be constructed will have to be submitted, to ensure that the trees to be retained are not damaged.

Trees to be retained will have to be protected during the development phase to prevent any accidental damage”.

Officer Comment on Information Received

To overcome highlighted concerns two additional conditions should be added. They are reproduced below;

Additional conditions to be added

7) 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.

8) Prior to the commencement of development a plan showing the means of construction for the driveway shall be submitted to and approved in writing by the Local Planning Authority. The development shall only proceed in accordance with the approved details.

Reason: To ensure that retained trees are not damaged and to comply with policy EN1 (criteria ii) of the saved policies of the South Kesteven Local Plan.

Changes to Recommendation:

None – grant permission subject the additional conditions above.