

DEVELOPMENT MANAGEMENT

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OUTLINE PLANNING PERMISSION

Town and Country Planning Act 1990

Part I – Particulars of application

Application No:	S12/0510/MJRO
Date Received:	09 March 2012
Applicant:	Mr Martyn James and Henry Bell & Co Ltd
Proposal:	Demolition of existing building and construction of new apartments (extension to time frame) S08/0892
Location:	former Grantham Tyre & Auto, Rycroft Street, Grantham, NG316DL
Decision/Date:	Approved conditionally - 16 October 2012

SUMMARY OF REASON(S) FOR APPROVAL

It is considered that the proposed development would result in a satisfactory form of sustainable development. The setting of St John's Church is affected by the existing building and would be affected by the proposed development. It is considered that subject to the careful choice of materials, the setting of the church would be somewhat enhanced by the proposed development.

Whilst concern has been raised in relation to parking provision, the matter for consideration is to whether or not there has been a material change in circumstances since the determination of the previous planning permission that would lead to a different decision.

The South Kesteven Core Strategy is silent on parking standards. The emerging Grantham Area Action Plan October 2011 (GAAP) is relevant and can be afforded a degree of weight. In particular paragraph 3.1.8 of the GAAP states that parking is a key issue in Grantham and on street parking is saturated throughout the town on both weekdays and weekends. Policy MOV1 states that the development should encourage sustainable transport networks by offering alternatives to the use of the private car; and in particular that in order to achieve this, development should deliver an appropriate mix of uses to maximise people's propensity to walk cycle when assessing local goods and services.

Notwithstanding the above, it is considered that the proposed development complies with the thrust of sustainable development contained in the NPPF and echoed in the adopted Core Strategy. Specifically Objective 4 which seeks to improve accessibility to jobs, house, and services, and to reduce traffic growth, be ensuring choice to use public transport, walk or cycle, for as many journeys as possible.

It is considered increasing parking spaces on site would be contrary to this objective. The absence of an objection from the local highway authority or planning policy and the Inspectors discussion on the matters contained in the appeal decision (APP/E2530/A/08/2086979) it is considered that whilst policies have been superseded since the appeal determination, the golden thread of sustainable development remains. As such it is considered the proposed development accords with policy. There is a presumption in favour of sustainable development unless adverse impacts outweigh the benefits or specific policies indicate against.

Whilst concerns have been raised in relation to parking they are not considered to outweigh the sustainable credentials of the development. The proposal is considered to accord with the thrust of the National Planning Policy Framework, RSS Policy 2, 13, 44, and 47, and policies SP1, H1 and EN1 of the adopted South Kesteven Core Strategy and Policy MOV1 of the emerging Grantham Area Action Plan.

Part II – Particulars of decision

The South Kesteven District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **outline planning permission has been granted** for the carrying out of the development referred to in Part I hereof, subject to the following condition(s) and reason(s):

1. Details of the appearance, landscaping, and scale, (hereinafter called 'the reserved matters') shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: To enable the local planning authority to control the development in detail and to comply with Section 92 as amended of the Town and Country Planning Act.

2. Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

Reason: To enable the local planning authority to control the development in detail and to comply with Section 92 as amended of the Town and Country Planning Act.

3. The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.

Reason: To enable the local planning authority to control the development in detail and to comply with Section 92 as amended of the Town and Country Planning Act.

4. Development shall not begin until details of foul and surface water drainage works have been submitted to and approved in writing by the local planning authority. None of the dwellings shall be occupied until the drainage works have been completed in accordance with the submitted plans.

Reason: To ensure a satisfactory means of surface and foul drainage.

5. No development shall take place until details of the existing and proposed ground levels of the site and finished floor levels of the proposed buildings, together with the existing floor and ground levels of the adjoining properties have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory form of development.

6. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the buildings are occupied. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and the privacy of future occupiers.

7. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- i) the parking of vehicles of site operatives and visitors
 - ii) loading and unloading of plant and materials
 - iii) storage of plant and materials used in constructing the development
 - iv) measures to control any vibration or the emission of noise, dust and dirt during demolition and construction
 - v) a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: To protect the amenity of neighbouring occupiers.

8. No dwelling shall be occupied until the vehicular access, turning space and parking spaces have been laid out within the site in accordance with the site plan on drawing No A0697-05 Rev A and thereafter they shall be retained for those purposes.

Reason: In the interests of highway safety.

9. Details of a scheme for the secure storage of bicycles shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved. The bicycle storage shall be retained for that purpose thereafter.

Reason: In the interests of sustainable development and the promotion of alternative means of transport to the motor vehicle.

10. The height and mass of the buildings shall accord with the submitted illustrative drawing (No A0697-06) with the exception of the 'Tower' section that shall be limited in height to that of the existing building.

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

11. Prior to the commencement of any development on site, including any demolition, the asset/existing building, shall be recorded by a full measured survey and photographic record in accordance with details to be submitted to and approved in writing by the local planning authority.

Copies shall be deposited with the local planning authority and the Lincolnshire Historic Environment Record.

Reason: To ensure that records of the heritage asset are appropriately recorded and retained.

12. Prior to the commencement of the development hereby permitted details of the materials to be used in the construction of the external walls and roofs have been submitted to and agreed in writing by the local planning authority. Only the agreed materials shall be used in the development.

Reason: To ensure a satisfactory appearance to the development.

Standard Note(s) to Applicant:

- A. 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.
- B. Your attention is drawn to the attached notes explaining your rights of appeal regarding this decision.
- C. The permission to which this notice refers MAY contain the requirement to comply with certain conditions PRIOR to any works being commenced, as well as conditions to be met DURING and AFTER the completion of the development. You are hereby advised that non-compliance with ANY condition may render this permission invalid and the development itself UNLAWFUL and could lead to enforcement action and/or prosecution. It is YOUR responsibility to ensure that all conditions are complied with. If you are in any doubt as to the requirements established by any condition attached to this permission, you are strongly advised to contact South Kesteven District Council Development Management for clarification prior to the commencement of any works.

- D. The approval of details reserved by any condition(s) (discharge of condition(s)) is now treated as a formal application and as such requires a fee. A fee of £25 is applicable for householder applications, including extensions, any ancillary buildings within the curtilage of a dwelling, construction of fences, walls, car parking, etc., and £85 for any other type of development. Any number of conditions relating to a specific application can be considered as one application with the single fee. However, if conditions are submitted individually, then the fee will be applicable for each separate submission. There is a form on-line at www.southkesteven.gov.uk/planning or Customer Services will complete a short form taking the relevant details and receipt any fee. We have 8 weeks in which to make our decision, after this date, you can appeal to the Secretary of State. You should note that if you have had no response within 12 weeks, then the fee has to be refunded.

Additional Note(s) to Applicant:

- E. You are advised that the application site falls within an area affected by Radon. You are asked to contact the Council's Building Control section (telephone number 01476 406187) to ascertain the level of protection required and whether a geological assessment is necessary.



Pat Reid
Development Management Service Manager

Date: 16 October 2012