

# Planning Committee



SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL



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Thursday, 5 September 2024 at 1.00 pm  
Council Chamber - South Kesteven House, St. Peter's Hill,  
Grantham. NG31 6PZ

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**Committee Members:** Councillor Charmaine Morgan (Chairman)  
Councillor Penny Milnes (Vice-Chairman)

Councillor David Bellamy, Councillor Harrish Bisnauthsing, Councillor Pam Byrd,  
Councillor Helen Crawford, Councillor Patsy Ellis, Councillor Paul Fellows,  
Councillor Tim Harrison, Councillor Gloria Johnson, Councillor Vanessa Smith,  
Councillor Sarah Trotter and Councillor Paul Wood

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## Agenda Supplement

6. **Application S23/2281** (Pages 3 - 6)  
**Proposal:** Proposed development of 8no new semi-detached residential dwellings  
**Location:** 28 Stonebridge Road, Grantham, Lincolnshire NG31 9AR  
**Recommendation:** To authorise the Assistant Director – Planning to GRANT planning permission
9. **Application S24/0706** (Pages 7 - 10)  
**Proposal:** Section 73 application to vary condition 2 (approved plans) of S20/1862 Amendments to Plot 3 house type  
**Location:** Osier Farm, 141B Eastgate, Deeping St James  
**Recommendation:** To authorise the Assistant Director – Planning to GRANT planning permission

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## Planning Committee

5<sup>th</sup> September 2024

### Additional Information Report

This report sets out additional information in relation to planning applications for consideration at the Planning Committee on 5<sup>th</sup> September 2024 that was received after the Agenda was published.

#### S23/2281

**Proposal:** Proposed development of 8no new semi-detached residential dwellings.

**Site Address:** 28 Stone Bridge Road, Grantham, NG31 9AR

#### Summary of Information Received:

- **Final comments from Lincolnshire County Council (Highways & SuDS)**

### Representations Received

#### Lincolnshire County Council Highways

Lincolnshire County Council has responded as Local Highways Authority that they have no objections to the proposed development. Commenting further that

*'This proposal is for the erection of 8 dwellings, the access meets the guidelines as set out in Manual for Streets and adequate provision for car parking is proposed within the limits of the site, therefore, it is considered that the proposals would not result in an unacceptable impact of highway safety.'*

### Evaluation

#### Highway issues

The additional response from the local highway authority confirms that the authority has no objection to the proposal. Therefore, the planning officer considers that the proposed development would be acceptable in highway terms and

would provide adequate access, and parking provision in accordance with Local Plan Policy ID2 and Section 9 of the NPPF.

## **Recommendation**

The final comments received from Lincolnshire County Council supports the assessment made by the Case Officer within the main Officer Report, as such, these comments do not alter the conclusions formed within that report.

However, following further consideration of the proposals, including further evaluation as part of the pre-meeting site visits, Officers consider it appropriate to impose a further condition requiring the submission of a detailed Arboricultural Method Statement to ensure that the Root Protection Areas of the protected Trees, are not adversely affected by construction activities.

As such, the recommendation is to authorise the Assistant Director – Planning to Grant planning permission subject to the conditions set out within the main Officer Report, and subject to the following additional condition.

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

Before the development hereby permitted is commenced, full details of the tree protection measures for all existing trees and hedges to be retained shall be submitted to and approved in writing by the Local Planning Authority. These measures shall be set out in a detailed Arboricultural Method Statement to include the specification of the location and type of protective fencing, the timings for the erection and removal of the protective fencing, the details of any hard surfacing and underground services proposed within the root protection areas, all to be in accordance with the BS 5837: 2012, and the monitoring of tree protection measure during construction. All tree protective measures shall be carried out as set out in the approved Arboricultural Method Statement.

Reason: To protect the visual amenity of the area, and prevent unnecessary damage to existing trees and in accordance with Policies EN2, EN6 and OS1 of the adopted South Kesteven Local Plan.



**Financial Implications reviewed by: Not applicable**

**Legal Implications reviewed by: Not applicable**



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## Planning Committee

5<sup>th</sup> September 2024



### Additional Information Report

This report sets out additional information in relation to planning applications for consideration at the Planning Committee on 5<sup>th</sup> September 2024 that was received after the Agenda was published.

#### **S24/0706**

**Proposal:** . Section 73 application to vary condition 2 (approved plans) of S20/1862 Amendments to Plot house type

**Site Address:** Osier Farm, 141B Eastgate, Deeping St James

#### **Summary of Information Received:**

- **Revised block plan and sectional street elevation plan**

### Representations Received

#### **Applicants Agent:**

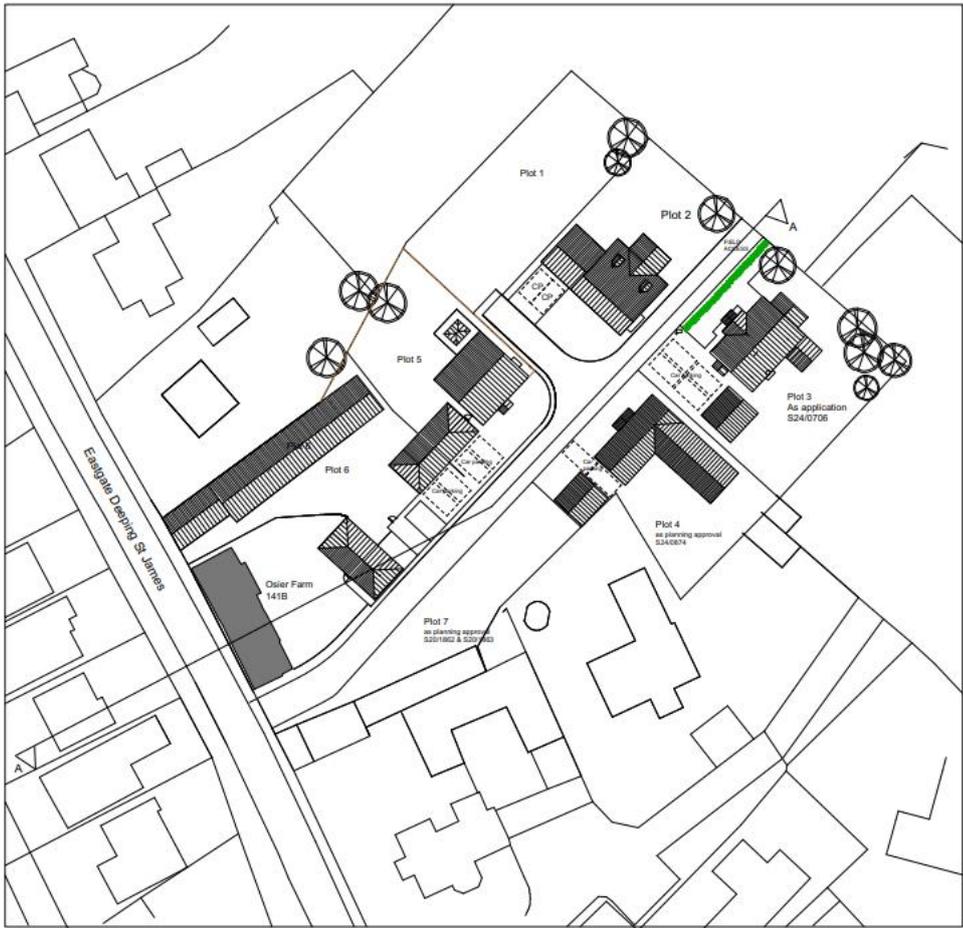
The Applicant's Agent has responded to the Ward Members Committee call-in request to address the concerns raised:

"We had responded positively to your previous concerns by making several changes to Plot 3 including reducing the house height.

We have prepared an elevational section to illustrate the relationship between plot 3 and Osier Farmhouse. Surrounding buildings are also shown to give approximate heights and context. It should be noted that houses on the other side of East Street are built close together and are generally two storeys. In 2016 planning approval was granted for an alteration to Number 160 which increased the house height to enable a third-floor bedroom in the roof. Please note that the substantive part of this house is only approx. 22 meters away from Osier Farmhouse.

It can be seen that Plot 3, at its closest, is a good distance from the farmhouse of approx. 76 meters. Plot 4 has planning approval and is approx. 53 meters from the farmhouse. Taking into account the relative distances of these two plots from the farmhouse, we believe that the additional small height of approx. 60cm which plot 3 has over plot 4 is inconsequential and will not detract from the setting of the farmhouse. Plots 3&4 have proposed finished floor levels set a little lower than the ground outside the farmhouse as illustrated on the section, which marginally helps the situation.

The existing buildings which surround Osier Farmhouse and those granted planning permission are varied in height and form and it can be seen that the proposed height for Plot 3 does not impinge on the setting of the farmhouse."



BOUNDARY TREATMENT	
1.8m high close boarded fence	-----

SCALE 1:500 @ A3



Project OSIER FARM, EASTGATE DEEPIING ST JAMES		Aspect Architectural Design		Rev A, August 24 - Planning reference amended, Plot 2 added
Title SITE PLAN - PLOT 3 SHOWING ELEVATIONAL SECTION LINE A-A		Architectural Designer 21st Century Street Northampton NN1 6BB 01603 279100/1001		
Scale	Date	Sheet No.		
1:500	24.08.24	284		
Author	Checked	Drawn	Scale	
D	(-)	10	A	



Revisions:  
A - August 24 - plot 4 reference altered

SCALE 1:200 @ A1



Project OSIER FARM, EASTGATE DEEPIING ST JAMES		Aspect Architectural Design		Rev A, August 24 - Planning reference amended, Plot 2 added
Title SECTIONAL ELEVATION THROUGH SITE SHOWING PLOT 3		Architectural Designer 21st Century Street Northampton NN1 6BB 01603 279100/1001		
Scale	Date	Sheet No.		
1:200	24.08.24	284		
Author	Checked	Drawn	Scale	
D	(-)	11	A	

## Evaluation

### Highway issues

The additional response from the Applicants Agent more effectively illustrates the height of the proposed dwelling, when compared to others within the street by illustrating a section through the site from Plot No.3 through to No.160 Eastgate. Therefore, the planning officer considers that the proposed development would be acceptable in terms of impact upon the character and appearance of the area and the impact upon the specific significance of the heritage asset and would be in accordance with Local Plan Polies EN6 and DE1 and Sections 12 and 16 of the NPPF.

## **Recommendation**

The final comments and drawings received from Applicants Agents support the assessment made by the Case Officer within the main Officer Report, as such, these comments do not alter the conclusions formed within that report.

As such, the recommendation is to authorise the Assistant Director – Planning to Grant planning permission subject to the conditions set out within the main Officer Report.

**Financial Implications reviewed by: Not applicable**

**Legal Implications reviewed by: Not applicable**