

# Planning Committee



SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL

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

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**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

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## Agenda

This meeting can be watched as a live stream, or at a later date, [via the SKDC Public-I Channel](#)

1. **Register of attendance and apologies for absence**
2. **Disclosure of interests**  
Members are asked to disclose any interests in matters for consideration at the meeting
3. **Minutes of the meeting held on 11 December 2025** (Pages 5 - 22)
4. **Minutes of the meeting held on 22 January 2026** (Pages 23 - 54)

### **Planning matters**

To consider applications received for the grant of planning permission – reports prepared by the Case Officer.

*The anticipated order of consideration is as shown on the agenda, but this may be subject to change, at the discretion of the Chairman of the Committee.*

***‘Due to the amount of business on the agenda, there is likely to be an interval after the first 9 agenda items, with the committee reconvening at 1pm’***

- 5. Application S25/2345** (Pages 55 - 77)
- Proposal:** Planning application for a proposed change of use of Offices (Use Class E) to a 13-bedroom House in Multiple Occupancy (HMO) (Use Class Sui Generis) at rear ground floor and upper floors. Replacement windows
- Location:** 24 St Peter's Hill, Grantham, Lincolnshire NG31 6QF
- Recommendation:** To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions
- 6. Application S25/1653** (Pages 79 - 102)
- Proposal:** Planning application for a proposed change of use of Offices (Use Class E) to 3no. houses in multiple occupation (HMO) (Use Class Sui Generis)
- Location:** 29-31 Avenue Road, Grantham, Lincolnshire NG31 6TH
- Recommendation:** To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions
- 7. Application S25/1526** (Pages 103 - 115)
- 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
- 8. Application S25/0250** (Pages 117 - 205)
- Proposal:** The creation of a biodiversity habitat bank to be secured for a period of 30 years
- Location:** Land at Wilsthorpe Road, Braceborough, Lincolnshire
- Recommendation:** To authorise the Assistant Director of Planning & Growth to enter into a Section 106 Agreement with Enviroland to create, manage and maintain Biodiversity Net Gain Units for the purpose of satisfying Biodiversity Net Gain Obligations for developments for a period of 30 years

- 9. Application S25/2401** (Pages 207 - 215)
- Proposal:** Gabion structural support of existing retaining wall with repairs/rebuilding of existing buttress walls
- Location:** Car Park, Scotgate, Stamford, Lincolnshire, PE9 2YB
- Recommendation:** To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions
- 10. Application S25/0514** (Pages 217 - 245)
- 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** (Pages 247 - 266)
- 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
- 12. Application S25/0642** (Pages 267 - 291)
- Proposal:** Change of use from existing agricultural field to create new leisure facility.  
Construction of golf driving range with associated clubhouse, parking, and amenities
- Location:** Existing Agricultural Field off Meadow Drove, Bourne
- Recommendation:** To authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions
- 13. Any other business, which the Chairman, by reason of special circumstances, decides is urgent**