

AGENDA



For a meeting of the
DEVELOPMENT CONTROL COMMITTEE
to be held on
TUESDAY, 17 NOVEMBER 2009
at
2.00 PM
in the
COUNCIL CHAMBER, COUNCIL OFFICES, ST PETERS HILL, GRANTHAM
Beverly Agass, Chief Executive

Committee Members:	Councillor Bob Adams (Vice-Chairman), Councillor Mike Exton, Councillor Mrs Joyce Gaffigan, Councillor John Harvey, Councillor Bryan Helyar, Councillor David Higgs, Councillor Trevor Holmes, Councillor Reginald Howard, Councillor Mrs Maureen Jalili, Councillor Sam Jalili, Councillor Mrs Rosemary Kaberry-Brown, Councillor Albert Victor Kerr, Councillor Benjamin Newcombe-Jones, Councillor Alan Parkin (Chairman), Councillor Trevor Scott, Councillor Frank Turner and Councillor Avril Williams
Committee Support Officer:	Malcolm Hall Tel: 01476 406118

Members of the Committee are invited to attend the above meeting to consider the items of business listed below.

1. PLANNING MATTERS

To consider applications received for the grant of planning permission - reports prepared by the case officer
List for debate

(Enclosure)



"Listening Learning Delivering"

South Kesteven District Council

STAMFORD • GRANTHAM • BOURNE • THE DEEPINGS

**Development Control Committee
17 November 2009**

Additional Information

JJ1 – S09/1699

Proposal: Restoration and conversion of The Croft to wardens accommodation and communal facilities and erection of 68 retirement dwellings and associated infrastructure.

Summary of Information Received

Amended plans have been received showing details of the proposed garage blocks and minor amendments to the dwellings proposed on plots 27-29 and 32-34. The amendments relate to the insertion of three high level velux windows in the rear elevations to provide additional light in the properties.

The Council Arboriculturalist has advised that the proposed amendments to increase the light to the dwellings are acceptable and help to overcome his earlier concerns with regard to the lack of natural light to the properties and that this would increase requests for the pruning of T.P.O trees.

One additional letter of objection has been received. The letter is copied in full below:

"We have a number of observations about this application going to committee on 17/11/09

1. Firstly, as stated in your letter of 28th August 2009, we were expecting to hear from SKDC regarding the Croft application going to Planning Committee. However, having read about the Officer's recommendation to approve the application in the paper today, we are surprised that we have not received any correspondence from you.

Having phoned SKDC apparently we were sent a letter, which we have not received although it may arrive tomorrow which we believe is unreasonable. We would question therefore whether any of the other 22 public respondents have received theirs.

Could we ask for an email copy of the letter by return please.

2. Having gone through the Officer's report we are surprised by the way in which our comments have been dealt with. Our comments related to protected species and highways concerns, both of which have statutory agencies responsible for them.

In the case of the protected species, Natural England are clearly unaware of their presence as they are not recorded in the environmental report, which was carried out at a time of year when we know bat activity would be low. However this does not mean they are not present- absence of evidence is not evidence of absence. The fact that the Lincs. Wildlife Trust raised a similar concern also appears to hold no weight. We stand by regular sightings of bats and would have expected Natural England to have been made aware that bats have been sighted at The Croft either by the planning department, developer or county ecologist, or that greater weight was given to the need to redo the survey at an appropriate time of the year.

Secondly highways. The traffic assessment was out of date, missing information and focused little on the areas of access to the site. Again the statutory agency raised no issues or concerns.

However, residents have concerns and their representations deserve more credit than simply being dropped because they are not specifically supported by a statutory agency. “

Officer's comments on information

With regard to the concerns about neighbour notifications I can advise that approximately 150 neighbour notifications were sent out to local residents. I can also confirm that a letter was sent to the objector raising the concerns.

Concern has been raised about the impact that the development would have on protected species. In particular the fact that local residents have advised that bats are regularly seen at the site. The applicants have employed a registered professional (licensed by Natural England) to undertake a wildlife survey of the application site. The report indicated that there were no trees on site that were identified as having bat potential and no evidence found to suggest that bats are using the buildings on site.

Natural England is the statutory consultee with regard to matters relating to nature conservation and protected species. The applicants have undertaken a site survey and this has indicated that bats are not present on the site. Whilst objections have been received in relation to this matter no contradictory evidence has been submitted in support of this. Natural England has raised no objections

to the proposed development and has not questioned the validity of the survey. The development is therefore considered to be acceptable. It should however be noted that bats are protected by law and should bats be found at any point during the development works would have to stop and Natural England would need to be notified immediately.

Concern has also been raised with regard to the highway assessment undertaken. The Local Highway Authority has been consulted and raised no objections to the proposals. It should also be noted that although the previous appeal for market housing was dismissed the Inspector at that time concluded that the proposed access arrangements would be acceptable.

With regard to the submitted amended plans it is considered that the proposed garage details are acceptable and will have no impact on the amenities of adjacent properties or the wider street scene.

The proposed amendments to one of the house types allows for additional natural light to enter the properties and therefore overcome the possible need to prune adjacent T.P.O trees on the northern site boundary. The proposed amendments are considered to be acceptable and will have no impact on the residential amenities of adjacent properties. Externally the properties look the same as those originally proposed with the exception of three additional roof lights on the rear elevation.

It is recommended that a number of changes be made to the suggested conditions. The proposed changes take account of the amended plans and would exclude the warden's accommodation from the age restrictions.

Changes to recommendation:

Condition 7 should be amended as follows:

With the exception of the wardens accommodation the dwellings hereby permitted shall be used for the purposes of retirement accommodation only. Occupiers shall be:

- i) persons of 55 years or over;
- ii) other persons who are living as part of a single household with a person or persons aged 55 years or over;
- iii) persons who were living as part of a single household with a person or persons aged 55 years or over who have since died.

Reason: A reduced parking standard has been applied to the development as it relates to retirement accommodation. Use of the apartments for general housing would result in additional on-street parking which would be detrimental to

highway safety and in accordance with Policy EN1 of the Saved Policies of the South Kesteven Local Plan.

Additional condition:

22. This consent relates to the application as amended by Drawing No. 181-H49-V-01, 181-CB-01 and 181-GA-01 received on 11 November 2009.

Reason: For the avoidance of doubt.

JJ2 – S09/0488

Proposal: Replacement of four static caravans with four small detached cottages (outline)

Summary of information received:

Additional Planning Condition recommended.

Officer's comments on information:

It is recommended that an additional condition be attached in order to secure the removal of the existing mobile homes / caravans once the proposed dwellings are occupied.

Changes to recommendation:

That the following condition be attached to any permission:

All the existing mobile homes / caravans shall be removed from the site within one month of the occupation of the dwellings hereby approved, unless otherwise agreed in writing by the District Planning Authority.

Reason: To ensure that the existing mobile homes/caravans are removed as Pickworth is not considered to be a sustainable settlement. The development is only considered to be acceptable as it relates to the replacement of residential accommodation on a one for one basis. This accords with the requirements of the adopted South Kesteven Interim Housing Policy.