

**CHAIRMAN'S PANEL 10 FEBRUARY 2012**

**SCHEDULE OF PLANNING APPLICATIONS**

<b>Order</b>	<b>Applicant and Location</b>	<b>Application Number</b>	<b>Decision Level</b>	
			<b>Delegated</b>	<b>Committee</b>
1	Mr & Mrs Bowyer Northons Lane, Holbeach	<b>H09-0944-11</b>	X	
2	Mr R Ambrose Wheatsheaf Farm, Jiggles Gate	<b>H06-1004-11</b>	<b>Not Decided</b>	
3	Mr M Crass 8a High Street, Sutton Bridge	<b>H18-1017-11</b>	X	
4	Mr & Mrs Bycraft 61 Hall Hill Road, Holbeach	<b>H09-1005-11</b>	X	
5	Mr S Miah 78 Bridge Road, Sutton Bridge	<b>H18-0010-12</b>	X	
6	Mrs C Hyden Garnsgate Hall, Lutton Garnsgate	<b>H12-0014-12</b>	X	
7	Sills & Betteridge Solicitors Welland Workspace, 10 Pinchbeck Road, Spalding	<b>H16-0823-11</b> advert	X	

# CHAIRMAN'S PANEL

Held on: 10 February 2012

Application No: H09-0944-11 Applicant: Mr and Mrs J T E Bowyer

Proposal: Residential development – erection of two detached dwellings

Location: Northons Lane, Holbeach

Terminal Date: 26 January 2012

Planning Policies: (insert policy reference)

Development Plan	Local Plan, July 2006	EC3, HS3, HS4, SG14, SG17, SG18
National Guidance	Planning Policy Guidance / Statement	PPS1, PPS3

Representations: ✓ (Tick as Appropriate)

	(Tick as Appropriate)			Comments		(Tick as Appropriate)			Comments
	Object	Support	No Objection			Object	Support	No Objection	
Parish Council		✓		✓	Lincs Archaeology				No input
Ward Members					Civic Society				
County Highways			✓	✓	Public (state)	1			
Environment Agency					Other (state)				
Env. Protection				✓	Other (state)				
					Other (state)				

Material Considerations (other significant matters to be brought to Panel's attention overleaf (YES/NO))

Main Issues

(Tick box)

Main Issues

(Tick Box)

Housing policy	✓	Pedestrian safety	
Employment policy		Conservation Area	
Character and appearance of area/street scene	✓	Flood Risk (FRA)	
Residential amenity: - daylight/sunlight - visual impact - privacy - noise & disturbance		Agricultural justification	
	✓	Countryside	
	✓	Contaminated land	✓
	✓	Crime & disorder	
	✓	Trees	✓
Highway safety	✓	Personal circumstances	
		Other (state)	
		Other (state)	
		Other (state)	

Anticipated recommendation/decision Approve ✓ Refuse

Route for determination of application Delegated ✓ Committee

Signed..........(Planning Manager)

## **Proposal**

Outline planning permission is sought for two detached dwellings, with all matters reserved for subsequent approval. Indicative plans have been submitted with the application showing a 3 bedroom bungalow and detached garage on plot 1 and a 3 bedroom house and detached garage on plot 2.

### **Reason for referral to Chairman's Panel**

The owner/occupier of "Threeways House" has objected on the following grounds;

- Site located in rural location/open countryside.
- Too close to my property.

### **Material considerations to be brought to the Panel's attention**

The site is within an area allocated for housing within the "urban extension" area of Holbeach. Although no infrastructure has currently been provided to serve the area it would nevertheless be difficult to resist the current proposal given the scale of the development and the fact that the proposal relates to a brownfield site within the development boundary. Despite the development being "piecemeal" sufficient reason doesn't exist to reject the application on grounds that the development would prejudice future development of the "urban extension" area.

Local Plan Policy SG14 indicates that new development should not have an adverse effect upon the character and appearance of the locality and should protect the amenity of nearby residents, etc. It is considered that two dwellings could satisfactorily be accommodated without harming the character/appearance of the area, subject to satisfactory landscaping.

From an amenity point of view, it is considered that two dwellings could be designed to protect the existing amenity of nearby residents in terms of overlooking/lack of privacy, overbearing effect, etc. Disturbance would potentially be no greater than at present given the current nature of the site.

The proposal would involve the loss of a commercial building. However, the County Highways Authority welcomes this given the potential for a reduction in the amount of commercial traffic on Northons Lane.

### ***Applications that will continue to be considered by Committee are those which:***

- *are contrary to policy and not recommended for refusal;*
- *raise novel or contentious planning issues;*
- *involve the Council's own applications for development, or where the Council has an interest in the land, and;*
- *have a Member or staff interest.*

**CHAIRMAN'S PANEL**

Held on: 10 February 2012

Application No: H06-1004-11 Applicant: Mr R Ambrose

Proposal: Conversion of existing barn into self contained annexe

Location: Wheatsheaf Farm, Jiggles Gate, Holbeach Fen

Terminal Date: 15 February 2012

Planning Policies: (insert policy reference)

Development Plan	Local Plan, July 2006	SG4, HS7, SG14, SG17
National Guidance	Planning Policy Guidance / Statement	PPS1, PPS5, PPS7

Representations: ✓ (Tick as Appropriate) (Tick as Appropriate)

	Object	Support	No Objection	Comments		Object	Support	No Objection	Comments
Parish Council				Concerns	Lincs Archaeology				
Ward Members					Civic Society				
County Highways			✓		Public (state)				
Environment Agency					Other (state)				
Env. Protection					Other (state)				
					Other (state)				

Material Considerations (other significant matters to be brought to Panel's attention overleaf (YES/NO)

Main Issues (Tick box) Main Issues (Tick Box)

Housing policy	✓	Pedestrian safety	
Employment policy		Conservation/heritage	✓
Character and appearance of area/street scene	✓	Flood Risk (FRA)	
Residential amenity: - daylight/sunlight - visual impact - privacy - noise & disturbance		Agricultural justification	
		Countryside	✓
		Contaminated land	
		Crime & disorder	
Highway safety	✓	Trees	
		Personal circumstances	✓
		Other (state)	
		Other (state)	
		Other (state)	

Anticipated recommendation/decision Approve ✓ Refuse

Route for determination of application Delegated Committee

*Asked to reconsider*

Signed.....(Planning Manager)

## **Reason for referral to Chairman's Panel**

Gedney Parish Council has expressed concern on the following grounds:

- The area does not require new detached properties.
- Not in keeping with the Local Plan.
- The area does not have good infrastructure.
- Plenty of available properties in the area.

## **Material considerations to be brought to the Panel's attention**

Planning permission is sought for a change of use of a traditional farm building at Wheatsheaf Farm into a residential annexe for family members (Mr & Mrs Ambrose Snr).

The building is of some architectural/historic interest, albeit with a modern corrugated metal roof. The proposal would guarantee its retention and re-use. The annexe is relatively small (1 bed only). The proposal is considered acceptable subject to a condition restricting its use to an annexe only and not an independent dwelling.

No objections are raised on amenity or highway grounds.

***Applications that will continue to be considered by Committee are those which:***

- ***are contrary to policy and not recommended for refusal;***
- ***raise novel or contentious planning issues;***
- ***involve the Council's own applications for development, or where the Council has an interest in the land, and;***
- ***have a Member or staff interest.***

# CHAIRMAN'S PANEL

Held on: 10 February 2012

Application No: H18-1017-11 Applicant: Mr M Crass

**Proposal:** Change of use and conversion of existing shop/accommodation to form 3 apartments and construct 2 new semi-detached dwellings.

**Location:** 8a High Street, Sutton Bridge

**Terminal Date:** 22 February 2012

**Planning Policies:** (insert policy reference)

<b>Development Plan</b>	Local Plan, July 2006	HS4, SG14, SG15, SG16, SG17
<b>National Guidance</b>	Planning Policy Guidance / Statement	PPS1, PPS3, PPS5 Draft NPPF 2011

**Representations:**  (Tick as Appropriate) (Tick as Appropriate)

	Object	Support	No Objection	Comments		Object	Support	No Objection	Comments
Parish Council	<input checked="" type="checkbox"/>				Lincs Archaeology				
Ward Members				1	Civic Society				
County Highways	<input checked="" type="checkbox"/>				Public (state)	3	1		3
Environment Agency	<input checked="" type="checkbox"/>			Response awaited	Other (state)				
Env. Protection				<input checked="" type="checkbox"/>	Other (state)				
					Other (state)				

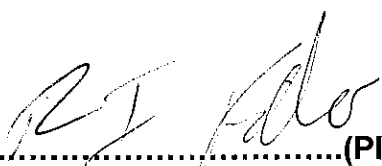
**Material Considerations** (other significant matters to be brought to Panel's attention overleaf (YES/NO))

**Main Issues** (Tick box) **Main Issues** (Tick Box)

Housing policy	<input checked="" type="checkbox"/>	Pedestrian safety	
Employment policy		Conservation/Heritage	<input checked="" type="checkbox"/>
Character and appearance of area/street scene	<input checked="" type="checkbox"/>	Flood Risk (FRA)	<input checked="" type="checkbox"/>
Residential amenity:		Agricultural justification	
- daylight/sunlight	<input checked="" type="checkbox"/>	Countryside	
- visual impact	<input checked="" type="checkbox"/>	Contaminated land	
- privacy	<input checked="" type="checkbox"/>	Crime & disorder	
- noise & disturbance	<input checked="" type="checkbox"/>	Trees	
Highway safety	<input checked="" type="checkbox"/>	Personal circumstances	
		Other (state)	
		Other (state)	
		Other (state)	

**Anticipated recommendation/decision**  Approve  Refuse

**Route for determination of application**  Delegated  Committee

Signed.....  (Planning Manager)

## **Reason for referral to Chairman's Panel**

The owner/occupier of the neighbouring dwelling (no. 1B Wharf Street) supports the proposal on the basis that it would bring investment to Sutton Bridge.

## **Material considerations to be brought to the Panel's attention**

Policy HS4 of the South Holland Local Plan, 2006 makes provision for residential development on suitable brownfield sites in Spalding and the Area Centres, including Sutton Bridge.

The site is within Sutton Bridge Development Boundary and is regarded as brownfield. Further, the proposal includes the retention and re-use of a vacant property of architectural/historic merit. The loss of a shop in this location cannot be resisted given similar facilities elsewhere within the town. No objections are therefore raised in principle to the development.

No objections are raised to the demolition of the building within the southern section of the site. From a character point of view, existing development within the immediate locality is predominantly two storey, including the current building and terracing on the opposite side of High Street and Wharf Street. The conversion and new build would be two and a half storey. Such a scheme would, by reason of its height and scale, constitute an incongruous form of development that would be out of character with existing buildings within the immediate locality. It would also overlook neighbouring property. The proposal would be unrelated to taller properties further to the south fronting Bridge Road.

No on site parking has been provided and parking within the immediate area is at a premium. The County Highways Authority has objected to the scheme on grounds that the site's frontage would not provide sufficient on-street parking space to accommodate the number of vehicles that would reasonably be expected to be owned by future occupiers. As a consequence, residents of the proposed dwellings, or existing residents, may be displaced or tempted to park their vehicles injudiciously, to the detriment of highway safety.

In terms of flood risk, the Environment Agency objected to the application as the submitted FRA did not comply with the Strategic Flood Risk Assessment with concerns over the ground floor living accommodation. The applicant responded that the property already had a ground floor bedroom in a flat associated with the shop and as such there would not be additional danger. The Environment Agency's response to this information is awaited.

It is recognised that the Draft National Planning Policy Framework, 2011 promotes growth and that the proposal would bring a vacant historic building back into use. However, these factors do not outweigh the aforementioned concerns.

***Applications that will continue to be considered by Committee are those which:***

- ***are contrary to policy and not recommended for refusal;***
- ***raise novel or contentious planning issues;***
- ***involve the Council's own applications for development, or where the Council has an interest in the land, and;***
- ***have a Member or staff interest.***

**CHAIRMAN'S PANEL**

Held on: 10 February 2012

Application No: H09-1005-11 Applicant: Mr & Mrs C Bycraft

Proposal: Garden Shed (retrospective)

Location: 61 Hall Hill Road, Holbeach

Terminal Date: 16 February 2012

Planning Policies: (insert policy reference)

Development Plan	Local Plan, July 2006	SG17, SG20
National Guidance	Planning Policy Guidance / Statement	PPS1

Representations:  (Tick as Appropriate)

	(Tick as Appropriate)					(Tick as Appropriate)			
	Object	Support	No Objection	Comments		Object	Support	No Objection	Comments
Parish Council	<input checked="" type="checkbox"/>				Lincs Archaeology				
Ward Members			<input checked="" type="checkbox"/>		Civic Society				
County Highways			<input checked="" type="checkbox"/>		Public (state)				
Environment Agency					Other (state)				
Env. Protection					Other (state)				
					Other (state)				

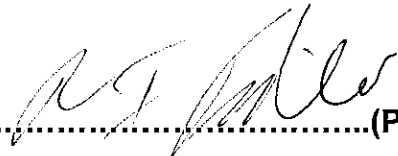
Material Considerations (other significant matters to be brought to Panel's attention overleaf (YES/NO))

Main Issues (Tick box) Main Issues (Tick Box)

Housing policy		Pedestrian safety	
Employment policy		Conservation Area	
Character and appearance of area/street scene	<input checked="" type="checkbox"/>	Flood Risk (FRA)	
Residential amenity:		Agricultural justification	
- daylight/sunlight		Countryside	
- visual impact	<input checked="" type="checkbox"/>	Contaminated land	
- privacy		Crime & disorder	
- noise & disturbance		Trees	
Highway safety		Personal circumstances	
		Parish Nature Site	
		Other (state)	
		Other (state)	

Anticipated recommendation/decision Approve  Refuse

Route for determination of application Delegated  Committee

Signed..........(Planning Manager)

## **Proposal**

The proposal is a retrospective application for a garden shed in the front garden.

## **Reason for referral to Chairman's Panel**

An objection has been received from Holbeach Parish Council who has expressed concerns on the following grounds:

- Cannot support.
- Insufficient information.
- Concerned that development may be commercial.

## **Material considerations to be brought to the Panel's attention**

### HISTORY

Boundary fence (retrospective) – Granted 11th October 2011.

The application is situated in the development boundary for Holbeach.

The property is a corner plot surrounded by properties of a similar size and scale. The shed has been constructed forward of the principle elevation and has been fixed to the front boundary fence. The shed is at a similar height to that of the existing fence previously approved H09-0636-11. It is acceptable in terms of the character of the street scene.

There is no indication that the shed is proposed to be used for commercial purposes.

The comments received from the Parish Council can be dealt with by way of a condition to restrict the use to domestic only.

A condition could be added in order to stain in a finish the same colour as the fence. This will mean that the proposal will blend in, and therefore not be detrimental to the character of the street scene.

Highways have no objections.

***Applications that will continue to be considered by Committee are those which:***

- ***are contrary to policy and not recommended for refusal;***
- ***raise novel or contentious planning issues;***
- ***involve the Council's own applications for development, or where the Council has an interest in the land, and;***
- ***have a Member or staff interest.***

# CHAIRMAN'S PANEL

Held on: 10 February 2012

Application No: H18-0010-11 Applicant: Mr S Miah

Proposal: Change of use of ground floor from A1 (shops) to A5 (takeaways)

Location: 78 Bridge Road, Sutton Bridge

Terminal Date: 1 March 2012

Planning Policies: (insert policy reference)

Development Plan	Local Plan, July 2006	EC5, EC10, SG13, SG14, SG15, SG16 and SG17
National Guidance	Planning Policy Guidance / Statement	PPS4

Representations:  (Tick as Appropriate)

	<input checked="" type="checkbox"/> (Tick as Appropriate)				<input type="checkbox"/> (Tick as Appropriate)			
	Object	Support	No Objection	Comments	Object	Support	No Objection	Comments
Parish Council	<input checked="" type="checkbox"/>				Lincs Archaeology			
Ward Members				<input checked="" type="checkbox"/>	Civic Society			
County Highways				<input checked="" type="checkbox"/>	Public (state)	4	<input checked="" type="checkbox"/>	
Environmental Health				<input checked="" type="checkbox"/>	Other (state)			
Env. Protection					Other (state)			
					Other (state)			

Material Considerations (other significant matters to be brought to Panel's attention overleaf (YES/NO))

## Main Issues

(Tick box)

## Main Issues

(Tick Box)

Town centre policy	<input checked="" type="checkbox"/>	Pedestrian safety	<input checked="" type="checkbox"/>
Employment policy		Conservation Area/ Listed Buildings	
Character and appearance of area/street scene	<input checked="" type="checkbox"/>	Flood Risk (FRA)	
Residential amenity: - daylight/sunlight - visual impact - privacy - noise & disturbance		Agricultural justification	
		Countryside	
	<input checked="" type="checkbox"/>	Anti-social behaviour	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	Crime & disorder	
	<input checked="" type="checkbox"/>	Trees	
	<input checked="" type="checkbox"/>	Personal circumstances	
Highway safety	<input checked="" type="checkbox"/>	Parish Nature Site	
		Other (state)	
		Other (state)	

Anticipated recommendation/decision	Approve	<input checked="" type="checkbox"/>	Refuse	
-------------------------------------	---------	-------------------------------------	--------	--

Route for determination of application	Delegated	<input checked="" type="checkbox"/>	Committee	
--	-----------	-------------------------------------	-----------	--

Signed..........(Planning Manager)

### **Reason for referral to Chairman's Panel**

Sutton Bridge Parish Council have object on the grounds that:

- The flat above the ground floor area is owned by another party.
- Residents in the flat above would be exposed to noise, disturbance, smells, unsociable hours.
- Possible health and safety issues.
- Increased fire risk.

An objection has been received from 4 residents who have expressed concerns on the following grounds:

- Takeaway will create additional smells, litter and noise.
- It would encourage youths at the end of Churchgate on the bench sited on Bridge Road opposite the proposed new Take-Away.
- Possibly lead to anti-social behaviour and intimidate the older residents in Churchgate.
- Sutton Bridge already has two chip shops, one kebab and pizza take-away, one Indian take-away, Chinese take-away, as well as public house and existing restaurants.
- SHDC should be encouraging healthy eating and be more careful about approving more take-aways.

An objection has been received from the owners of the premises above, on the grounds:

- Noise which the take-away would attract is right underneath a bedroom owned by us.
- Smell of cooking especially in summer when the windows are open.
- The extractor pipe is to be fitted on the wall at the rear of the property, but the first floor is not in the applicants ownership and would be alongside another bedroom.
- The external waste pipe is also going on land not in the applicant's ownership.

One letter of support has been received from the owner of the property as it proposes to replace a restaurant facility closed in the village.

### **Material considerations to be brought to the Panel's attention**

The application site is within Sutton Bridge retail centre. Local Plan Policy EC5 promotes a mixture of uses within such locations, including hot food take-away, providing they are not detrimental to the viability and vitality of the town centre. Policy EC10 makes provision for hot food take-aways providing they do not cumulatively harm the character of shopping function of the area, are acceptable in terms of visual impact and do not harm the amenity of local residents by reason of smell, noise nuisance, anti-social behaviour, etc.

There is a wide variety of existing retail uses in the area. Sufficient reason does not exist to reject the application on grounds that the vitality/viability of the town centre would be significantly harmed. There are not sufficient grounds that the use would materially harm the amenity of nearby residents or encourage anti-social behaviour. The residents who live in a town centre location cannot be reasonably expect the same living conditions and low levels of noise as those living in predominantly residential areas.

The extraction unit would be to the rear and out of sight; ownership is not a planning issue. Conditions may be included for hours of use, the provision of satisfactory odour extraction facilities, storage and disposal of waste. Environmental Health comments may be dealt with by condition.

Highways raise no objections. This is a proposed change of use of an existing retail premises in an established commercial area. It would be difficult therefore to evidence there being any material increase in the likelihood of hazard by on-street vehicle parking as a result of the proposed use.

### ***Applications that will continue to be considered by Committee are those which:***

- ***are contrary to policy and not recommended for refusal;***
- ***raise novel or contentious planning issues;***
- ***involve the Council's own applications for development, or where the Council has an interest in the land, and;***
- ***have a Member or staff interest.***

# CHAIRMAN'S PANEL

Held on: 10 February 2012

Application No: H12-0014-12 Applicant: Mrs C Hyden

**Proposal:** Change of use from residential to residential/bed and breakfast (retrospective)

**Location:** Garnsgate Hall, Lutton Garnsgate, Long Sutton

**Terminal Date:** 6 March 2012

**Planning Policies:** (insert policy reference)

<b>Development Plan</b>	Local Plan, July 2006	SG17, SG20, LT1
<b>National Guidance</b>	Planning Policy Guidance / Statement	PPS1 PPS4 PPS5 PPS7

**Representations:**  (Tick as Appropriate)

	(Tick as Appropriate)					(Tick as Appropriate)			
	Object	Support	No Objection	Comments		Object	Support	No Objection	Comments
Parish Council					Lincs Archaeology				
Ward Members					Civic Society				
County Highways			<input checked="" type="checkbox"/>		Public (state)	3			
Environment Agency					Other (state)				
Env. Protection					Other (state)				
					Other (state)				

**Material Considerations** (other significant matters to be brought to Panel's attention overleaf (YES/NO))

**Main Issues**

(Tick box)

**Main Issues**

(Tick Box)

Housing policy		Pedestrian safety	
Employment policy		Conservation Area	
Character and appearance of area/street scene	<input checked="" type="checkbox"/>	Flood Risk (FRA)	
Residential amenity:		Agricultural justification	
- daylight/sunlight		Countryside	<input checked="" type="checkbox"/>
- visual impact	<input checked="" type="checkbox"/>	Contaminated land	
- privacy		Crime & disorder	
- noise & disturbance	<input checked="" type="checkbox"/>	Trees	
Highway safety	<input checked="" type="checkbox"/>	Personal circumstances	
		Parish Nature Site	
		Other (state)	
		Other (state)	

**Anticipated recommendation/decision** Approve  Refuse

**Route for determination of application** Delegated  Committee

Signed..........(Planning Manager)

## **Proposal**

The proposal is a retrospective application for the use of three bedrooms and the lounge for bed and breakfast purposes.

### **Reason for referral to Chairman's Panel**

An objection has been received from the owners of Garnsgate Hall Cottage, The Firs and Woodmans Cottage, who have expressed concerns on the following grounds:

- Traffic , parking and access.
- Residential amenity .
- An Entertainments License has also been issued on the site.

### **Material considerations to be brought to the Panel's attention**

#### **HISTORY**

H12-0308-10 - Erect timber stables and timber gates with post and rail fence – Granted

H12-0460-11 - Re-instatement of shutter doors to north-west windows of bedroom 3, cupboard over south facing window of bedroom 2 and doors at foot and top of stairs between kitchen and snug – Granted.

Garnsgate Hall is a Grade II\* Listed Building.

Three first floor rooms are proposed to be used and a Morning Room (Guest Lounge) on the ground floor. There are no external alterations proposed.

The noise concerns are more in relation to the separate Entertainments Licence; it is considered that due to the 120 metre separation between the application site to that of the nearest objector, there would not be any material impact in terms of noise etc. It will therefore not be contrary to Policy SG17 of the SHLP2006.

Off-street parking spaces are provided adjacent to the property in an enclosed area. LCC Highways, raise no objections to the proposal.

The matters raised in terms of the Entertainments Licence are not a planning matter.

A condition may be added to restrict the bed and breakfast use to three bedrooms only.

The proposal complies with PPS4 'Planning for Sustainable Economic Growth', Policy EC7 supports and plans for tourism in rural areas.

The proposal complies with PPS7 'Sustainable Development in Rural Areas' Good Practise Guide on Planning for Tourism.

#### ***Applications that will continue to be considered by Committee are those which:***

- ***are contrary to policy and not recommended for refusal;***
- ***raise novel or contentious planning issues;***
- ***involve the Council's own applications for development, or where the Council has an interest in the land, and;***
- ***have a Member or staff interest.***

**CHAIRMAN'S PANEL**

Held on: **10 February 2012**

Application No: **H16-0823-11** Applicant: **Sills and Betteridge Solicitors**

**Proposal:** Proposed fascia signage

**Location:** Welland Workspace, 10 Pinchbeck Road, Spalding

**Terminal Date:** **13 January 2012**

**Planning Policies:** (insert policy reference)

<b>Development Plan</b>	Local Plan, July 2006	
<b>National Guidance</b>	Planning Policy Guidance / Statement	PPG19

**Representations:** ✓ (Tick as Appropriate)

(Tick as Appropriate)

	Object	Support	No Objection	Comments		Object	Support	No Objection	Comments
Parish Council					Spalding & District Civil Society	✓			
Ward Members					Civic Society				
County Highways			✓		Public (state)		✓1		
Environment Agency					Other (state)				
Env. Protection					Other (state)				
					Other (state)				

**Material Considerations** (other significant matters to be brought to Panel's attention overleaf (YES/NO))

**Main Issues**

(Tick box)

**Main Issues**

(Tick Box)

Housing policy		Pedestrian safety	
Employment policy		Conservation Area	✓
Character and appearance of area/street scene		Flood Risk (FRA)	
Residential amenity: - daylight/sunlight - visual impact - privacy - noise & disturbance		Agricultural justification	
		Countryside	
		Contaminated land	
		Crime & disorder	
Highway safety	✓	Trees	
		Personal circumstances	
		Other (state)	
		Other (state)	
		Other (state)	

**Anticipated recommendation/decision** **Approve**  **Refuse**

**Route for determination of application** **Delegated**  **Committee**

Signed..........(Planning Manager)

## **Material considerations to be brought to the Panel's attention**

### **Proposal**

An advertising sign similar to a fascia sign but placed on the external wall level with existing first floor windows on the side elevation of a commercial building.

### **Reason for referral**

The following objections were received from Spalding Civic Society:

- Will affect the setting of nearby listed buildings including no. 8 'The Grange', located next to it, which is Grade II\* Listed.
- Proliferation of other signs displayed on the building and ladder-board advertising sign which is becoming tacky and cluttered in appearance.
- Signage should be on the fascia.

A letter of support has also been received by the landlord of Welland Workspace who argue that the sign cannot be placed on the fascia as it would misrepresent the building's occupation and function as it hosts a number of company's. The positioning of the sign was chosen to reflect the occupancy of Sills and Betteridge within the building.

### **Material considerations**

The 'Welland Workspace' sign for the whole building has been placed on the grey fascia strip. The applicant occupies the upper floor, and the sign is placed to draw attention to the company's location within the building.

The building is located within Spalding Conservation Area, and the proposed sign faces towards the side elevation of The Grange (Number 8) which is a Grade II\* Listed Building. The advertising sign positioned on the side of the wall rather than on the fascia may set a precedent for other signs on other buildings within the town centre. More importantly, however, the position of the sign may also detract from the visual quality of the Conservation Area, as well as negatively impacting the street scene surrounding a listed building. Signs in different positions on a building will create a haphazard look rather than a tidy ordered appearance as there is already a ladder sign to the side elevation and a fascia sign for Welland Workspace on the front and side elevations. The refusal of the landlord to allow a second fascia sign on the fascia is not sufficient justification to approve.

***Applications that will continue to be considered by Committee are those which:***

- ***are contrary to policy and not recommended for refusal;***
- ***raise novel or contentious planning issues;***
- ***involve the Council's own applications for development, or where the Council has an interest in the land, and;***
- ***have a Member or staff interest.***