



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

5th September 2024



Additional Information Report

This report sets out additional information in relation to planning applications for consideration at the Planning Committee on 5th 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