

Planning Committee



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Thursday, 19 February 2026 at 10.00 am
Council Chamber - Council Offices, St. Peter's Hill,
Grantham. NG31 6PZ

Committee Members: Councillor Charmaine Morgan (Chairman)
Councillor Penny Milnes (Vice-Chairman)
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,
Councillor Mark Whittington and Councillor Paul Wood

Agenda Supplement

7. **Application S25/1526** (Page 3)

Proposal: Outline application for a residential development (7 dwellings) with all matters reserved except for access

Location: Constables Field, Belton Lane, Manthorpe, Grantham

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

10. **Application S25/0514** (Page 5)

Proposal: Construction of 9no. dwellings, access, landscaping and parking

Location: 3, Drummond Road, Bourne

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

11. **Application S25/1916** (Page 7)

Proposal: Proposed demolition of existing barn and erection of a detached dwelling, hard and soft landscaping and formation of a re-wilding zone

Location: Wildwood, Nightingale Lane, Aisby, NG32 3NE

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



Additional Information Report

This report sets out additional information in relation to planning applications for consideration at the Planning Committee on 19 February 2026 that was received after the Agenda was published.

Agenda Item 7

S25/1526

Proposal: Outline application for a residential development (7 dwellings) with all matters reserved except for access.

Site Address: Constables Field, Belton Lane, Manthorpe, Grantham

Officer Comments

Paragraph 2.1 of the Officer Report sets out that the application was submitted with all matters reserved except for access. However, during the validation period, the Local Planning Authority formally requested details of layout in order to determine the application. This request was due to Officer's deeming it to be necessary to understand how any proposed development for 7 dwellings on the site would relate to the ongoing development at Manthorpe Chase, whilst also providing an appropriate setback from the public highway.

The Applicant subsequently submitted a Proposed Site Layout, which has been assessed within the Committee Report.

As set out in Paragraph 7.16, in reviewing the submitted Site Layout, Officer's are satisfied that a scheme for 7 dwellings could be achievable on the site in a manner which would integrate with the approved layout for the Manthorpe Chase development as well as retaining an appropriate buffer to Belton Lane.

However, it is Officer's assessment that the submitted layout would appear to be over-engineered and currently does not sufficient allow for assimilation between the proposed development and the neighbouring approved scheme. As such, it is proposed that detailed matters of layout are subsequently reserved for further consideration as part of the subsequent reserved matters applications.

Consequently, the current application seeks outline permission with approval of the access only.

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Agenda Item 10

Agenda Item 10

S25/0514

Proposal: Construction of 9no. dwellings, access, landscaping and parking

Site Address: 3, Drummond Road, Bourne

Officer comments

Further to Paragraph 7.7 (arrangements for refuse collection) of the main officer report, discussions have taken place between the applicant and the Council's waste and recycling team and they have confirmed that they would be able to collect waste from within the site.

This could be achieved by the access road remaining private, but being constructed to an adoptable standard. This can be achieved by the following condition:

Notwithstanding the submitted details, before the first dwelling hereby approved is occupied, the access road and turning areas as shown on Proposed Site Plan – SK001 Rev K shall be constructed to a specification equivalent to that used by Lincolnshire County Council as an adoptable standard in accordance with details to be submitted to and approved by in writing by the local planning authority.

Such details shall include on-going/future maintenance.

The development shall be undertaken in accordance with the approved details and retained as such thereafter.

Reason: To ensure a satisfactory means of access and to allow refuse collection to take place within the site.

Recommendation:

To authorise the Assistant Director of Planning & Growth to GRANT planning permission subject to this additional condition and the conditions in the main officer report.

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Agenda Item 11

Agenda Item 11

S25/1916

Proposal: Proposed demolition of existing barn and erection of detached dwelling, hard and soft landscaping and formation of a re-wilding zone

Site Address: Wildwood, Nightingale Lane, Aisby

Officer Comments

As set out in Paragraph 8.6.3 of the Officer Report, the proposed development would be subject to statutory biodiversity net gain. This requires developments to deliver a 10% net gain in biodiversity value above the baseline position identified at the point of submission, as well as demonstrating how this would be managed and maintained for the minimum 30-year period.

The Planning Practice Guidance is clear that the biodiversity gain condition is covered by statutory legislation and, therefore, Local Planning Authorities should not duplicate this condition as part of the decision notice. However, the requirements for a Habitat Management and Monitoring Plan are not explicitly set out within the statutory condition; albeit it is identified as a validation requirement for any biodiversity gain plan as set out within the Development Management Procedure Order.

Nonetheless, in the interests of clarity, it is proposed to include a formal planning condition requiring the submission and compliance with a Habitat Management and Monitoring Plan, which sets out how the biodiversity net gain will be retained for the 30-year compliance period.

Recommendation:

To authorise the Assistant Director of Planning to GRANT planning permission subject to this additional condition and the conditions in the officer report.

The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:

- a) a non-technical summary;*
- (b) the roles and responsibilities of the people or organisation(s) delivering the (HMMP)*
- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;*
- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; (could be occupation)and*
- (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, has been submitted to, and approved in writing by, the local planning authority.*

The development shall be undertaken in accordance with the approved details.

Reason: *To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990).*

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