

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

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**