

Planning Committee



SOUTH
KESTEVEN
DISTRICT
COUNCIL



Thursday, 3 October 2024 at 1.00 pm
Council Chamber - South Kesteven House,
St. Peter's Hill, Grantham. NG31 6PZ

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

Agenda Supplement

4. **Application S22/1591** (Pages 3 - 4)

Proposal: Full Planning Application for the erection of 111 dwellings including affordable housing provision, open space including access to the river, soft and hard landscaping including tree lined streets, car and cycle parking including EV charging provision, and vehicular link with the adjacent Vistry site.

Location: Land to the north of Uffington Road, Stamford

Recommendation: To authorise the Assistant Director of Planning & Growth to GRANT planning permission, subject to completion of a planning obligation and subject to conditions outlined in the report.

5. **Application S24/0569** (Pages 5 - 7)

Proposal: Demolition of the existing grain store and erection of five dwellings

Location: Grain Store, Station Road, Twenty, PE10 0AZ

Recommendation: To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions

This page is intentionally left blank

S22/1591

Proposal: Full Planning Application for the erection of 111 dwellings including affordable housing provision, open space including access to the river, soft and hard landscaping including tree lined streets, car and cycle parking including EV charging provision, and vehicular link with the adjacent Vistry site.

Site Address: Land To The North Of Uffington Road, Stamford, Lincolnshire, PE9 2BF

Summary of Information Received:

- Final comments from Lincolnshire County Council (as Local Highway Authority)
- Amendments to house types for plots 7,9,23,38, 39 & 58.

Lincolnshire County Council (as Local Highway Authority) final comments

Final comments have been raised by LCC (as LHA) that raise no objections to the proposal, but set-out their recommended conditions and planning obligations.

A £5,000 financial contribution towards monitoring the Travel Plan is already recommended through the main report. Likewise, planning conditions securing a Construction Management Plan, Travel Plan, detailed Surface Water Drainage Plan and phasing and completion of the estate roads and footways/ cycleways are already included in the main report.

A further condition that seeks to secure a Puffin crossing over Uffington Road prior to occupation of any of the dwellings is also included. The justification for the crossing is that there would be additional pedestrian movements as a result of the proposed development and a desire to cross Uffington Road and join the bridleway (Stamford BW1). The bridleway connects to the south of Uffington Road and runs to the River Welland and countryside to the south. This bridleway links to a PRoW footpath which extends eastwards providing a shorter route between Stamford and the village of Uffington to the east.

Officer comment

The closest existing crossing to the proposed access to the site is the pedestrian crossing opposite the Aldi store 80m to the east. A zebra crossing is also required to be delivered as part of the Vistry scheme 60m to the west, which has yet to be implemented.

Uffington Road is a well-used road with a 30mph speed limit, which is supported by comments from LCC (as LHA) and the submitted transport assessment. Likewise, there is a bridleway which connects into an extensive PRoW network directly opposite the proposed access. Given the location of the other existing and proposed crossing points, it is therefore likely that the proposed development would lead to an increase in pedestrians seeking to cross Uffington Road at this or close to this point, which in turn would be likely to lead to an increased highway safety risk. As such, the principle of an improved pedestrian crossing is considered to be reasonable and necessary.

LCC (as LHA) have specified that the proposed crossing should be a Puffin crossing. However, at this stage there is no technical information to support this request and demonstrate that it could be achieved. Therefore, to avoid a situation of imposing a condition that requires an improvement scheme that cannot be achieved, it is recommended that following condition is imposed.

No part of the development hereby permitted shall be occupied until such time as a new or improved pedestrian crossing linking the footway at the site access with bridleway (Stamford BW1) has been completed, with details having first been submitted and approved in writing by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate measures of access to the permitted development and to accord with Policies DE1 and ID2 of the South Kesteven Local Plan.

Amendments to house types

Amendments to the street facing elevations have been made to house types for plots 7,9,23,38, 39 & 58. Side windows and a porch over the back door and changes to the style plot 58 have also been made. These amendments following additional comments from the Council's Urban Design Officer on the proposed scheme.

Officer comment

The changes ensure that these dwellings, which are sited on corner locations, better address the street. This results in an improved design to the scheme and would ensure the proposal is in accordance with Local Plan Policy DE1 and the Stamford Design Guidelines SPD. As such, it is recommended to update condition 2 as follows:

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

- Location Plan drawing no. BW251EC-OP4-PL-01 Rev C
- Development Layout drawing no. BW251EC-OP12-PL-02 Rev E
- Detailed Layout BW251EC-OP12-PL-03 Rev C
- House type drawing nos. BW251EC-HA-MNLa-01 Rev B Manciple – MNLa, BW251EC-HA-TIa-01 Rev B Tillman – Tia, BW251EC-HT-AKa-01 Rev B Arkwright – Aka, BW251EC-HT-BXa-01 Rev B Baxter – Bxa, BW251EC-HT-CHa-01 Rev B Chandler – Cha, BW251EC-HT-CHb-02 Rev C Chandler – CHb, BW251EC-HT-JOa-01 Rev C Joiner – Joa, BW251EC-HT-JOa-02 Rev C Joiner – Job, BW251EC-HT-MAa-01 Rev B Mason – Maa, BW251EC-HT-MAb-02 RevC Mason – Mab, BW251EC-HT-MIa-01 Rev B Milliner – Mia, BW251EC-HT-SCa-01 Rev B Scriviner – Sca, BW251EC-HT-TAa-01 Rev B Tailor – Taa, BW251EC-HT-TAb-02 Rev B Tailor – Tab, BW251EC-HT-THa-01 Rev B Thespian – Tha, BW251EC-HT-THb-02 Rev B Thespian – THb, BW251-AP-POL-01 Rev B Floor Plans, BW251-AP-POL-02 Rev B Elevations, BW251EC-GR-01 Rev B Garages

Unless otherwise required by another condition of this permission.

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



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

3rd October 2024



Additional Information Report

This report sets out additional information in relation to planning applications for consideration at the Planning Committee on 3rd October 2024 that was received after the Agenda was published.

S24/0569

Proposal: Demolition of the existing grain store and erection of five dwellings

Site Address: Grain Store, Station Road, Twenty, PE10 0AZ

Summary of Information Received:

- Correspondence from the Applicant's Agent including street view visuals of the existing and proposed development.

Representations Received

Applicants Agent:

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

1. "Size/scale of dwellings - scaled off the submitted plans I can confirm the following.

Existing Barn Ridge – 8.45m

Proposed House Ridge – 8.95m

Although the proposed dwellings have a ridge height of 8.95m compared to the ridge height for the existing barn of 8.45m, this is only 0.5m difference, and isn't really a huge difference given the proposal for the new dwellings is trying to achieve a better configured, visually pleasing and sustainably built dwellings, compared to what we could build as part of the conversion of the existing barn. It is important to note, the existing grains tore sits a lot closer and is more imposing on the current dwellings, compared to the proposed new dwellings.

2. No. of bedrooms - Whilst we note that the current Class Q consent has 4x2-bed dwellings and 1x4-bed dwelling compared to the proposed new dwellings being 4-beds, a 4 bed house is likely to only have two adults in it with a maximum of 2 cars, and a 2 bed house is likely also to have 2 adults in it (a couple) who are likely to have 2 cars, although we appreciate it could be single occupancy. We do not feel that the increase to 4 beds is going to materially increase cars coming and going from the site. As you are aware Station Road is a no through road, with very minimal traffic usage and any increase in car usage is not going to have a material impact on Station Road or even the adjoining Spalding Rd (A151).

It is also important to note that the changes to Class Q permitted development this summer now allows agricultural buildings to be converted into 10 dwellings (increase from 5) and 1,000m² of internal space (up from 865m²). Our client could therefore apply for a change of use under this revised permitted development to not only convert more space (including a first floor and rear extension) but for more dwellings than the proposed 5. As an example, if 1,000m² was converted into 10 dwellings, this would result in 100m² per dwelling, which is easily enough space for 2, even 3 beds. Let's assume all 2 beds, each with 2 cars, this equates to 20 cars. This is the same amount that is envisaged for the proposed 4-bed dwellings, as these would be family homes so 2 adults, assuming 2 cars.

Proposed Houses - Total GIA - 710m²

Existing Class Q consent for conversion of grain store into 5 dwellings - Class Q Total GIA – 676m².”



Existing View from the North



Proposed View from the North



Existing view from the South



Proposed view from the South

Evaluation

Highway issues

The additional response from the Applicants Agent more effectively illustrates the height of the proposed dwelling, when compared to the grain store and existing dwellings within the street by illustrating view from both the north and south of the development site. The planning officer's assessment is that the additional illustrations is that the development would be acceptable in terms of impact upon the character and appearance of the area 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.

This page is intentionally left blank