

Meeting of the Planning Committee

Thursday, 16 April 2026, 10.00 am



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Committee Members present

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 Gloria Johnson
Councillor Sarah Trotter
Councillor Mark Whittington
Councillor Paul Wood

Officers

Emma Whittaker, Assistant Director
(Planning & Growth)
Phil Jordan, Development Management
& Enforcement Manager
Adam Murray, Principal Planning Officer
Miranda Beavers
Letitia Barrowcliff, Assistant/Graduate
Planning Officer
Venezia Ross-Gilmore, Senior Planning
Officer
Martha Rees, Legal Advisor
Joshua Mann, Democratic Services
Officer.

116. Register of attendance and apologies for absence

Apologies for absence were received from Councillor Vanessa Smith and Councillor Phil Dilks in his capacity as Cabinet Member for Planning.

117. Disclosure of interests

Councillor Mark Whittington noted that he was a Member of Barrowby Parish Council, which had objected to applications S26/0037 and S26/0038, however, he did not feel pre-determined and approached the applications with an open mind.

On behalf of application S26/0363, the Chairman acknowledged on behalf of the committee that SKDC was the applicant, however, disclosed that this would not affect how members of the Planning Committee determined the application. They would do so with an open mind and in accordance with their planning training.

Regarding application S26/0363, the Chairman also disclosed for that they were a member of Grantham Town Council. However, they had not had any prior involvement and remained open minded.

118. Minutes of the meeting held on 19 March 2026

The minutes of the meeting held on 19 March 2026 were agreed as an accurate record.

119. Application S26/0037 and S26/0038

Given the interlinked nature of applications S26/0037 and S26/0038, the Chairman used their discretion to hear the officer presentations, public speakers and debate together.

Application S26/0037

Proposal: Section 73 application to vary Condition 10 (Off-site highways works) of planning permission S25/0542 to allow up to 120 occupations

Location: Land at Rectory Farm (Phase 1), Grantham

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

Application S26/0038

Proposal: Section 73 application to vary Condition 11 (Off-site highways) of planning permission S24/0140 to allow up to 180 occupations

Location: Land at Rectory Farm (Phase 1), Grantham

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

Noting comments in the public speaking session by:

Applicant -

Rebecca Smith

Together with:

- Provisions within South Kesteven Local Plan 2011-2036, Design Guidelines for Rutland and South Kesteven Supplementary Planning Document and National Planning Policy Framework (NPPF).
- Comments received from Lincolnshire County Council (Highways & SuDS).
- Comments received from Barrowby Parish Council.
- Comments received from National Highways.

The following comments were made by the public speaker:

- In May 2025, additional geotechnical and drainage surveys were undertaken with further work being undertaken in December 2025.
- The applicant held monthly meetings with National Highways.

- Design details were substantially agreed with all design work scheduled to be completed in May 2026.
- The applicant was progressing the appointment of the works contractor.
- The works were due to occur in early 2027, undertaking junctional improvement schemes at the same time. These were projected to be complete by the end of 2027.

During questions to public speakers, Members commented on the following:

- It was queried and confirmed that improvements to both junctions were to be undertaken at the same time, under the same scheme.
- It was queried how the applicant intended to balance safety considerations during the works with the accelerated need for housing. The speaker confirmed that independent transport consultants engaging with Highways believed the model to be safe and acceptable.

During questions to officers and debate, Members commented on the following:

- The Planning Officer explained the inspector's safety analysis, considering the projected impact of the additional dwellings. The Planning Officer noted that the analysis had been calculated using peaks and troughs across the week to account for fluctuations.
- It was confirmed that the analysis included ratio flow capacity, a calculation of traffic queuing time which showed the scheme to cause a slight increase in traffic queuing time but was still acceptable within the modelling.
- It was confirmed that there was still capacity on the highway to cater for queuing at the junction.
- It was also confirmed that the analysis and modelling accounted for the impact of other new developments in the area.
- A Member queried whether these projections had accounted for additional diverted traffic during incidents on the A1. They were concerned about this and suggested speed reduction measures were undertaken at the Barrowby A1 junction. The Planning Officer noted the concerns and agreed to raise them with Highways, however, they were not relevant to the current application.
- The timeline for delivery was confirmed to be by the end of June 2026 for the initial 150 dwellings and the full 300 dwellings would take the full delivery schedule.
- It was confirmed that, within the conditions, the developer had a duty to maintain any trees on the site for an initial five-year period.
- It was commented by a member that further research indicated that due to the high level of accidents on the A1 in the vicinity of the junction that it was of national interest to have the junction works completed as soon as possible and that the improvements were supported by the East Midlands Council.

- A member commented that it would not be fair to the developers to Refuse the application in view of the highways evidence provided.
- Councillor Mark Whittington abstained from voting on both applications S26/0037 and S26/0038.

S26/0037 - Final decision:

It was proposed, seconded and **AGREED** to authorise the Assistant Director – Planning & Growth to **GRANT** planning permission, subject to conditions:

Approved Plans

- 1) The development hereby permitted shall be carried out in accordance with the following list of approved plans:

Site Wide Plans

- Green Infrastructure Strategy Plan (Ref: 8247-L-01-C)
- Composite Proposed Site Plan (Ref: GRA01.PL001K)
- Proposed Site Plan (Ref: GRA01.PL002G)
- Composite Proposed House Type Plan (Ref: GRA01.PL004G)
- Proposed House Type Plan (Ref: GRA01.P002B)
- Composite Storey Height Plan (Ref: GRA01.PL006E)
- Proposed Storey Height Plan (Ref: GRA01.P003A)
- Composite Proposed Movement Plan (Ref: GRA01.PL008E)
- Proposed Materials Layout (Ref: 102-894/P004B)
- Composite Proposed Store and Bin Plan (Ref: GRA01.PL011E)
- Close Coupled Substation – Pyramid Roof Detail (Ref: GTC-E-SS-0012_R2-1_1of1)

House Types and Garages

- * Redpoll (Brick) (Ref: JD313X_AS)
- * Redpoll (Brick) (Ref: JD313X_OP)
- * Redpoll (Render) (Ref: JD313Y_AS)
- * Redpoll (Render) (Ref: JD313Y_OP)
- * Redpoll (Ref: JD331Y-AS)
- * Redpoll (Ref: JD331Y-OP)
- * Whinchat (Ref: JD315X-AS)
- * Whinchat (Ref: JD315X-OP)
- * Willowby (Brick) (Ref: JD319X-AS)
- * Willowby (Brick) (Ref: JD319X-OP)
- * Willowby (Render) (Ref: JD319Y-AS)
- * Willowby (Render) (Ref: JD319Y-OP)
- * Willowby (Ref: JS319X_AS)
- * Willowby (Ref: JS319X_OP)
- * Willowby (Ref: JS319HAX_OP)
- * Willowby (Ref: JS319HAX_AS)
- * Woodcock (Ref: JD326X-AS)
- * Woodcock (Ref: JD326X-OP)
- * Woodcock (Ref: JS326X_AS)
- * Woodcock (Ref: JS326X_OP)

- * Auklet (Ref: JD332Y_AS)
- * Auklet (Ref: JD332Y_OP)
- * Maple (Ref: JD401Y_AS)
- * Maple (Ref: JD401Y_OP)
- * Aspen (Ref: JD408X-AS)
- * Aspen (Ref: JD408X_OP)
- * Cardinal (Ref: JD411X_AS)
- * Cardinal (Ref: JD411X_OP)
- * JD412LG Brick AS Rev C01
- * JD412LG Y AS Rev C01
- * JD417L Brick AS Rev C01
- * JD417L Render AS Rev C01
- * Redwood (Brick) (Ref: JD416X_AS)
- * Redwood (Brick) (Ref: JD416X_OP)
- * Redwood (Render) (Ref: JD416Y_AS)
- * Redwood (Render) (Ref: JD416Y_OP)
- * Kingfisher (Brick) (Ref: JD421X_AS)
- * Kingfisher (Brick) (Ref: JD421X_OP)
- * Kingfisher (Render) (Ref: JD421Y_AS)
- * Kingfisher (Render) (Ref: JD421Y_OP)
- * Amber (Ref: JS203X_AS)
- * Amber (Ref: JS203X_OP)
- * Amber (JS203XHA_AS)
- * Amber (JS203XHA_OP)
- * Heron (Brick) (Ref: JS318X_AS)
- * Heron (Brick) (Ref: JS318X_OP)
- * Heron (Render) (Ref: JS318Y-AS)
- * Heron (Render) (Ref: JS318Y_OP)
- * Plover (Brick) (Ref: S304XHA_AS/OP)
- * Plover (Brick) (Ref: S304X_AS/OP)
- * Plover (Render) (Ref: S304Y_AS/OP)
- * Garage Design (Ref: GD1-P01-AS)
- * Garage Design (Ref: GS1C-P01-AS)
- * JD313L_Brick_GRA_Op
- * JD315L_Brick_GRA_Op
- * JD319L_Brick_GRA_As
- * JD326L_Brick_GRA_As
- * JD332L_Brick_GRA_As
- * JS318L_Brick_GRA_As
- * JS318L_Brick_GRA_Op

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

During Building Works

Construction Management Plan

- 2) The development hereby permitted shall be undertaken in accordance with the Construction Management Plan and Construction Phase Surface Water Management Plan approved as part of application

reference: S23/0092, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the permitted development is adequately drained without creating or increasing flood risk to land or property to, or downstream of, the permitted development during construction and to ensure that suitable traffic routes are utilised.

Before the Development is Occupied

Sustainable Buildings

- 3) Prior to first occupation of each dwelling hereby permitted, the sustainable building measures approved as part of application reference: S23/0092 shall be completed in full for each dwelling, in accordance with the agreed scheme.

Reason: To ensure the development mitigates against and adapts to climate change in accordance with Local Plan Policy SB1.

Surface and Foul Water Drainage

- 4) Before any part of the development hereby permitted is occupied / brought into use, the works to provide the surface and foul water drainage scheme approved as part of the application reference: S23/0092 shall have been completed in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Thereafter, the application scheme shall be retained and maintained in full, in accordance with the approved details.

Reason: To ensure the provision of satisfactory surface and foul water drainage in accordance with Policy EN5 of the adopted South Kesteven Local Plan.

Hard Landscaping

- 5) Before any part of the development hereby permitted is occupied / brought into use, all hard landscaping works shall have been carried out in accordance with the hard landscaping details approved as part of application reference: S23/0092, unless otherwise agreed in writing by the Local Planning Authority.

Reason: Hard landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

Materials

- 6) Before any part of the development hereby permitted is occupied / brought into use, all external surfaces shall have been completed in accordance with the Materials Layout (Received 27 April 2023) approved as part of application reference: S23/0592, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

Boundary Treatments

- 7) Before any part of the development hereby permitted is occupied / brought into use, the boundary treatments shall have been completed in accordance with the Boundary Treatment details and Phasing and

Build Route approved as part of application reference: S23/0092, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To provide a satisfactory appearance to any boundary treatments and by screening rear gardens from public view, in the interests of privacy and amenity of the occupants of the proposed and neighbouring dwellings and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

Estate Road

- 8) Before any part of the development hereby permitted is occupied, all of that part of the estate road and associated footways that forms the junction with Barrowby Road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with the details approved under application reference: S23/0092, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of safety, to avoid the creation of pedestrian trip hazards within the public highway from surfacing materials, manholes and gullies that may otherwise remain for an extended period at dissimilar, interim construction levels.

Soft Landscaping

- 9) Before the end of the first planting / seeding season following the occupation / first use of any part of the development hereby permitted, all soft landscaping works have been carried out in accordance with the soft landscaping details approved under application S23/0092, unless otherwise agreed in writing by the Local Planning Authority.

Reason: Soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policy DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

Off-Site Highways Works

- 10) No more than 120 dwellings within the development hereby approved shall be occupied, until either the scheme shown on drawing 103790 PEF ZZ XX DR Y SK002 (Linden/Jelson Eastern junction 'top up' scheme), the scheme shown on drawing 103790 PEF ZZ XX DR Y SK001 (GDOV Eastern junction 'top up' scheme as required under condition 28 of planning permission S17/1262), [the scheme shown on Proposed General Arrangement Plan (Ref: SK18/SB JCN/Rev P1)] or any other alternative scheme providing the same mitigation that may be submitted to and approved in writing by the LPA has been completed.

Reason: To ensure that the A1 / A52 junction has adequate capacity to accommodate the additional traffic generated by the development.

Off-Site Highways Works (Western junction)

- 11) No more than 448 dwellings within the development hereby approved, either alone or in combination with planning permission S16/2819 shall be occupied, until the scheme shown on drawing no. 106648-SK006 Rev A (the Western junction GDOV scheme) has been completed.

Reason: To ensure that the A1 / A52 junction has adequate capacity to accommodate the additional traffic generated by the development.

Ongoing Conditions

Landscaping Protection

- 12) Within a period of five years from the first occupation of the final dwelling / unit of the development hereby permitted, any trees or plants provided as part of the approved soft landscaping scheme, that die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced in the first planting season following any such loss with a specimen of the same size and species as identified in the approved soft landscaping scheme, unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the provision, establishments and maintenance of a reasonable standard of landscaping in accordance with the approved designs and in accordance with Policy DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

Landscape Management Plan

- 13) Following the first occupation of the final dwelling / unit hereby permitted, the Landscape and Biodiversity Management Plan and Preliminary Ecological Appraisal approved under application ref: S23/1745 shall be adhered to in full thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: Hard and soft landscaping, and tree planting, make an important contribution to the development and its assimilation with its surroundings and in accordance with Policy DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

Application S26/0038 decision:

It was proposed, seconded and **AGREED** to authorise the Assistant Director - Planning & Growth to **GRANT** planning permission, subject to conditions:

Approved Plans

- 1) The development hereby permitted shall be carried out in accordance with the following list of approved plans:

Site Location Plan: 379-LP-01C

Site Wide Plans: 379-SK-01I, 379-SK-02I, 379-SK-03I, 379-SK-04I, 379-SK-05I, 8247-L-01C, GRA01.PL001D, GRA01.PL004A, GRA01.PL006A, GRA01.PL008B, GRAD01.PL009b

House Types and Garages: HWK.pe7; EVE.pe; WAY.pe; MOU.pe; MYL.pe; PEM.pe; Rip.pe; KNI.pe; ASL.pe; COT.CH.pe; SG.pe; DTG.pe

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

During Building Works

Construction Management Plan

- 2) All construction works on site shall be carried out in accordance the Construction Management Plan and Method Statement (Dated

February 2023) approved under application reference: S23/0300, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction and to ensure that suitable traffic routes are agreed.

Ecological Mitigation

- 3) The development shall be carried out in accordance with the ecological mitigation measures specified in the Environmental Statement (Dated May 2018).

Reason: In the interests of ecology and biodiversity.

Before the Development is Occupied

Estate Road

- 4) Before any dwelling is occupied, all of that part of the estate road and associated footway that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details approved under application S25/0490, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of safety, to avoid the creation of pedestrian trip hazards within the public highway from surfacing materials, manholes and gullies that may otherwise remain for an extended period at dissimilar, interim construction levels.

Hard Landscaping

- 5) Before any part of the development hereby permitted is occupied / brought into use, all hard landscaping works shall have been carried out in accordance with the details approved under application ref: S23/0300 except where amended by application ref: S24/0525 and the phasing set out in the approved Infrastructure Delivery Plan (Ref: GRTH-BR-001/Rev A), unless otherwise agreed in writing by the Local Planning Authority.

Reason: Hard landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

Soft Landscaping

- 6) All soft landscaping works shall be carried out in accordance with the soft landscaping details approved under application ref: S23/0300 and the phasing set out in the approved Infrastructure Delivery Plan (Ref: GRTH-BR-001/Rev A), unless otherwise agreed in writing by the Local Planning Authority.

Reason: Soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

Materials

- 7) All external materials shall be completed in accordance with the details approved under application ref: S23/0300 and the phasing set out in the approved Infrastructure Delivery Plan (Ref: GRTH-BR-001/Rev A), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

Boundary Treatments

- 8) All works to provide the boundary treatments shall have been completed in accordance with the details approved under application ref: S23/0300 and the phasing set out in the approved Infrastructure Delivery Plan (Ref: GRTH-BR-001/Rev A), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To provide a satisfactory appearance to any boundary treatments and by screening rear gardens from public view, in the interests of the privacy and amenity of the occupants of the proposed and neighbouring dwellings and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

Surface and Foul Water Drainage

- 9) The works to provide the surface and foul water drainage shall have been completed in accordance with the details approved under application ref: S23/0300 and the phasing set out in the approved Infrastructure Delivery Plan (Ref: GRTH-BR-001/Rev A), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the provision of satisfactory surface and foul water drainage in accordance with Policy EN5 of the adopted South Kesteven Local Plan.

Sustainable Building

- 10) Prior to first occupation of each dwelling hereby permitted, the approved sustainable building measures shall be completed in accordance with the details approved under application ref: S23/0500, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development mitigate against and adapts to climate change in accordance with Local Plan Policy SB1.

Off-Site Highways Works

- 11) No more than 180 dwellings within the development hereby approved shall be occupied, until either the scheme shown on drawing 103790 PEF ZZ XX DR Y SK002 (Linden/Jelson Eastern junction 'top up' scheme), the scheme shown on drawing 103790 PEF ZZ XX DR Y SK001 (GDOV Eastern junction 'top up' scheme as required under condition 28 of planning permission S17/1262), the scheme shown on Proposed General Arrangement Plan (Ref: SK18/SB JCN/Rev P1) or any other alternative scheme providing the same mitigation that may be submitted to and approved in writing by the LPA has been completed.

Reason: To ensure that the A1 / A52 junction has adequate capacity to accommodate the additional traffic generated by the development.

Off-Site Highways Works (Western junction)

- 12) No more than 448 dwellings within the development hereby approved, either alone or in combination with planning permission S16/2819 shall be occupied, until the scheme shown on drawing no. 106648-SK006 Rev A (the Western junction GDOV scheme) has been completed.

Reason: To ensure that the A1 / A52 junction has adequate capacity to accommodate the additional traffic generated by the development.

Ongoing Conditions

Landscaping Protection

- 13) Within a period of five years from the first occupation of the final dwelling / unit of the development hereby permitted, any trees or plants provided as part of the approved soft landscaping scheme, that die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced in the first planting season following any such loss with a specimen of the same size and species as identified in the approved soft landscaping scheme, unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved plans and in accordance with Policy DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

Landscape Management Plan

- 14) Following the first occupation of the final dwelling / unit hereby permitted, the approved Landscape and Biodiversity Management Plan approved under application ref: S23/0300 shall be adhered to in full, unless otherwise agreed in writing by the Local Planning Authority.

Reason: Hard and soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policy DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

Surface Water Drainage

- 15) The approved surface water drainage scheme shall be retained and maintained in full, in accordance with the approved details.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development.

120. Application S26/0363

The meeting adjourned at 11.06 and resumed at 11.19.

Prior to the consideration of application S26/0363, Councillor Charmaine Morgan declared that she was a member of the Grantham Civic Society, however, approached the application with an open mind.

Proposal: Low pressure cleaning of statues excluding plinth

Location: Guildhall Arts Centre, St Peter's Hill, Grantham, Lincolnshire, NG31 6PY

Recommendation: To authorise the Assistant Director for Planning & Growth to APPROVE listed building consent subject to conditions

There were no public speakers.

Together with:

- Provisions within South Kesteven Local Plan 2011-2016, Design Guidelines for Rutland and South Kesteven Supplementary Planning Document and National Planning Policy Framework (NPPF).
- Comments received from Grantham Town Council.

During questions to officers and debate, Members commented on the following:

- It was queried whether the application could have been dealt with under delegated powers. It was confirmed that the application was brought to committee for transparency given that SKDC were the applicant.
- Concern was noted by a member whether the work would cause oxidisation. This was confirmed not to be the case as patina would be reapplied during the works to prevent oxidisation.
- It was noted that the plinth did not require cleaning.
- The Chairman noted that Grantham Civic Society had expressed the desire for a specialist metal conservator to be used. It was agreed that Officers would consult with Grantham Civic Society were the application approved and a note would be added to the decision notice to this effect.
- If any damages to the statues were identified during the works then it was noted that SKDC would have a responsibility to rectify the issue, given the legal duty derived from the statues being listed assets. It was also noted that should further works be required these would likely require a further planning application.

Final decision

It was proposed, seconded and **AGREED** to authorise the Assistant Director for Planning & Growth to **APPROVE** listed building consent subject to conditions:

Time Limit for Commencement

1 The works hereby consented shall be commenced before the expiration of three years from the date of this consent.

Reason: In order to ensure that the works are commenced in a timely manner, as set out in Sections 18 and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Approved Plans

2 The works hereby consented shall be carried out in accordance with the following list of approved plans and reports:

- i) Location Plan received 02 March 2026

ii) Design and Access Statement received 02 March 2026
Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

Prior to Commencement

3 Prior to any works being undertaken, a detailed methodology for the proposed cleaning shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that appropriate methods are utilised in treating the historic fabric in accordance with Policy EN6 and DE1 of the adopted South Kesteven Local Plan.

4 The works proposed shall have been completed in accordance with the approved methodology.

Reason: To ensure the satisfactory preservation of this listed building and in accordance with Policy EN6 of the adopted South Kesteven Local Plan.

Advisory note: With regard to Condition 3 prior to works being undertaken the methodology would be undertaken in consultation with Grantham Civic Society.

The meeting at adjourned at 11.36 and resumed at 13.07.

121. Application S25/1912

Prior to the commencement of the application, the Chairman disclosed the following statement:

“It has been brought to my attention that an agent here today was previously employed by the council as a planning officer and may be known to some members. All members have been trained and will determine the applications before them today in line with that training. Any member who feels differently should make a declaration accordingly.”

Councillor Mark Whittington left the Chamber.

Proposal: Outline application for a residential development with all matters reserved except for access

Location: Land West of The Charters, Greatford Road, Uffington

Recommendation: To authorise the Assistant Director – Planning & Growth to:

- Undertake a formal statutory consultation advertising the recommendation to approve planning permission as a departure from the development plan; and

- In the event that the formal consultation does not raise any material planning considerations that have not previously been assessed as part of the current process, to authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions and the completion of a Section 106 Agreement

Noting comments in the public speaking session by:

| | |
|----------------------------|--|
| District Ward Councillor - | Vanessa Smith (Written Statement) |
| Against - | Alan Richardson, Mark Lewis, Sarah Woolf |
| Applicant's Agent - | Mike Sibthorpe |

Together with:

- Provisions within SKDC Local Plan 2011 – 2036, National Planning Policy Framework (NPPF) and Design Guidelines for Rutland and South Kesteven.
- Comments received from Anglian Water Services.
- Comments received from Conservation Officer (SKDC).
- No comments received from Environment Agency.
- Comments received from Environmental Protection Services.
- Comments received from Heritage Lincolnshire.
- No comments received from Historic England.
- Comments received from Lincolnshire County Council – Minerals and Waste.
- Comments received from Lincolnshire County Council - Highways & SuDS.
- Comments received from Lincolnshire Fire and Rescue.
- Comments received from Lincolnshire Wildlife Trust.
- Comments received from The Gardens Trust.
- Comments received from Tree Officer (SKDC).
- Comments received from Uffington Parish Council.

The following comments were made by the public speakers:

- Planning permission on the site had previously been refused in 1994 on the grounds of highways safety. Since then, the level of traffic had increased.
- The proposals would be a departure from the Local Development Plan.
- The proposals would be to the detriment of the conservation area and this detriment was not outweighed by the increased housing supply.
- There was no evidence that the proposals met a local need.
- A series of trees on the site had recently been removed unlawfully and had caused a reduction in bats seen in the area.
- There would be a loss of privacy for existing properties.
- Some speakers questioned the extent of the ecological analysis.

- The agent believed the proposals could be suitably integrated to tackle the housing land supply shortfall in line with the titled balance.
- The agent also argued that the proposals would not detract from the local setting.

During questions to public speakers, Members commented on the following:

- It was queried when The Charters was built. The speaker explained that The Charters was built in 1994 and was initially within the conservation area.
- The agent was queried why the trees on site had been removed unlawfully. The agent confirmed they had been removed at the request of the electricity board as the trees were interfering with the electricity pylons. However, the applicant would be willing to replace them.
- It was queried and confirmed that there was regular public transport from Stamford and the Deepings.
- It was confirmed that the existing access point from the village hall would require widening.
- It was confirmed there would be both road and pavement access to all properties within the development.

During questions to officers and debate, Members commented on the following:

- Clarification was sought about the safety implications given the highways concerns resulting in the 1994 refusal. It was confirmed that the National Planning Policy Framework was updated in 2011, changing Highways approach to safety analysis.
- It was confirmed that the unlawfully removed trees would be replaced under enforcement powers or via condition on the planning application.
- The Planning Officer confirmed that there had been a preliminary ecological appraisal in which biodiversity net gain (BNG) metric was used as a basis for the ecological analysis and, if approved, the BNG baseline would be calculated as if the removed trees were still present. A further ecological analysis survey would be conducted at the reserve matters stage.
- Some Members noted concern about the impact of the village hall on access to some of the site.
- It was confirmed that the suitability of the road and access points for emergency vehicles would be controlled within the building regulations.
- It was suggested that small growth of the village would benefit local amenities.
- Some Members noted that they were more comfortable with the southern side of the site than the northern side which was more imposing on the conservation area. Some Members were concerned about the precedent of incremental diminishing of the conservation area.
- A Member expressed that they did not believe there was substantial gain from the proposals and noted concern about increased traffic, local opposition, and conflicts within SP4.

- Members were concerned about the indicative layout of the proposals and urged the applicant to reconsider should the application be approved. The Planning Officer reminded Members that the layout was indicative to demonstrate the principle that the site could facilitate six dwellings.
- It was believed that no protected species were impacted by the proposals.

It was AGREED to extend the meeting until 17.00.

It was proposed and seconded to approve the application, including the additional recommendations published within the Additional Information Report. However, this proposal fell when voted on by the committee.

- Following the unsuccessful proposal, Members noted their primary concerns with the application as being the impact on the conservation area, the impact on the heritage, character and setting of the area, the disproportionate size compared to the village, and the local opposition.
- It was noted from the plan showing the size of trees to remain on the lower site, that it was possible to determine that had the row of trees not been removed without the consent of SKDC Tree Officers, it would not be possible for the houses proposed in the indicative plan, adjacent to the boundary, to be built. There would be inadequate space for the layout proposed.

The meeting adjourned at 15.10 and resumed at 15.29.

- Given the concerns noted by Members of the committee, the Planning Officer advised Members that the impact of the development on the conservation area was a matter which could be supported by the comments received from the Conservation Officer, whilst noting the committees concerns about the impact on the character and appearance of the area.

Final decision

It was proposed, seconded and AGREED to authorise the Assistant Director – Planning & Growth to **REFUSE** planning permission for the following reasons:

1. The proposed development would result in less than substantial harm to the significance of the Uffington Conservation Area by virtue of the removal of the traditional, narrow, long plot form to the rear of Main Street, that would not be outweighed by the public benefits associated with the erection of 6 dwellings, which is recognised as a significant benefit. As such, the proposed development would be contrary to Policy EN6 of the adopted South Kesteven Local Plan and Section 16 of the National Planning Policy Framework. The material considerations

in this case, including the presumption in favour of sustainable development, would not outweigh the identified harm.

2. The proposed development would, as a matter of principle, result in the incongruous extension of residential development into the open countryside contrary to the prevailing urban morphology of Uffington resulting in harm to the character and appearance of the village. The proposed harm would be contrary to Policy DE1 of the adopted Local Plan and Section 12 of the National Planning Policy Framework. The material considerations in this case, including the public benefits associated with the erection of 6 dwellings, would not outweigh the identified harm.

The resolution also included a delegation to the Assistant Director for Planning and Growth to make minor changes to the wording of the refusal resolution.

RECORDED – Councillor Paul Wood voted against the resolution.

122. Application S25/2183

Proposal: The erection of 10no. dwellings, associated infrastructure and green space

Location: Land Off Brambling Walk, Rippingale, Bourne, PE10 0WB

Recommendation: To authorise the Assistant Director – Planning & Growth to undertake a formal statutory consultation advertising the recommendation to approve planning permission as a departure from the development plan; and in the event that the formal consultation does not raise any material planning considerations that have not previously been assessed as part of the current process, to authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions and the completion of a Section 106 Agreement.

Noting comments in the public speaking session by:

Parish Councillor -
Against -
Applicant's Agent -

Annette Lumb
Dennis Laybourne, Timothy Dimascio
Andrew Hodgson

Together with:

- Provisions within SKDC Local Plan 2011-2036, Rippingale Neighbourhood Plan 2023-2036, National Planning Policy Framework (NPPF) and Design Guidelines for Rutland and South Kesteven Supplementary Planning Document.
- Comments received from Parish Council.
- Comments received from Environmental Protection.
- Comments received from Lincolnshire County Council Education.
- Comments received from Lincolnshire Fire and Rescue.
- Comments received from Black Sluice Internal Drainage Board.

- Comments received from Affordable Housing Officer (SKDC).
- Comments received from Heritage Trust.
- Comments received from NHS Lincolnshire.
- Comments received from Anglian Water.

The following comments were made by the public speakers:

- Flooding was a serious issue within the village. The dyke had regularly burst, and the old sewage system was at maximum capacity. Despite residents raising concerns with the relevant authorities, they had just been provided with sandbags. These repeated instances had demoralised local flood volunteers.
- The area lacked sufficient amenities and had already seen a 12% increase in size over the previous two years.
- The proposed site was situated on high land within the village, adding to sewage overflow during the frequent flooding.
- Noise, dust, and pollution would impact residents during the development works.
- A member of the public requested copies of the Development Management Plan should the works go ahead.
- There was poor highways access to the site.
- A neighbouring member of the public noted that the separating hedge on the boundary of the site required maintenance within the covenants of his property. He had also built a retaining wall given that the site was situated higher than his garden. A concern was raised as to whether a development so close to the boundary could put pressure on the boundary wall.
- The agent explained that they were liaising with the lead flood authority and the build programme was scheduled to last for 12 months.
- The agent also explained that anybody from the village could purchase the dwellings at a discounted rate of 80% market value for perpetuity, and a financial contribution of £54,000 for local education facilities and £9,000 to the NHS Trust for local NHS facilities.

During questions to public speakers, Members commented on the following:

- It was noted that there was no daily bus service and the nearest medical centre was at Billingborough.
- After some public speakers claimed there was no need for the additional housing in the village, a Member questioned the public speakers' basis for this. The speaker said that they had viewed the 2021 census and noted that at least two bedrooms were vacant in 66% of properties in Rippingale.
- Further detail was sought about the residents correspondence with Anglian Water following the flooding issues. The speaker noted that Anglian Water had replaced a one-way valve but couldn't guarantee that this would be effective.
- It was confirmed that there had historically been a well on the site but its location was not known.

- The agent was asked how the neighbouring gentleman would be able to maintain the bordering hedge, in line with the conditions of his property covenant. The agent explained that a maintenance strip would be left to allow access between the hedge and any potential fencing.
- Members sought further clarification from the agent about efforts to tackle the flooding issue. The agent confirmed that plans had been submitted to account for drainage water and the issue with the manhole cover which had caused the foul water had been resolved.
- It was confirmed that the developer believed there was appetite for larger properties within the area.
- It was queried what environmental efforts had been made within the proposals. The agent confirmed that credits had been gained off-site and the site proposals included open spaces.

Councillors Gloria Johnson and Paul Wood left the Chamber.

During questions to officers and debate, Members commented on the following:

- It was confirmed that the distance between the garden of the neighbour raising concerns regarding the elevation differences and proximity to his boundary was 0.6 meters.
- Clarity was sought about the waste storage and collection proposals. The Planning Officer advised that a bin collection point landscaping condition could be included were Members minded to do so.
- It was noted that the Parish Council had not allocated alternative sites to account for the tilted balance.
- It was suggested that the current flooding issues needing resolving initially, but the surface water strategy would prevent the proposals from adding to the issue.
- Members believed the proposals were not in a sustainable location given the lack of amenities with their being no local bus, schools or shops or health care facilities and all travel dependent on cars.

Final decision

It was proposed, seconded and AGREED to authorise the Assistant Director for Planning & Growth to **REFUSE** planning permission for application S25/2183 for the following reason:

1. The proposed development is located on the edge of Rippingale, a Smaller Village within the Settlement Hierarchy identified in Policy SP2 of the adopted South Kesteven Local Plan. The village has limited services and facilities to meet the day-to-day residents of future occupants of the proposed development and, in the absence of suitable alternative means of sustainable transport, future residents would be reliant on private vehicles. Therefore, the application site is not considered to be a sustainable location for major residential development. The application is therefore contrary to Policy SD1 and

ID2 of the adopted South Kesteven Local Plan and Paragraph 110 of the National Planning Policy Framework. The public benefits associated with the provision of 10 dwellings, including affordable housing, would not outweigh the significant and demonstrable adverse impacts associated with the unsustainable nature of the location.

2. The applicant has failed to enter into a Section 106 Agreement to secure the affordable housing and the education, healthcare and BNG monitoring contributions required to mitigate the impact of the development on local infrastructure as required by Policy ID1 of the adopted South Kesteven Local Plan 2011-2036.

The resolution also included a delegation to the Assistant Director for Planning and Growth to agree the final wording for the reason for refusal, in consultation with the Chair and Vice-Chair of the Committee.

123. Application S25/2342

It was AGREED to extend the meeting until 18.00

The meeting adjourned at 16.52 and resumed at 17.01.

Proposal: Outline application for the phased development of up to 3 serviced plots for self-build/custom house building (all matters reserved apart from access)

Location: Land between no.9 and no.21 Main Road, Uffington PE9 4SN

Recommendation: To authorise the Assistant Director – Planning to REFUSE planning permission

Noting comments in the public speaking session by:

District Councillor -
Parish Councillor -
Applicant -

Vanessa Smith (written statement)
Uffington Parish Council (written statement)
Richard Evans

Together with:

- Provisions within SKDC Local Plan 2011 – 2036, Design Guidelines Supplementary Planning Document and National Planning Policy Framework (NPPF).
- Comments received from Historic England.
- Comments received from The Gardens Trust.
- Comments received from Uffington Parish Council.
- Comments received from Lincolnshire County Council (Highways and SuDS).
- Comments received from SKDC Conservation Officer.
- Comments received from Heritage Lincolnshire.
- Comments received from Anglian Water.

The following comments were made by the public speakers:

- The written sentiments from the District Councillor and Parish Council favoured the proposals, citing the land was currently underutilised and the proposals complied with the local policy on both infill and edge-of-development.
- They argued the proposals were in keeping with the character of the village and wouldn't compromise the conservation area.
- The applicant argued the proposals were SP4 compliant and reminded Members of the tilted balance given that SKDC could not demonstrate a five-year housing land supply.
- No statutory consultees had objected to the proposals.

During questions to public speakers, Members commented on the following:

- It was confirmed that Mill Mount could still be accessed via the public footpath which had previously been diverted.
- Tree maintenance would be the responsibility of the homeowners.
- It was confirmed that the adjacent farmhouse would be the nearest listed building.
- Members queried whether design consideration had been given to the building heights. The applicant confirmed that six different design options were submitted during the pre-application and this was the preferred one.
- Members were reminded of the definition of open countryside.
- It was confirmed that the materials used and design choice of individual plots would be the decision of the individual plot buyers.
- Clarification was sought about the waste collection provisions. The applicant confirmed that a traffic survey had been undertaken, demonstrating that the bin lorry could access the site.

During questions to officers and debate, Members commented on the following:

- The Planning Officer confirmed that the site was not considered to meet the planning definition of open countryside given its proximity to the village and the conservation area.
- A Member suggested additional weight should be given to favourable consideration given the shortage of self-build properties. The Planning Officer noted there were currently 222 self-build properties registered within South Kesteven.
- It was confirmed that lorries could use the roads if they were not adopted by Lincolnshire Country Council.
- Members were reminded that it was not a material planning consideration to account for the views of local residents.
- The sensitivity of the site as identified by the Conservation Officer was highlighted.
- Members were reminded that they needed to be consistent in their approach to decision-making. Whilst matters of planning judgement were a balancing act and can be weighted differently, there is a

requirement to be consistent in the way in which similar issues are balanced.

- A member who visited the site noted its current natural appearance and soft appearance of the trees in the boundary setting which reflected the rural setting of the listed building and parkland opposite. There was a concern raised, in response to a comment by a speaker, that if the site were to be developed that the natural tree line would be cut right back impacting on the setting to create a boundary more in keeping with a residential setting.
- In summing up a concern was also raised regarding the height of the tallest proposed new build.

Final decision

It was proposed, seconded and **AGREED** to authorise the Assistant Director – Planning to **REFUSE** planning permission for the following reasons:

- 1 The proposed dwellings would not be located within a substantially built up frontage, nor the main built up part of the settlement. The dwellings would be on the edge of the settlement and would result in harm to the character of the area as it is considered that the site would extend obtrusively into the open countryside, and would extend the pattern of development to the north of the village into open countryside, in a form of development that is not typical for the character or layout of the village, contrary to Policy DE1 of the adopted Local Plan. The public benefits in this case, including the provision of self-build dwellings, which are a significant benefit, would not outweigh the identified harm.
- 2 The site is identified within the Uffington Conservation Area Appraisal and Management Plan as an important area of open space that forms part of the setting to the farm and also contributes towards an attractive entrance to the conservation area. The site is located on the edge of the settlement, within the Conservation Area and within the Kesteven Uplands Character Area. The development would encroach into open countryside and would result in less than substantial harm to the setting and significance of the conservation area, the setting of the adjacent Grade II listed building, West Hall Farm. The public benefits in this case, including the provision of self-build dwellings, which are a significant benefit, would not outweigh the identified harm. As such, the proposed development is contrary to Policy EN6 of the adopted Local Plan and Section 16 of the National Planning Policy Framework.

124. Application S25/2394

It was AGREED to defer application S25/2394.

125. Any other business, which the Chairman, by reason of special circumstances, decides is urgent

There was none.

The meeting concluded at 18.00.