



SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL

## Planning Committee

22 July 2020



### Additional Information Report

This report sets out additional information in relation to planning applications for consideration at the Planning Committee on 22 July 2020 that was received after the Agenda was published.

#### S19/0740

**Proposal:** Construction of 22 dwellings and associated infrastructure (All 22 dwellings to be classed as 'Entry Level' Affordable Housing Units)

**Site Address:** Land at Bourne Road, Morton

**Summary of Information Received:** One further neighbour representation and updated representations from Morton Parish Council, Heritage Lincolnshire, Lincolnshire County Council (as Local Highway and Lead Local Flood Authority) and the Council's tree consultant. The information can be summarised as follows:

Neighbour representation – object to the application on the basis of additional traffic, highway safety and a lack of need for new housing.

Morton Parish Council – reiterate previous objection which is summarised in the main report.

Heritage Lincolnshire – Reiterate previous comments and requirement for archaeological investigation prior to development commencing.

Lincolnshire County Council (as Local Highway and Lead Local Flood Authority) – Request further conditions requiring a construction management plan and method statement, all roads and footways to be completed to an acceptable standard prior to any homes being occupied and surface water drainage details.

Tree consultant – No objection to layout and impact on trees. Request condition requiring retained trees to be protected during construction.

**Officer comment:** These representations do not raise any new material planning considerations beyond those already considered in the main report. The additional conditions are considered reasonable and necessary and are recommended to be included should Members be minded to approve the application. The condition requiring details of the external elevations of the dwellings has also been updated to explicitly require details of facing brickwork and/ or render, roof tiles, porches, chimneys, eaves and verges finishes as recommended by the Council's Urban Design Officer.

Therefore, the recommendation remains that the application should be approved, subject to the updated schedule of conditions below and subject to completion of a S106 planning obligation securing the requirements specified in the developer contributions section of the main report.

## **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. Location Plan received 24 April 2019
  - ii. Layout Plan, drawing no. L124/SITE/03 received 8 June 2020
  - iii. Layout Plan with materials, drawing no. PL-06C received 8 June 2020
  - iv. Landscaping Plan, drawing no. P20-0407\_01-C received 30 June 2020
  - v. Play Space Plan, drawing no. P20-0407-02B received 8 June 2020
  - vi. 2318 House Type, drawing no. L000/2318/L/DS, received 5 May 2020
  - vii. 2328V2 House Type, drawing no. L000-2328V2-DS, received 5 May
  - viii. 2324 House Type, drawing no. L000/2324/L/DS, received 5 May 2020
  - ix. 2228 House Type, drawing no. L000/2228/L/DS, received 5 May 2020

Unless otherwise required by another condition of this permission.

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

## **Before the Development is Commenced**

- 3 No development shall take place until details demonstrating how the proposed dwellings would comply with the requirements of Local Plan Policy SB1 has been submitted and approved by the Local Planning Authority. The scheme shall include details of how carbon dioxide emissions would be minimised through the design and construction of the buildings; details of water efficiency and the provision of electric car charging points.

The approved sustainable building measures shall be completed in full, in accordance with the agreed scheme, prior to the first occupation of the dwellings hereby permitted.

Reason: To ensure the dwellings are constructed to a standard that mitigates against climate change as required by Local Plan Policy SB1.

- 4 Before the development hereby permitted is commenced, a scheme for the treatment of surface and foul water drainage shall have been submitted to and approved in writing by the Local Planning Authority. The drainage details must:

- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
- provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
- provide attenuation details and discharge rates which shall be restricted to 5 litres per second;
- provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

Reason: To ensure the provision of satisfactory surface and foul water drainage is provided in accordance with Local Plan Policy EN5.

- 5 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. The archaeological investigations shall also have been completed in accordance with the approved details and a report submitted to the Local Planning Authority for approval before development commences.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policy EN6 of the adopted South Kesteven Local Plan and Paragraph 199 of the NPPF.

- 6 No development shall take place until a Construction Management Plan and Method Statement has been submitted to and approved in writing by the Local Planning Authority which shall indicate measures to mitigate against traffic generation and drainage of the site during the construction stage of the proposed development.

The Construction Management Plan and Method Statement shall include:

- phasing of the development to include access construction;
- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- wheel washing facilities;
- the routes of construction traffic to and from the site including any off site routes for the disposal of excavated material and;
- strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (permanent or temporary) connect to an outfall (temporary or permanent) during construction.

The Construction Management Plan and Method Statement shall be strictly adhered to throughout the construction period.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction and to ensure that suitable traffic routes are agreed.

- 7 Before the development hereby permitted is commenced, all existing trees shown on the approved plan to be retained shall have been fenced off to the limit of their branch spread in accordance with BS 5837. No works including:

- i. removal of earth,
- ii. storage of materials,
- iii. vehicular movements or
- iv. siting of temporary buildings

shall be permitted within these protected areas.

Reason: To prevent unnecessary damage to existing trees and in accordance with Local Plan Policy DE1.

### **During Building Works**

- 8 Before the development hereby permitted is commenced, details of hard landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. Details shall include:
- i. proposed finished levels and contours;
  - ii. means of enclosure;
  - iii. car parking layouts;
  - iv. other vehicle and pedestrian access and circulation areas;
  - v. hard surfacing materials.

Reason: Hard landscaping makes an important contribution to the development and its assimilation with its surroundings and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

- 9 The development must be carried out in accordance with the recommendations in the Hillier Ecology Extended Phase 1 Survey report dated April 2019.

Reason: In the interests of ecology and biodiversity.

- 10 Before any of the works on the external elevations of the dwellings hereby permitted are begun, details of the materials to be used in the construction of the external surfaces shall have been submitted to and approved in writing by the Local Planning Authority. Details must include:

- Facing brickwork and/or any render to be used;
- Roof tiles;
- Chimneys;
- Porches;
- Finish of verges and eaves.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

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

- 11 Before any part of the development hereby permitted is occupied, the dwellings must have been completed in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

- 12 Before any part of the development hereby permitted is occupied, all hard landscape works shall have been carried out in accordance with the approved hard landscaping details.

Reason: Hard landscaping makes an important contribution to the development and its assimilation with its surroundings and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

- 13 Before any part of the development hereby permitted is occupied, the works to provide the surface and foul water drainage shall have been completed in accordance with the approved details.

Reason: To ensure the provision of satisfactory surface and foul water drainage is provided in accordance with Local Plan Policy EN5.

- 14 Before the end of the first planting/seeding season following the occupation of any part of the development hereby permitted, all soft landscape works shall have been carried out in accordance with the approved landscaping details on the Landscaping Plan, drawing no. P20-0407\_01-C received 30 June 2020.

Reason: Landscaping makes an important contribution to the development and its assimilation with its surroundings and in accordance with Local Plan Policy DE1.

- 15 Before any part of the development hereby permitted is occupied, a landscape management plan shall have been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- i. long term design objectives,
- ii. management responsibilities and
- iii. maintenance schedules for all landscape areas, other than privately owned, domestic gardens.

Reason: Landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

- 16 Before any dwelling is occupied, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority.

Reason: In the interests of safety, to avoid the creation of pedestrian trip hazards within the public highway from surfacing materials, manholes and gullies that may otherwise remain for an extended period at dissimilar, interim construction levels.

### **Ongoing Conditions**

- 17 Within a period of five years from the first occupation of the final dwelling/unit of the development hereby permitted, any trees or plants provided as part of the approved soft landscaping scheme, that die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced in the first planting season following any such loss with a specimen of the same size and species as was approved in condition above unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

- 18 For a period of not less than 5 years following the first occupation of the final dwelling hereby permitted, the approved Landscape Management Plan shall be adhered to in full unless otherwise agreed in writing by the Local Planning Authority.

Reason: Landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

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## Planning Committee

22 July 2020

### Additional Information Report

#### S20/0661

**Proposal:** Construction of a new public art gallery and associated improvements to existing visitor facilities including alterations to the Grade II listed Old Coach House to create a new entrance to the Coach House Yard, a new shop, meeting space, storage & support space, alterations to the Old Stables including conversion to new cafe, alterations to Underloft Building and Old Water Tower Shed. Alterations to existing car park and creation of new visitor car park and associated landscaping

**Site Address:** Estate Office, Main Road, Grimsthorpe, PE10 0LY

#### Summary of Information Received:

The applicants requested amendments to the proposed conditions as follows:

“With respect to the draft conditions, we’d be grateful if the conditions could take account of the wish to phase the works to suit the winter seasons when the site is visitor free, starting with the car-park with phased completions. The completion of the Gallery is in the final phase as it will take longest to detail and to build.”

The agent also requested the following:

“We have read through your report to be submitted to the committee meeting and wanted to make some clarifications with regards to the list of approved plans”

- GG\_02\_1007 should be GG\_02\_2007
- GG\_02\_1008 should be GG\_02\_2008
- Drawing GG\_R01\_2003 *Proposed Coach House Yard Roof Removals* is missing from the list
- Drawing GG\_R02\_2001 *Proposed Underloft Building & Old Water Tower Shed Removals* is missing from the list

**Officer comment:** The amended and additional conditions are considered reasonable and necessary and are recommended to be included should Members be minded to approve the application.

Therefore, the recommendation remains that the application should be approved, subject to the updated schedule of conditions below:

**RECOMMENDATION:** that the development is Approved 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:

GG\_01\_0001 Proposed Location Plan, received 24 April 2020  
GG\_01\_0002 Site Plan, received 24 April 2020  
GG\_01\_1001 P2, Proposed Gallery Ground Floor Plan, received 29 May 2020  
GG\_01\_1002 P2, Proposed Gallery First Floor Plan, received 29 May 2020  
GG\_01\_1003 Proposed Gallery Second Floor Plan, received 24 April 2020  
GG\_01\_1004 Proposed Gallery Basement Floor Plan, received 24 April 2020  
GG\_01\_2001 Proposed Coach House Yard Ground Floor Plan, received 24 April 2020  
GG\_01\_2002 Proposed Coach House Yard First Floor Plan, received 24 April 2020  
GG\_01\_2003 Proposed Coach House Yard Roof Plan, received 24 April 2020  
GG\_02\_1000 Proposed Gallery North and West Elevation, received 24 April 2020  
GG\_02\_1001 Gallery South Elevation and Section B, received 24 April 2020  
GG\_02\_1002 P2 Gallery North and East Elevation and Section CC, received 29 May 2020  
GG\_02\_1003 Gallery Section M and O, received 24 April 2020  
GG\_02\_1004 P2 Gallery Section Q and BB received 29 May 2020  
GG\_02\_1005 Gallery South East Elevation and Section received 24 April 2020  
GG\_02-1006 P2 Gallery Section K and KK, received 29 May 2020  
GG\_02\_2001 Proposed Coach House, Underloft Bldg & Old Water Tower Shed Sections and Elevations received 24 April 2020  
GG\_02\_2002 Proposed Coach House, Underloft Bldg & Old Water Tower Shed Sections and Elevations (2) received 24 April 2020  
GG\_02\_2003 P1 Proposed Coach House Yard, Old Coach House Section and Elevations received 24 April 2020  
GG\_02\_2004 P1 Proposed Coach House Yard, Old Coach House Sections and Elevations received 24 April 2020  
GG\_02\_2005, Proposed Stables Sections and Elevations, received 24 April 2020  
GG\_02\_2006 P1 Proposed Coach House Yard, Underloft, Old Coach House & Old Stables and Sections (2) received 24 April 2020  
GG\_02\_2007 P1 Coach House Yard, Old Stables Elevations and Sections received 24 April 2020  
GG\_02\_2008 Proposed Coach House Yard, Old Stables Section and Elevations (2) received 24 April 2020  
GG\_R01\_2001 P1 Proposed Coach House Yard, Ground Floor Plan Removals 24 April 2020  
GG\_R01\_2002 P1 Proposed Coach House Yard, First Floor Plans Removals 24 April 2020  
GG\_R01\_2003 Proposed Coach House Yard Roof Removals 24 April 2020  
GG\_R02\_2001 Proposed Underloft Building & Old Water Tower Shed Removals 24 April 2020  
GG\_R02\_2002 P1 Proposed Coach House, Underloft Bldg & Old Water Tower Shed Removals, received 24 April 2020  
GG\_R02\_2003 P1 Proposed Coach House Yard, Old Coach House Removals received 24 April 2020  
GG\_R02\_2004 P1 Proposed Coach House Yard, Old Coach House Removals (2), received 24 April 2020  
GG\_R02\_2005 P1 Proposed Coach House, Underloft Bldg, Old Coach House and Old Stables Removals, received 24 April 2020  
GG\_R02\_2006 P1 Proposed Coach House, Underloft Bldg, Old Coach House and Old Stables Removals (2) received 24 April 2020  
GG\_R02\_2007 P1 Proposed Coach House Yard, Old Stables, Elevations and Sections received 24 April 2020  
GG\_R02\_2008 P1 Proposed Coach House Yard, Old Stables Removals received 24 April 2020  
1537\_01 Rev E Proposed Car Park Technical Plan received 24 April 2020

Asbestos Management Survey Report by Tessa Withall dated 4 October 2019  
Grimsthorpe Car Park Ecology & Protected Species Survey by Sebastian Miller dated November 2019  
Grimsthorpe Car Park Tree Report by Tihill Forestry dated 13 March 2020  
Grimsthorpe Castle, New Gallery & Visitor Facilities, Ecology and Protected Species Survey dated October 2019  
Grimsthorpe Castle, New Gallery Tree Report by Tihill Forestry dated 28 November 2019  
Grimsthorpe Castle, Park and Garden, Transport Statement by Mott MacDonald dated 20 April 2020  
Grimsthorpe Castle, Park and Garden, Framework Travel Plan by Mott MacDonald dated 20 April 2020  
New Gallery Visitor Facilities and Car Park, Landscape Masterplan dated April 2020  
Phasing Information contained in email from Stuart McKnight dated 9th June 2020  
New Car Park, Drainage Water Strategy dated May 2020

Unless otherwise required by another condition of this permission.

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

### **Before the Development is Commenced**

- 3 Before the development hereby permitted is commenced, details of an archaeological watching brief 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 EN6 of the adopted South Kesteven Local Plan 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 EN6 of the adopted South Kesteven Local Plan and Paragraph 199 of the NPPF.

- 5 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 EN6 of the adopted South Kesteven Local Plan and Paragraph 199 of the NPPF.

### **During Building Works**

- 6 Before any part of the car park hereby permitted is occupied/brought into use, the works to provide the surface drainage shall have been completed in accordance with the Surface Water Drainage Strategy, dated May 2020.

Reason: To ensure the provision of satisfactory surface and foul water drainage is provided in accordance with Policy EN5 of the adopted South Kesteven Local Plan.

- 7 Before the development hereby permitted is commenced, all existing trees shown in the Grimsthorpe Castle Car Park Tree Report by D Stubbs (dated 13.3.20) to be retained shall have been fenced off to the limit of their branch spread in accordance with BS 5837. No works including:

- i. removal of earth,
- ii. storage of materials,
- iii. vehicular movements or
- iv. siting of temporary buildings

shall be permitted within these protected areas.

Reason: To prevent unnecessary damage to existing trees and in accordance with Policies EN2 and OS1 of the adopted South Kesteven Local Plan.

- 8 Before the development hereby permitted is commenced, all existing trees shown in the Grimsthorpe Castle New Gallery and Visitor Facilities Tree Report by D Stubbs (dated 28.11.19) to be retained shall have been fenced off to the limit of their branch spread in accordance with BS 5837. No works including:

- i. removal of earth,
- ii. storage of materials,
- iii. vehicular movements or
- iv. siting of temporary buildings

shall be permitted within these protected areas.

Reason: To prevent unnecessary damage to existing trees and in accordance with Policies EN2 and OS1 of the adopted South Kesteven Local Plan.

- 9 Development shall be carried out in strict accordance with the archaeological watching brief approved, as required by condition above. In the event of important archaeological features or remains being discovered which are beyond the scope of the watching brief to excavate and record and which require a more thorough rescue excavation, then all construction work on the phase in which the discovery is made, as submitted in the email from Stuart McKnight dated 9th June 2020, shall cease and details of a further programme of archaeological work shall be submitted to the Local Planning Authority for approval. Further development of that phase shall not re-commence until the investigation works are complete and written confirmation that work may commence is received from the Local Planning Authority.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policy EN6 of the adopted South Kesteven Local Plan and Paragraph 199 of the NPPF.

- 10 The works hereby permitted shall be undertaken strictly in accordance with mitigation measures contained in the Grimsthorpe Castle, Car Park ecology and protected species survey dated November 2019 by Inspired Ecology Ltd.

Reason: To ensure that appropriate measures are taken to safeguard any protected species that may be present on the site and their habitats, in accordance with Policy E2 of the South Kesteven Local Plan.

- 11 The works hereby permitted shall be undertaken strictly in accordance with mitigation measures contained in the Grimsthorpe Castle, New Gallery and Visitor Facilities ecology and protected species survey dated October 2019 by Inspired Ecology Ltd.

Reason: To ensure that appropriate measures are taken to safeguard any protected species that may be present on the site and their habitats, in accordance with Policy E2 of the South Kesteven Local Plan.

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

- 12 Before any part of the development hereby permitted is occupied/brought into use, the external surfaces shall have been completed in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

- 13 Before the end of the first planting/seeding season following the occupation/first use of the gallery hereby permitted, all soft landscape works shall have been carried out in accordance with the approved soft landscaping details.

Reason: Soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

- 14 Before any part of the gallery hereby permitted is occupied/brought into use, all hard landscape works shall have been carried out in accordance with the approved hard landscaping details.

Reason: Hard landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

- 15 Before any part of the development hereby permitted is occupied/brought into use, the external elevations shall have been completed using only the materials stated in the planning application forms and accompanying documents unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

**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.
- 2 Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.
- 3 Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.
- 4 Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087
- 5 The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements
- 6 The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. The works should be constructed in accordance with the Authority's specification that is current at the time of construction. Relocation of existing apparatus, underground services or street furniture will be the responsibility of the applicant, prior to application. For approval and specification details, please contact [vehiclecrossings@lincolnshire.gov.uk](mailto:vehiclecrossings@lincolnshire.gov.uk)
- 7 Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required within

the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works.

- 8 Prior to any works commencing contractors to have access to the asbestos register (Asbestos management survey reports), if asbestos presence a qualified asbestos contractor should be contacted as the works may be licensable.



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## Planning Committee

22 July 2020



## Additional Information Report

### S20/0662

**Proposal:** Construction of a new public art gallery and associated improvements to existing visitor facilities including alterations to the Grade II listed Old Coach House to create a new entrance to the Coach House Yard, a new shop, meeting space, storage & support space, alterations to the Old Stables including conversion to new cafe, alterations to Underloft Building and Old Water Tower Shed. Alterations to existing car park and creation of new visitor car park and associated landscaping

**Site Address:** Estate Office, Main Road, Grimsthorpe, PE10 0LY

#### Summary of Information Received:

The agent requested the following:

“We have read through read through your report to be submitted to the committee meeting and wanted to make some clarifications with regards to the list of approved plans”

- *GG\_02\_1007* should be *GG\_02\_2007*
- *GG\_02\_1008* should be *GG\_02\_2008*
- Drawing *GG\_R01\_2003 Proposed Coach House Yard Roof Removals* is missing from the list
- Drawing *GG\_R02\_2001 Proposed Underloft Building & Old Water Tower Shed Removals* is missing from the list

**Officer comment:** The amended conditions are considered reasonable and necessary and are recommended to be included should Members be minded to approve the application.

Therefore, the recommendation remains that the application should be approved, subject to the updated schedule of conditions below:

#### **RECOMMENDATION: that the development is Approved subject to the following conditions**

- 1 The works hereby consented shall be commenced before the expiration of three years from the date of this consent.

Reason: In order to ensure that the works are commenced in a timely manner, as set out in Sections 18 and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

#### Approved Plans

- 2 The works hereby consented shall be carried out in accordance with the following list of approved plans:

GG\_01\_0001 Proposed Location Plan, received 24 April 2020  
GG\_01\_0002 Site Plan, received 24 April 2020  
GG\_01\_1001 P2, Proposed Gallery Ground Floor Plan, received 29 May 2020  
GG\_01\_1002 P2, Proposed Gallery First Floor Plan, received 29 May 2020  
GG\_01\_1003 Proposed Gallery Second Floor Plan, received 24 April 2020  
GG\_01\_1004 Proposed Gallery Basement Floor Plan, received 24 April 2020  
GG\_01\_2001 Proposed Coach House Yard Ground Floor Plan, received 24 April 2020  
GG\_01\_2002 Proposed Coach House Yard First Floor Plan, received 24 April 2020  
GG\_01\_2003 Proposed Coach House Yard Roof Plan, received 24 April 2020  
GG\_02\_1000 Proposed Gallery North and West Elevation, received 24 April 2020  
GG\_02\_1001 Gallery South Elevation and Section B, received 24 April 2020  
GG\_02\_1002 P2 Gallery North and East Elevation and Section CC, received 29 May 2020  
GG\_02\_1003 Gallery Section M and O, received 24 April 2020  
GG\_02\_1004 P2 Gallery Section Q and BB received 29 May 2020  
GG\_02\_1005 Gallery South East Elevation and Section received 24 April 2020  
GG\_02-1006 P2 Gallery Section K and KK, received 29 May 2020  
GG\_02\_2001 Proposed Coach House, Underloft Bldg & Old Water Tower Shed Sections and Elevations received 24 April 2020  
GG\_02\_2002 Proposed Coach House, Underloft Bldg & Old Water Tower Shed Sections and Elevations (2) received 24 April 2020  
GG\_02\_2003 P1 Proposed Coach House Yard, Old Coach House Section and Elevations received 24 April 2020  
GG\_02\_2004 P1 Proposed Coach House Yard, Old Coach House Sections and Elevations received 24 April 2020  
GG\_02\_2005, Proposed Stables Sections and Elevations, received 24 April 2020  
GG\_02\_2006 P1 Proposed Coach House Yard, Underloft, Old Coach House & Old Stables and Sections (2) received 24 April 2020  
GG\_02\_2007 P1 Coach House Yard, Old Stables Elevations and Sections received 24 April 2020  
GG\_02\_2008 Proposed Coach House Yard, Old Stables Section and Elevations (2) received 24 April 2020  
GG\_R01\_2001 P1 Proposed Coach House Yard, Ground Floor Plan Removals 24 April 2020  
GG\_R01\_2002 P1 Proposed Coach House Yard, First Floor Plans Removals 24 April 2020  
GG\_R01\_2003 Proposed Coach House Yard Roof Removals 24 April 2020  
GG\_R02\_2001 Proposed Underloft Building & Old Water Tower Shed Removals 24 April 2020  
GG\_R02\_2002 P1 Proposed Coach House, Underloft Bldg & Old Water Tower Shed Removals, received 24 April 2020  
GG\_R02\_2003 P1 Proposed Coach House Yard, Old Coach House Removals received 24 April 2020  
GG\_R02\_2004 P1 Proposed Coach House Yard, Old Coach House Removals (2), received 24 April 2020  
GG\_R02\_2005 P1 Proposed Coach House, Underloft Bldg, Old Coach House and Old Stables Removals, received 24 April 2020  
GG\_R02\_2006 P1 Proposed Coach House, Underloft Bldg, Old Coach House and Old Stables Removals (2) received 24 April 2020  
GG\_R02\_2007 P1 Proposed Coach House Yard, Old Stables, Elevations and Sections received 24 April 2020  
GG\_R02\_2008 P1 Proposed Coach House Yard, Old Stables Removals received 24 April 2020  
1537\_01 Rev E Proposed Car Park Technical Plan received 24 April 2020

Unless otherwise required by another condition of this permission.

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

Before the Development is Commenced

- 3 Prior to the commencement of the stonework for the proposed art gallery hereby permitted, details of the ashlar stonework to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to the Local Planning Authority in writing for approval. Sample panels of the proposed stonework at a least a metre squared (showing where appropriate the proposed coursing, method of pointing and colour of mortar) shall be erected on site for consideration and

subsequent approval. The panel shall be retained on site until the completion of the works. The development shall be implemented in accordance with the approved details.

Reason: To ensure the satisfactory appearance of the building in accordance with Policy EN6 of the adopted South Kesteven Local Plan

#### During Building Works

- 4 Before any part of the development hereby permitted is occupied/brought into use, the external surfaces shall have been completed in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

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## Planning Committee

22 July 2020



### Additional Information Report

#### S20/0246

**Proposal:** Change of Use from Dwellinghouse (C3) to Children's Residential Care Home (C2)

**Site Address:** Heath Farm, Newgate Lane, Londonthorpe

**Summary of Information Received:** One further neighbour letter received.

Neighbour representation – No objection, property will make an ideal children's home.

**Officer Comment:** This representation raises no new planning considerations, the recommendation remains as on the agenda.

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