

Planning Committee



SOUTH
KESTEVEN
DISTRICT
COUNCIL



Thursday, 20 January 2022 at 1.00 pm
Council Chamber - Council Offices,
St. Peter's Hill, Grantham. NG31 6PZ

Committee Members: Councillor Helen Crawford (Chairman)
Councillor Mrs Judy Smith (Vice-Chairman)

Councillor David Bellamy, Councillor Harrish Bisnauthsing, Councillor Phil Dilks, Councillor Mrs Rosemary Kaberry-Brown, Councillor Penny Milnes, Councillor Charmaine Morgan, Councillor Robert Reid, Councillor Penny Robins, Councillor Ian Selby, Councillor Judy Stevens and Councillor Jacky Smith

Agenda Supplement

3. **Application S21/0174** (Pages 3 - 12)
- Proposal:** Submission for approval of reserved matters (aorm) relating to appearance, landscaping, layout and scale for 480 residential units pursuant to outline permission S15/3189
- Location:** Land to the North of Longcliffe Road and South of Belton Lane, Grantham
- Recommendation:** That the Assistant Director – Planning is authorised to GRANT planning permission subject to conditions
4. **Application S21/1210** (Pages 13 - 16)
- Proposal:** Reserved matters application for access, appearance, layout and scale details relating to outline permission S18/0452 (Residential Development)
- Location:** Ferndale House, Swinstead Road, Corby Glen, NG33 4NU
- Recommendation:** To authorise the Assistant Director of Planning to GRANT planning permission, subject to conditions outlined in the report.
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SOUTH
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Planning Committee

20 January 2022



Additional Information Report

This report sets out additional information in relation to planning applications for consideration at the Planning Committee on 20 January 2022 that was received after the Agenda was published.

S21/0174

Proposal: Submission for approval of reserved matters (aorm) relating to appearance, landscaping, layout and scale for 480 residential units pursuant to outline permission S15/3189

Site Address: Land to the north of Longcliffe Road and south of Belton Lane, Grantham

Additional Representations

Following the publication of the committee report, final comments have been received from Lincolnshire County Council (as Local Highways Authority and Lead Local Flood Authority) in relation to the proposed development. A copy of these comments is set out below:

Lincolnshire County Council (Highways & SuDs)

No objections subject to the request that any permission given by the Local Planning Authority shall include the following conditions:

Highway Condition 00

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.

Highway Condition 26

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.

Highway Condition 27

The development shall not be occupied until those parts of the approved Travel Plan that are identified therein as being capable of implementation before occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented for as long as any part of the development is occupied.

Reason: In order that the permitted development conforms to the requirements of the National Planning Policy Framework, by ensuring that access to the site is sustainable and that there is a reduced dependency on the private car for journeys to and from the development.

Highway Condition 29

The permitted development shall be undertaken in accordance with an Estate Road Phasing and Completion Plan, which shall first be approved in writing by the Local Planning Authority. The plan shall set out how the construction of the development will be phased and standards to which the estate roads on each phase will be completed during the construction period of the development.

Reason: To ensure that a safe and suitable standard of vehicular and pedestrian access is provided for residents throughout the construction period of the development.

Highway Condition 33

The permitted development shall be undertaken in accordance with a surface water drainage scheme, which shall first have been approved in writing by the Local Planning Authority. The scheme shall:

- *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 systems without exceeding the run-off rate for the undeveloped site.*
- *Provide attenuation details and discharge rates which shall be restricted to 41 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.*

No dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.

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.

Officer comments

The updated comments received from Lincolnshire County Council (as Local Highways Authority and Lead Local Flood Authority) reiterate the view that the application proposals would not result in an unacceptable impact on highways safety or a severe residual cumulative impact on the road network, and similarly would not give rise to any unacceptable impacts on flood risk and drainage. Therefore, as identified within the main committee report, subject to conditions, it is considered that the application proposals would be in accordance with Policy EN5 and ID2 of the adopted South Kesteven Local Plan and Section 9 and 14 of the National Planning Policy Framework on these matters.

It is proposed to update the schedule of conditions, to include the additional conditions recommended by Lincolnshire County Council, with the exception of Highways Condition 33. The outline planning permission granted on Appeal includes a condition (Condition 15), which is considered to cover the submission and approval of these details. As such, the imposition of the proposed condition as part of the current reserved matters consent is not considered to be necessary and, as a result, would not meet the legal tests for the imposition of conditions.

Taking the above into account, the recommendation remains the same as the main committee report, subject to the following, updated schedule of conditions.

Approved Plans

- 1) The development hereby permitted shall be carried out in accordance with the following list of approved plans:

Site Location Plan

- Site Location Plan showing ARM Application Area (Ref: L--/SL/ARM/Rev C)

Site Layout

- Site Layout Plan – Overview (Ref: L--/SL/OVERVIEW/REV G)
- Site Layout Plan – Phase 1A (Ref: L--/SL/P01A/REV G)
- Site Layout Plan – Phase 1B (Ref: L--/SL/P01B/REV H)
- Site Layout Plan – Phase 2 (Ref: L--/SL/P02/REV H)
- Site Layout Plan – Phase 3 (Ref: L--/SL/P03/REV J)

Boundaries and Landscaping

- Boundaries & Landscaping Plan Overview (Ref: L--/BOUNDLAND/5/Rev G)
- Boundaries & Landscaping – Sheet 1 of 4 (Ref: L--/BOUNDLAND/1/Rev E)
- Boundaries & Landscaping – Sheet 2 of 4 (Ref: L--/BOUNDLAND/2/Rev F)
- Boundaries & Landscaping – Sheet 3 of 4 (Ref: L--/BOUNDLAND/3/Rev G)
- Boundaries & Landscaping – Sheet 4 of 4 (Ref: L--/BOUNDLAND/4/Rev G)

Materials

- External Materials Plan (Ref: L--/EXTMAT/01/Rev D)
- Roof Materials Plan (Ref: L--/ROOFMAT/01/Rev D)

House Types

- Plot Schedule (Dated 17 November 2021)
- Plot Schedule – Detailed Design (Dated 22 December 2021)
- House Type Styles Plan (L--/STYLES/01/Rev D)
- Phases 2 & 3 Replan Corner Plots Plan (Ref: L--/REPLAN/CORNERS/01/REVA)
- Phases 2 & 3 Replan Focal Plots Plan (Ref: L--/REPLAN/FOCAL/01/REV A)
- Classic House Types Pack received 17 November 2021 with the exception of House Type 2318 – Corner Plot.
- 2318 House Type – Classic Design – Corner Plot (Ref: L52/2318DS/CLA/CORNER/Rev A)
- Contemporary House Types Pack received 17 November 2021
- Cottage House Types Pack received 17 November 2021

Garages

- Double Shared Carport (Ref: L000/CARPORT/DBL/DS)
- Triple Shared Carport (Ref: L000/CARPORT/TRP/DS)
- Standard Garage – Double and Single V3 Sheet 1 (Ref: L000/D&SG-V3/01)
- Standard Garage – Double and Single V3 Sheet 2 (Ref: L000/D&SG-V3/02)
- Double Garage – Front Gable (Ref: L000/DG/01)
- Double Garage – Side Gable (Ref: L000/DG/02)
- Double Shared Garage – Side Gable (Ref: L000/DSG/02)
- Single Garage – Front Gable (Ref: L000/SG/04)
- Attached Single Garage – Side Gable (Ref: L000/SG/05)
- Triple Shared Garage – Side Gable Sheet 1 (Ref: L000/TSG/01)
- Triple Shared Garage – Side Gable Sheet 2 (Ref: L000/TSG/02)

Acoustic Bund

- Noise Bund Elevation (Ref: WIE/SA/82/002/A01)
- Acoustic Bund Cross Section (Ref: L000/BUND/01)

Running Furrows Bridge Design

- Running Furrows Crossing – Long and Cross Sections Layout (Ref: WIE/SA/04/011/A02)

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

Construction Management Plan and Method Statement

2) 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.

During Building Works

Running Furrows Bridge Materials Details

3) Notwithstanding the submitted plans, before any construction work above ground is commenced, full details of the external appearance (including details of the materials to be used) of the approved Vehicular Bridge over the Running Furrows, shall have been submitted to and approved in writing by the Local Planning Authority. Details shall be in broad accordance with drawing Running Furrows Crossing – Long and Cross Sections Layout (Ref: WIE/SA/04/011/A02. Thereafter, the development shall be completed in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1.

External Materials Details

4) Before any of the works on the external elevations for the building(s) hereby permitted are begun, full details of the materials (including colour of any render, paintwork or colourwash) to be used in the construction of the external surfaces of the buildings shall have been submitted

to and approved in writing by the Local Planning Authority. Details shall be in broad accordance with the following drawings: External Materials Plan (Ref: L--/EXTMAT/01/Rev D) and Roof Materials Plan (Ref: L--/ROOFMAT/01/Rev D).

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

Soft Landscaping Details

5) Notwithstanding the submitted plans, before any construction work above ground is commenced, revised plans showing full details of all soft landscaping works including the selection of appropriate plant species for the identified street trees and plot boundary treatments, together with a timetable for implementation shall have been submitted to and approved in writing by the Local Planning Authority. Details shall be in broad accordance with drawings: Boundaries & Landscaping Plan Overview (Ref: L--/BOUNDLAND/5/Rev G), Boundaries & Landscaping – Sheet 1 of 4 (Ref: L--/BOUNDLAND/1/Rev E), Boundaries & Landscaping – Sheet 2 of 4 (Ref: L--/BOUNDLAN/2/Rev F), Boundaries & Landscaping – Sheet 3 of 4 (Ref: L--/BOUNDLAND/3/Rev G) and Boundaries & Landscaping – Sheet 4 of 4 (Ref: L--/BOUNDLAND/4/Rev G) and include:

- a. Planting plans
- b. Written specifications (including cultivation and other operations associated with plant and grass establishment)
- c. Schedules of plants, noting species, plant sizes and proposed numbers / densities where appropriate.

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.

Hard Landscaping Details

6) Notwithstanding the submitted plans, before any works on site other than site clearance works commence, details of hard landscaping works together with a timetable for implementation shall have been submitted to and approved in writing by the Local Planning Authority. Details shall be in broad accordance with drawings: Site Layout Plan – Overview (Ref: L--/SL/OVERVIEW/REV G), Site Layout Plan – Phase 1A (Ref: L--/SL/P01A/REV G), Site Layout Plan – Phase 1B (Ref: L--/SL/P01B/REV H), Site Layout Plan – Phase 2 (Ref: L--/SL/P02/REV H), Site Layout Plan – Phase 3 (Ref: L--/SL/P01A/REV J) and shall include:

- a. Detailed specification and materials for all hard surfaces, including public and private roads, paths and cycleways.

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.

Estate Road Phasing and Completion Plan - Details

- 7) The permitted development shall be undertaken in accordance with an Estate Road Phasing and Completion Plan, which shall first be approved in writing by the Local Planning Authority. The plan shall set out how the construction of the development will be phased and standards to which the estate roads on each phase will be completed during the construction period of the development.

Reason: To ensure that a safe and suitable standard of vehicular and pedestrian access is provided for residents throughout the construction period of the development.

Before the Development is Occupied

Estate Road and Footway Implementation

- 8) 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.

Travel Plan Implementation

- 9) The development shall not be occupied until those parts of the approved Travel Plan that are identified therein as being capable of implementation before occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented for as long as any part of the development is occupied.

Reason: In order that the permitted development conforms to the requirements of the National Planning Policy Framework, by ensuring that access to the site is sustainable and that there is a reduced dependency on the private car for journeys to and from the development.

Hard Landscaping Implementation

- 10) All hard landscaping works shall be carried out in accordance with the approved hard landscaping details and timetable for implementation.

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.

Soft Landscaping Implementation

- 11) All soft landscaping works shall be carried out in accordance with the approved soft landscaping details and timetable for implementation.

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

Materials Implementation

12) Before each dwelling is occupied, the external surfaces of that dwelling 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.

Boundary Treatments

13) Before each part of the development hereby permitted is occupied/brought into use, the works to provide the boundary treatments relating to that part of the development shall have been completed in accordance with the approved boundary treatment scheme.

Reason: To provide a satisfactory appearance to any boundary treatments and by screening rear gardens from public view, in the interests of the privacy and amenity of the occupants of the proposed and neighbouring dwellings and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

Noise Attenuation Measures

14) Before the occupation of any dwellings, Validation Testing of the noise attenuation works shall have been carried out and the results submitted to and approved by the Local Planning Authority. Such Validation Testing shall:

- a) Be carried out in accordance with an approved method statement
- b) Demonstrate that the specified noise levels have been achieved.

In the event that the specified noise levels have not been achieved, then, notwithstanding the sound attenuation works thus far approved, a further scheme of sound attenuation works to the relevant dwellings affected, which is capable of achieving the specified noise levels recommended by an acoustic consultant, shall be submitted to and approved by the Local Planning Authority before the use of the development is commenced. Such further scheme of works shall be installed as approved in writing by the Local Planning Authority before the relevant dwellings are occupied and shall thereafter, be retained.

Reason: To protect residents from unacceptable noise levels generated by passing trains.

Notes to Applicant

- (1) In reaching this decision the Council has worked with the Applicant in a positive and proactive manner by determining the application without delay. As such, it is considered that the decision is in accordance with Paragraph 38 of the National Planning Policy Framework (2021).
- (2) This consent applies only to that required by the Town and Country Planning Acts and does not include any permission or approval under any other enactment, bylaw or regulation.
- (3) In accordance with Section 59 of the Highways Act 1980, please be considerate of causing damage to the existing highway during construction and implement mitigation measures as necessary. Should extraordinary expenses be incurred by the Highway Authority in maintaining the highway by reason of damage caused by construction traffic, the Highway Authority may seek to recover these expenses from the developer.

- (4) All roads within the development hereby permitted must be constructed to a satisfactory engineering standard. Those roads that are to be put forward for adoption as public highways must be constructed in accordance with the Lincolnshire County Council Development Road Specification that is current at the time of construction and the developer will be required to enter into a legal agreement with the Highway Authority under Section 38 of the Highways Act 1980. Those roads that are not to be voluntarily put forward for adoption as public highways, may be subject to action to the Highway Authority under Section 219 (the Advance Payments code) of the Highways Act 1980. For guidance please refer to <https://www.lincolnshire.gov.uk>
- (5) 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. For further guidance please visit our website via the following links: Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management> Licences and Permits - <https://www.lincolnshire.gov.uk/licences-permits>



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Additional Information Report

This report sets out additional information in relation to planning applications for consideration at the Planning Committee on 20 January 2022 that was received after the Agenda was published.

S21/1210

Proposal: Reserved matters application for access, appearance, layout and scale details relating to outline permission S18/0452 (Residential Development)

Site Address: Ferndale House, Swinstead Road, Corby Glen, NG33 4NU

Summary of Information Received:

1. It should be noted that application ref S21/2299 which sought to amend the S106 agreement related to the outline application (S18/0452) has been withdrawn. Therefore no amendments to the agreement are being considered and the financial contributions set out for education and play areas remain as per the signed S106 agreement.
2. Further amendments have been made to the scheme to improve the layout and design following comments from the Urban Design Officer. The comments and a summary of amendments are below, along with the revised site layout plan and street scene example. Please note the approved plans condition shall be updated to include the revised drawing numbers.

Comments from Urban Design Officer:

Corner plots – these need to be stronger:

- plot 16 is hidden behind the tall garden wall and parking (despite it now being dual aspect) – so a detached corner turner would be better and the parking could be at the side. Failing that, at the very least, the parking could be to the right of the garden, parallel with plot 24 spaces and then the property could be pushed northwards – so that the front of plot 16 and it's rear garden wall are in line – this allows the front of this plot to be seen better as you enter the site and pass down the street – it also brings it in line with the building line of plots 24/25;
- Again, plot 12 – detached corner turner better (as this would resolve issues). If not possible, parking could be better placed to the south – allowing this important east

elevation to front on to the shared space area and also terminate views as you approach from the east. The garden wall also juts out awkwardly here and could be pulled back.

Street dimensions

- The shared surface area in front of plot 12 – this is better – but is designed solely around the swept path of a large vehicle and looks very engineered– the same space could be provided for such a vehicle to turn here, but with a more ‘designed’ space – such as a square with trees or village green.
- The same applies to the turning head near the pumping station.

Materials

Given the village location and strong character of Corby Glenn - real stone (as close to local village stone as possible) should be used where it has been proposed.

Porch canopies should be timber (and tile) and not GRP

Street trees

para 131 of NPPF should be followed – in addition to our Design SPD – Street trees to be designed in to the scheme somehow. It may be that the more informal placement of trees could work here – there are a few, but more could be added.

Boundaries

The large extent of knee rail around the open space is unnecessary – hedge could be used instead and would enhance biodiversity.

Access (gap) needed in north of open space to provide direct access from north

House types

Plots – 1-4 – the front door is mis-aligned with the window above which looks odd and creates a less visually attractive and lower quality building.

Summary of Amendments

- 1. Parking for plot 12 has been re-located to side rather than the front elevation**
- 2. Plots 16 & 17 have been moved further north to be in line with front elevations of 24 & 25, parking relocated to side (parallel to parking of plot 25).**
- 3. Additional street trees and hedgerow added**
- 4. Plots 1-4 first floor central window re-aligned to be above entrance door to create more balanced front elevations**
- 5. Access gap to open space has been provided south of plot 12**
- 6. Re materials comments, agent has requested material details are conditioned – the following additional condition is proposed:**

‘Notwithstanding the approved plans, before any of the works on the external elevations for the buildings hereby permitted are begun, manufacturers details (samples upon request) of the materials (including colour of any render, paintwork or colourwash) to be used in the construction of the external surfaces shall have been submitted to and approved 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.’

Revised Site Layout



Revised Street Scenes



Street Scene AA



Street Scene BB