

Planning Committee



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Thursday, 11 June 2026 at 1.00 pm
Council Chamber - Council Offices,
St. Peter's Hill, Grantham. NG31 6PZ

Committee Members: Councillor Helen Crawford (Chairman)
Councillor Penny Milnes (Vice-Chairman)

Councillor David Bellamy, Councillor Harrish Bisnauthsing, Councillor Pam Byrd, Councillor Steven Cunnington, Councillor Patsy Ellis, Councillor Paul Fellows, Councillor Gloria Johnson, Councillor Max Sawyer, Councillor Peter Stephens, Councillor Sarah Trotter, and Councillor Paul Wood

Agenda Supplement

4. Application S25/0024 (Page 3)

Proposal: Use of land as glamping site including 3no. eco friendly glamping pods, utility building, creation of car parking area and associated landscaping

Location: Land at 8 Bourne Road, Folkingham

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

8. Application S26/0103 (Page 5)

Proposal: Construction of a new-build, 1.5-storey detached dwelling with a single-storey detached garage that includes an ancillary habitable room, landscaping and access arrangements

Location: Pickworth Grange, Village Street, Pickworth, Lincolnshire, NG34 0TD

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

9. Application S26/0065

(Pages 7 - 8)

- Proposal:** Change use of dog exercising field to include doggy day care
- Location:** Maggie's Mates, Holywell Road, Carlby, Lincolnshire, PE9 4LX
- Recommendation:** To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions



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Additional Information Report

This report sets out additional information in relation to planning applications for consideration at the Planning Committee on 11 June 2026 that was received after the Agenda was published.

Agenda Item 4

S25/0024

Proposal: Use of land as glamping site including 3no. eco friendly glamping pods, utility building, creation of car parking area and associated landscaping

Site Address: Land at 8 Bourne Road, Folkingham

Officer Advice to Members

Following publication of the main Committee Report, it is noted that Paragraph 7.1.6 of the report cut short, such that further clarification is required.

Paragraph 7.1.6 of the report should read:

“Proposals which generate high levels of visitor traffic or increased public use of tourist facilities should only be permitted within or on the edge of the towns or Larger Villages, of where they can be easily accessed by public transport, foot and cycle. The proposed development scheme would result in the delivery of new overnight accommodation, and as such, would result in the delivery of new overnight accommodation, and as such, would accord with criteria (b). However, as detailed above, all proposals are required to be of a scale appropriate to the setting of the area. In this respect, the proposed development would be situated just outside of the village of Folkingham, which is identified as a Smaller Village within the Settlement Hierarchy contained with Policy SP2 of the adopted Local Plan. Nonetheless, the scale of the proposal is considered to be proportionate to the sustainability of the settlement and the facilities available nearby.”

As such, the recommendation to Committee remains as per the original report.

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Agenda Item 8

S26/0103

Proposal: Construction of a new-build, 1.5 storey detached dwelling with a single storey detached garage that includes an ancillary habitable room, landscaping and access arrangements.

Site Address: Pickworth Grange, Village Street, Pickworth

Additional Information Received

Following publication of the Agenda, a further public representation has been received. A copy of the representation can be viewed in full on the Council's planning portal via reference S26/0103. However, the matters raised within the representation can be summarised as follows:

- Harm through the removal of the boundary hedgerow, which should be defined as an "Important Hedgerow"
- Harm to the neighbouring amenity through loss of light and outlook
- Harm to the structural integrity of the neighbouring property.

Officer Advice to Members

Following a further review of the Officer Report together with the above representation, it is considered appropriate to provide further clarification in relation to the assessment of effect of the development on flood risk and drainage.

Lincolnshire County Council (as Lead Local Flood Authority) were consulted on the application. However, they are only required to provide a statutory response on flood risk and drainage for major development. As such, they have not provided comments on the application.

Notwithstanding this, the site is located within Flood Zone 1 and is also identified as being at low risk of surface water flooding. As such, matters of surface water drainage and foul water drainage can be satisfactorily addressed through building regulations.

Whilst concerns have been raised in relation to the foul water drainage network to accommodate further development, Anglian Water have a legal obligation to ensure that they provide sufficient capacity to accommodate any development with the benefit of planning permission, and a landowner has a legal right of connection to discharge foul water drainage in the mains network.

As such, the proposed development would not have any unacceptable adverse impacts on flood risk and drainage and, therefore, complies with Policy EN5 of the adopted Local Plan.

In respect of the removal of the boundary hedgerow and trees, as set out within the main Report, it is Officer's assessment that the existing hedgerow does not meet the criteria set out in the Hedgerow Regulations 1997 to be defined as an Important Hedgerow. Nonetheless, removal of the hedgerow would result in a degree of harm to the character and appearance of the streetscene, which would be satisfactorily mitigated through the imposition of replacement planting, that is proposed to be secured via planning conditions.

Finally, with regard to the potential impact on the structural integrity of the neighbouring property, this would be a private civil matter.

Consequently, the recommendation remains as per the main Committee Report.

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Agenda Item 9

S26/0065

Proposal: Change use of dog exercising field to include doggy day care

Site Address: Maggie's Mates, Holywell Road, Carlby, Lincolnshire, PE9 4LX

Summary of Information Received:

Following publication of the main Committee Report, a further representation has been received from the Parish Council stating the following;

"In the public reports for the meeting, there is an error that the committee should not vote on until the issue has been explained and clarified correctly. Which I will do as follows.

1.1.5 It should be noted that the 'Doggy Day Care' Business to the front of the site has permission Section 73 application S24/0092 to vary condition 4 (Noise Management Plan/No.of dogs) of S20/0479 (use of land for doggy day care centre, erection of building, driveway and hardstanding) variation is to increase number of dogs allowed on site at any one time from 20 to 40

- Permission for 40 dogs in 'Doggy Day Care' to be allowed on the site at any one time
- 07:30hrs - 18:00hrs on Mondays to Fridays ii) 09:00hrs - 14:30hrs Saturdays and Sundays (and Bank Holidays)

2 Description of the Proposal

2.1 This application is a full planning application and seeks planning permission to change the use of the dog exercising field to include doggy day care.

2.2 The application would allow the site (Field B) to have a total of 20 dogs on the site.

Operating hours are to be the same as the existing dog day care use to the south, which operates

- 0730-1800 Mondays to Fridays. On weekends and bank holidays, the field would continue to be available for dog walking use by members of the public between 0730-1800.

It can be correctly read in 1.1.5 that the operating hours for the south field of Dog Day Care under permission S24/0092 is 07:30hrs - 18:00hrs on Mondays to Fridays ii) 09:00hrs - 14:30hrs Saturdays and Sundays (and Bank Holidays). not as claimed by this proposal, which operates 0730-1800 Mondays to Fridays

The reason not to allow dog day care to operate beyond these times is for residents to have some peaceful time on a Saturday, Sunday and Bank holiday afternoons. The field B should not be used by anybody outside of these times as by approval of this application, it becomes an integral part of the Dog Day Care operation.

Do not be fooled the number of dogs to be licensed under dog day care is increasing from 40 to 60. Day care is completely different from hourly dog walking!

It has been muted from the planning officer that: It is incorrect to state that the current application could be implemented and for S23/0922 remain in place. The current application and S23/0922 cover the same field and, therefore, only one permission could be implemented at any time?

Here it is stated the proposal is for both permissions to continue S23/0922 and if approved S26/0065 the field would continue to be available for dog walking.

The PC has received past complaints, due to residents not wishing to give their names for fear of reprisals; these complaints did not reach the SKDC official complaints process. The enforcement officer visited the

site to enforce the conditions, as there was condition abuse during 2022/23, which caused considerable issues at the time.

We are fed up with people (who know nothing of the mitigation of Dog Day Care noise) bringing their dogs to bark in Carlby in the afternoon on Saturday, Sunday and Bank holidays when we have a right to peace and quiet outside of the operating hours of Dog Day Care”.

Officer Comments

Noting the comments received from the Parish Council, it is Officer’s assessment that the main Committee Report does accurately describe the existing lawful use of the site and the proposed development. The existing lawful use of the site is a material planning consideration, and it is appropriate for the application to be assessed against this fallback position.

In respect of the complaints about the current operations, as set out within the main Committee Report, the Environmental Protection team and Licencing Team have confirmed that they have not received any complaints about the operation of the business.

As such, the recommendation to Members remains as follows:

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

Financial Implications reviewed by: Not applicable

Legal Implications reviewed by: Not applicable