

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 Sarah Trotter,
Councillor Paul Wood and Vacancy (Independent Group)

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 14 May 2026** (Pages 7 - 15)

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.

- 4. Application S25/0024** (Pages 17 - 43)
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

5. Application S26/0584 (Pages 45 - 57)

Proposal: Repair works to the truncated conical timber roof structure that supports the bell turret along with repair works to the adjacent duo pitch roof ridge components

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

Recommendation: To authorise the Assistant Director - Planning to GRANT listed building consent subject to conditions

6. Application - TPOs (Pages 59 - 112)

3a. S26/0473

Proposal: Remove Lime tree (T1) to ground level and reduce crowns of two Beech trees (T2 and T3) (TPO-351)

Location: Wyndham Park, Hill Avenue, Grantham, Lincolnshire, NG31 9BB

Recommendation: To authorise the Assistant Director – Planning & Growth to grant consent, subject to conditions

3b. S26/0474

Proposal: Remove willow and ash trees to ground level (TPO-294)

Location: Londonthorpe Lane, Grantham, NG31 9FD

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

3c. S26/0569

Proposal: Tree 05ZU, sycamore, TPO ref T5:

1. Crown lift on East side to create 3m clearance from roof of adjacent residential property

2. Selective pruning to create 2m clearance from the streetlight

Tree 05TT, pine, TPO ref T6: Selective pruning to create 3m clearance from roof of adjacent residential property

Tree 05TU, pine, TPO ref T7: Selective pruning to create 3m clearance from roof of adjacent residential property

Location: Manthorpe Road, Grantham, NG31 8FJ

Recommendation: To authorise the Assistant Director – Planning

& Growth to GRANT Consent, subject to conditions

3d. S26/0568

Proposal: Radial crown reduction to Horse Chestnut tree (T42) and removal of basal shoots and epicormic growth from Lime tree (T44) (TPO-223)

Location: Grantham Tennis Club, Gonerby Road, Grantham, Lincolnshire, NG31 8HU

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

3e. S26/0112

Proposal: Crown lift Tilia sp. (T23), 2x Fagus sylvatica (T16 and T9) and 2x Platanus x hispanica (T2 and T8). Prune Prunus Kanzan (T10). Shorten two branches of Fagus sylvatica (T9). (TPO-201)

Location: Isaac Newton Statue, St Peter's Hill, Grantham Lincolnshire, NG31 6PY

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

3f. S26/0113

Proposal: Remove suckers from tree (07A9), fell tree (07AA). (G3)(TPO-365)

Location: Stonebridge Close Amenity Area, Stonebridge Road, Grantham, NG31 9AR

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

3g. S26/0367

Proposal: Tree ref 05R9, Quercus robur (Part of TPO group G5):

- 1) Crown reduction to reduce total height from 22m to 20m (Extent of reduction = 2m)
- 2) Removal of basal shoots and epicormic growth to 5m above ground level.

Tree ref 05RC, Tilia sp. (TPO tree T15):
Removal of basal shoots and epicormic growth to 5m above ground level.

Tree ref 05RJ, Quercus robur (TPO tree T4):
Crown reduction to reduce total height by up to 1m.

Tree ref 05RN, Quercus robur (TPO tree T14):
Crown lift to create 2m clearance above
ground level.

Location: Amenity Area Adjacent to Hazelwood Drive
And Gonerby Road (B1174), Gonerby Hill
Foot, Grantham, NG31 8GZ

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

3h. S26/0454

Proposal: Crown lift to provide minimum of 3m height
clearance over the access road and footpath,
measured from ground level. Restricted to the
removal of branches to maximum of 75mm
diameter. (TPO-337)

Location: Belton Lane, Grantham, NG31 9PR

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

3i. S26/0469

Proposal: Remove four ash trees and one hawthorn tree
to ground level, remove deadwood and
regrowth from one ash tree, and remove
regrowth from three ash trees and one oak
tree

Location: Green Lane Footpath, Grantham

Recommendation: To authorise the Assistant Director – Planning
& Growth to grant consent, subject to
conditions

7. Application S26/0322

(Pages 113 - 119)

Proposal: S26/0322 - Proposed modification in respect of
a Deed of Variation required for a Section 106
that relates to Planning reference -
SK.94/0125

Location: Elsea Park, Bourne

Recommendation: To authorise the Assistant Director of Planning
& Growth to agree that the Council enter into a
deed of variation to vary Section 106
Agreement ref: SK.94/0125 clauses 9.12-9.17
which currently relate to funds for the provision
of a shuttle bus to be reallocated to providing a
permanent cycle path to connect the Elsea
Park estate to Manor Road, Bourne

8. Application S26/0103

(Pages 121 - 138)

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 139 - 148)

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

10. Application S26/0066

(Pages 149 - 154)

Proposal: Erection of two signage boards

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

Recommendation: To authorise the Assistant Director of Planning to GRANT advertising consent, subject to conditions

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

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Meeting of the Planning Committee

Thursday, 14 May 2026, 10.00 am



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Committee Members present

Councillor Penny Milnes (Vice-Chairman)
Councillor Harrish Bisnauthsing
Councillor Pam Byrd
Councillor Helen Crawford
Councillor Paul Fellows
Councillor Gloria Johnson
Councillor Sarah Trotter
Councillor Mark Whittington
Councillor Paul Wood
Councillor Max Sawyer

Other Members present

Councillor Gareth Knight
Councillor Tim Harrison
Councillor Paul Martin
Councillor Murray Turner

Officers

Emma Whittaker, Assistant Director (Planning & Growth)
Adam Murray, Principal Planning Officer
Debbie Wetherill, Development Management Planner
Joshua Mann, Democratic Services Officer
Martha Rees, Senior Lawyer - Planning, Legal Services Lincolnshire

128. Election of Vice-Chairman

It was proposed, seconded and AGREED for Councillor Sarah Trotter to be elected as Vice-Chairman of the meeting.

129. Register of attendance and apologies for absence

Apologies for absence was received from Councillors Patsy Ellis and Vanessa Smith.

Councillor Max Sawyer substituted for Councillor Vanessa Smith.

130. Disclosure of interests

It was noted that residents' communications regarding application S25/0024 had been sent to all Members of the committee prior to the meeting. The

committee confirmed that they were approaching the application with an open mind.

Councillor Penny Milnes disclosed an interest in application S25/1860 as she had called-in the item and registered to speak on the application. Councillor Milnes noted that she would withdraw from the committee and the chamber for the duration of the item after speaking.

131. Minutes of the meeting held on 16 April 2026

The minutes of the meeting held on 16 April 2026 were agreed as an accurate record.

132. Application S25/2394

Proposal: Section 73 application to vary condition 1 (Approved Plans) of planning permission reference S24/1453 (Application for reserved matters relating to layout, scale, appearance, landscaping and access following outline planning permission S22/106).

Location: The Gables, Honington Road, Barkston, Lincolnshire, NG32 2NG

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

There were no public speakers.

Together with:

- Provisions within the South Kesteven District Council Local Plan 2011-2036.
- The National Planning Policy Framework
- No objections were received from Lincolnshire County Council Highways.
- Comments received from the Parish Council.
- No comments received from Environmental Protection.

During questions to Officers and debate, the following comments were made:

- It was confirmed that the building regulations would ensure that the driveway would be suitable for waste collection vehicles.
- Members acknowledged that the design of the driveway would maximise the garden size of the properties, promoting private maintenance of most of the site. Members praised the practical nature of this.
- Responding to a Member's concerns about noise pollution, the Planning Officer noted that the proposed treeline would provide acoustic mitigation and the surface material of the driveway had been conditioned within the previous application approval. The type of trees was regulated within the soft landscaping condition.

- It was noted a previous full application had been refused, primarily due to the relationship of the plot. However, this application had to be assessed on its own merit.

Following discussions, it was proposed, seconded, and AGREED to authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions.

133. Application S25/1860

Councillor Penny Milnes stepped down from chairing the meeting, and Vice-Chairman Councillor Sarah Trotter assumed the role for the remainder of the item.

Councillor Mark Whittington disclosed that he knew the applicant's agent personally and withdrew from the Chamber for the duration of the item.

Proposal: Outline application for residential development. All matters reserved except access.

Location: Claypole Road, Newark, Stubton, NG23 5BU

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

Noting comments in the public speaking session from:

District Ward Councillor	- Cllr Penny Milnes
Parish Council	- Jackie Britten-Crooks
Applicant	- Ben Wills [Agent]

Together with:

- The SKDC Local Plan 2011-2036, Stubton Neighbourhood Plan, and Supplementary Planning Document
- The National Planning Policy Framework (NPPF)
- Representations received from the Parish Council.
- Comments received from Highways and SUDS.
- Comments received from the Environmental Agency.
- Comments received from Anglian Water.
- Comments received from Heritage Lincolnshire.
- Comments received from the Lincolnshire Wildlife Trust.

The following comments were made by public speakers:

- The position of SKDC was noted in respect of the tilted balance.
- It was noted that there was no bus, shop, school, or pub within the immediate vicinity.
- Concern was noted about the indicative plan.

- The road was linear and the site position was slightly elevated compared to nearby properties and this raised concerns about drainage. The applicant's agent assured that a suitable solution would be accommodated for any drainage concerns.
- The properties proposed in the rear of the site was not in keeping with the area and caused the most concern.
- There were other large properties on the road, including a large holiday home whose countryside appeal would be detrimentally affected by the exposed properties proposed at the rear of the site.
- The Parish Council did not oppose the principle of development but reserved concerns about the proposed layout.
- Stubton had already facilitated a significant proportion of the new dwellings across South Kesteven in 2026.
- This exceeded the usual infill categorised development size of no more than three dwellings.
- The land had been owned by the applicant's agent's father for 30 years, so the developer was local to the village.
- The biodiversity net gain would be offsite.
- The Applicant noted that similar developments had been approved by SKDC, such as on Doddington Road.

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

- A Member commented his assumption that the local villagers seemed relaxed about the prospect of the development since only five letters of representation had been received.
- The applicant's agent was urged by a Member to account for the concerns of locals about drainage and flooding. The agent noted that he had already been undertaking flooding prevention measures personally.

During questions to officers and debate, the following comments were made:

- Concern was noted that the application was contrary to SP2 and SP4 of the Local Plan.
- A Member stated that they did not oppose the principle of the development but felt the indicative layout of the site was too dense. The Planning Officer confirmed that the application was submitted in outline with all matters reserved. Therefore, details relating to the layout would be subject to consideration as part of the reserved matters application.
- It was confirmed that the height of the buildings would also be determined at the reserve matters stage.
- The indicative plan contained five properties as this was the application received from the developer.
- Members noted SKDC's position with the tilted balance.

Following discussions, it was proposed, seconded, and AGREED to authorise the Assistant Director – Planning & Growth to GRANT planning permission,

subject to conditions, and incorporating the amendment suggested to condition eight within the officer's presentation. Namely, to amend condition eight to the following:

- The development hereby permitted shall comprise no more than five dwellings in total.
- Reason: To define the scope of the permission and to ensure that the scale of the development is appropriate to the site and its surroundings, in accordance with DE1 and EN1 of the SK Local Plan.

The meeting adjourned at 11.22.

134. Application S24/2218

The meeting resumed at 13.00.

Application: Section 73 application to remove Condition 21 (Pennine Way Bridge) and vary Condition 36 (Off-site highways works) of planning permission S08/1231 to remove the obligation to deliver the Pennine Way Bridge.

Location: Poplar Farm, Grantham

Recommendation: To authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions and subject to the completion of a Section 106 Agreement.

Noting comments in the public speaking session by:

- | | |
|----------------------------|---|
| District Ward Councillors: | - Cllr Tim Harrison |
| | - Cllr Gareth Knight |
| | - Cllr Paul Martin |
| | - Cllr Matt Bailey (written statement) |
| | - Cllr Ben Green (written statement) |
| | - Cllr Charmaine Morgan (written statement) |
| Against: | - County Cllr Richard Davies |
| | - Roger Graves |
| Applicant: | - Stuart Bizley [Agent] |

Together with:

- Negotiations with Network Rail

The following comments were made by the public speakers:

- The bridge was the justification for the initial development, and this should be prioritised over further affordable housing.
- Two statutory transport consultees opposed the application.

- The removal of the condition to build the bridge would undermine public trust in the planning system.
- Removing the obligation for the developer to build the bridge would remove all chance of the bridge being built at the detriment of local infrastructure.
- The issues with the land negotiations should have been identified and raised sooner.
- Attention was drawn to the objections raised by Lincolnshire County Council.
- The connectivity factor for the development was below average which was insufficient given that 1000 children would live within the development.
- The viability study was inaccurate and misleading.
- Given that the planning permission was soon set to expire, this would provide an opportunity for fresh studies to be completed under a new application.
- Network Rail had never quoted a price for the ransom strip.
- The application exceeded a technical change.
- Approving the application would have set a precedent that developers could remove conditions after planning permission was agreed.
- There was demand for the bridge within the local community.
- The developer was not in financial distress and had failed to provide the written updates required under the Section 106 agreement.
- The application conflicted SKDC's Local Plan.
- There would only be one main access route to the development without the bridge.
- The applicant's agent noted that negotiations had been ongoing with Network Rail until 2013 and a solution to the site's insufficient electricity provisions was not found until May 2020. Were the bridge condition to remain then viability studies show there would be a reduction in Section 106 agreement funding and affordable housing.
- Negotiations with Network Rail broke down as they demanded 50% plus £500,000 to sign the paperwork. The developer's position was 33%.

During questions to public speakers, the following comments were made:

- When the A1 is frequently closed due to accidents, Grantham becomes gridlocked by diverted traffic. The bridge would help alleviate this.
- Some Members and public speakers suggested the need for an updated transport assessment.
- A speaker stated that they had not seen evidence that negotiations had ever taken place with Network Rail and suggested that a proportion of the funds raised from the properties sold so far had been reserved to fund the bridge.
- There was no defined cycle path from the development to the town centre. Using the footpath under the rail bridge was unsafe, particularly at rush hour.

- A speaker stated that they had contacted Network Rail via a freedom of information request, which had confirmed that Network Rail had no position on the ransom strip and no cost for its purchase had ever been agreed.
- The bridge was in the original masterplan for the development.
- The applicant's agent noted that the landowner would only make money from the sale of the land, not the profit from the development.

It was proposed, seconded, and AGREED to extend the meeting until 17.00.

- The applicant's agent was asked if they had overestimated the ransom cost. He rebuked this stating that Network Rail had a statutory duty to maximise their profit as a public body.
- The agent believed that the timeframe was too short to consider other viability options as the planning consent expired in June 2026.
- The agent stated that the applicant first raised red flags in 2020 when a feasibility study confirmed that the bridge was not necessary.

The meeting adjourned at 14.52 and resumed at 15.09.

During questions to officers and debate, the following comments were made:

- A Member suggested a level crossing would be a suitable compromise.
- It was confirmed that the viability reports had been independently created.
- The Planning Officer noted that, given the restrictive nature of the planning condition, Network Rail were entitled to 33% value of each house built over 750 houses.
- In response to a query about the accuracy of the price estimate to build the bridge, the Planning Officer noted that and changes to the costs would impact the viability assessment. However, the Officer noted that the assessments had been undertaken by professionals.
- For consideration between the different viability options, a Member noted that the Section 106 contributions fund bus links within the development.
- It was confirmed that 124 affordable homes had been built to date.
- A Member believed that the viability study was fundamentally flawed as it did not account for the profit from the properties already built. The Planning Officer responded that the developer was entitled to make a profit and the benchmark land value had been factored into the viability study. Furthermore, it was not possible to determine excess profit.
- It was queried whether the predicted vehicle impact in future years had been analysed. The Planning Officer noted that transport modelling had been undertaken and factored in the impact of the Grantham Relief Road.
- It was acknowledged that the developer may refuse to surpass completing 750 properties to avoid triggering the condition to build the bridge.

- It was noted that LCC Highways had stated that a footbridge would be more suitable, but the application was for a vehicular bridge.
- A Member believed their own calculations demonstrated a £45-60 Million profit for the developer and therefore they could afford to build the bridge. The Planning Officer noted there were other financial factors that needed to be accounted for and reiterated that the viability studies had been completed by professionals.
- A Member suggested that BCIS index should have been used for cost estimates rather than Spons index. The Planning Officer confirmed that Spons had been used during the process and the estimated cost to build the bridge was in line with a similar project undertaken by LCC.
- The Section 106 agreement was index linked.
- A Member suggested adding the sports fields to viability option three. However, the Planning Officer noted that the sports pitches cost £1.2 Million whilst there was only a remaining surplus of £105,194.
- Many Members agreed that the bridge was a necessary feature of the development as the connectivity without it was insufficient. However, the Planning Officer reiterated to Members that they needed to consider the impact of the new relief road in their weighting.
- It was suggested by a Member that the developer had deliberately ran the clock down to apply pressure for the removal of the condition to build the bridge.
- Members expressed frustration that the applicant did not approach sooner to take advise about securing alternative funding.
- It was proposed that the recommendation was accepted, however this was not seconded by the committee, so the proposal fell.

It was proposed, seconded, and AGREED to extend the meeting until 17.15.

The meeting was adjourned at 16.50 and resumed at 16.59.

It was proposed, seconded, and AGREED to extend the meeting until 17.30.

It was proposed, seconded and AGREED to resolve to approve the application that removed the condition, subject to a Section 106 agreement which secured scenario four, retaining the bridge obligation at 750 dwellings with a Section 106 package of a total of £4 Million, retaining the sports pitches and with an overall affordable housing requirement of 8% across the remainder of the site.

It was noted that Councillors Harrish Bisnauthsing, Sarah Trotter, and Mark Whittington were unable to vote as they were not present for the entirety of the item at the previous meeting before it was deferred.

135. Application S25/0024

It was proposed, seconded, and AGREED to defer application S25/0024.

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

There was none.

The meeting concluded at 17.30.

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**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

11 June 2026



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
Location:	Land at 8 Bourne Road, Folkingham
Applicant:	Sarah Neale
Agent:	Mr Trevor Briggs, Plots and Plans Go Eco Ltd
Application Type:	Full Planning Permission
Reason for Referral to Committee:	Ward Councillor Call In, Councillor Murray Turner Drainage impacts and existing flooding issues, impacts to nearby Conservation Area, site access and potential for future growth that could have further adverse impacts
Key Issues:	Impacts on the character of the area Impacts on others' private amenity Heritage Impact Highway safety/parking Drainage/flood risk
Technical Documents:	Infiltration testing report (undertaken September 2025) Noise Impact Assessment (undertaken January 2026) Site Management Plan by Sarah Neal dated September 2025 BNG Metric completed (completed August 2025) Landscape Strategy Plan

Report Author

Miranda Beavers – Principal Development Management Planner



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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Toller

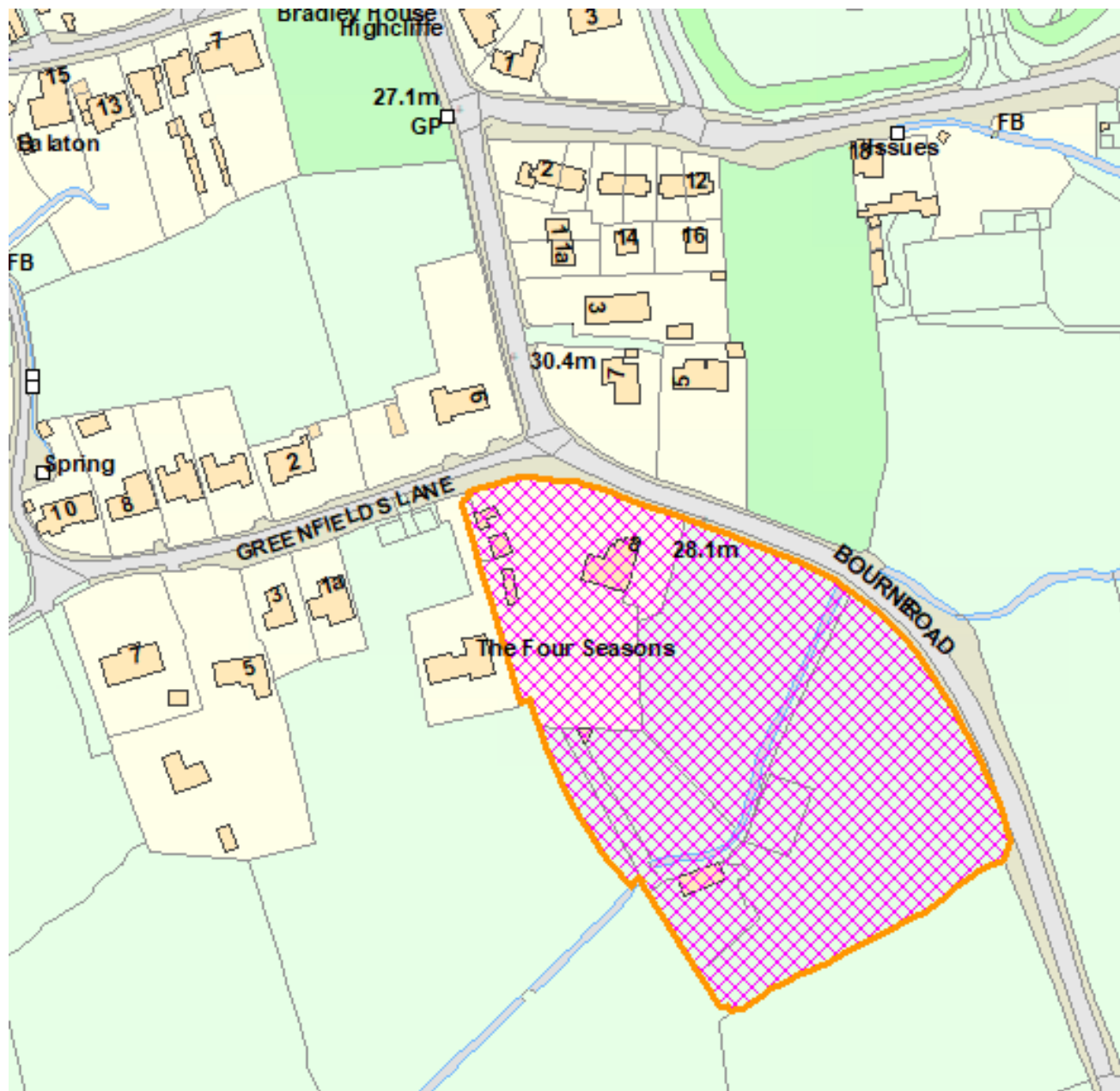
Reviewed by:

Adam Murray – Principal Development Management
Planner

1 June 2026

Recommendation (s) to the decision maker (s)

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



1 Description of Site

- 1.1 The application site comprises approximately 18,170sqm of grassland. The site is situated to the rear of No.8 Bourne Road which is located to the south of the village of Folkingham. The land is within the ownership of the occupiers of No.8 Bourne Road (residential dwelling) and is accessed from Bourne Road, via Greenfields Lane. The site is currently occupied by a timber frame garage that houses a tractor and lawnmower. The land is currently largely unused and not in use for agricultural purposes. To the west of the site are neighbouring residential dwellings, to closest of which is The Four Seasons which is a detached dwellinghouse which shares a common boundary with the application site.

2 Description of Proposal

- 2.1 This application is for the change of use of grass land to be used as a glamping site including construction of 3no. glamping pods, utility building, creation of car parking area and associated landscaping.

3 Relevant History

- 3.1 No relevant history

4 Policy Considerations

4.1 SKDC Local Plan 2011 – 2036

Policy SD1 'The Principles of Sustainable Development in South Kesteven'

Policy SP1 'Spatial Strategy'

Policy SP2 'Settlement Hierarchy'

Policy SP5 'Development in the Open Countryside'

Policy SB1 'Sustainable Building'

Policy DE1 'Promoting Good Design'

Policy ID2 'Transport and Strategic Transport Infrastructure'

Policy EN6 'The Historic Environment'

Policy E7 'Rural Economy'

Policy E9 'Visitor Economy'

4.2 National Planning Policy Framework (NPPF)

Chapter 2 'Achieving sustainable development'

Chapter 4 'Decision Making'

Chapter 6 'Building a strong, competitive economy'

Chapter 9 'Promoting sustainable transport'

Chapter 11 'Making effective use of land'

Chapter 12 'Achieving well-designed places'

Chapter 14 'Meeting the challenge of climate change, flooding and coastal change'

Chapter 15 'Conserving and enhancing the natural environment'

Chapter 16 'Conserving and enhancing the historic environment'

4.3 Supplementary Planning Document:

5 Planning Consultation Responses Received

5.1 Anglian Water Services

5.1.1 No objections received.

5.2 Black Sluice Internal Drainage Board

5.2.1 Black Sluice has advised that the guidance sheet may apply to the site dependent on surface and treated water discharge. The document provides technical guidance for property owners and developers.

5.3 Conservation Officer (SKDC)

5.3.1 The application site is situated to the south of the village of Folkingham bordered by the A15 Bourne Road to the east and north, and Greenfields Lane to the north west. The Folkingham Conservation Area is situated to the north of the site and covers the Market Place, Folkingham Castle a Scheduled Monument (NHLE 1005021), Church of St Andrew a Grade I listed building (NHLE 1062733), West Street and Chapel Lane. As such, there is the potential for the proposed works to impact upon these heritage assets, any such impact would need to be weighed against the public benefits of the proposed works (NPPF 215).

5.3.2 This is a revision of the previous proposal of 8No glamping pods, reducing the proposal down to 3No glamping pods, set along the south-western boundary of the site. The site historically comprised a large orchard, bound by the water course. This orchard had been removed in the course of the second half of the 20th century. The plan provided makes an indication that some trees may be planted fronting the glamping site. Laurels, ornamental fruit trees and native hedgerows are proposed, albeit the location of any of these is unclear; it may be advised to focus on the orchard aspect within the site. The structures in principle are of moderate scale, but as the landscaping is unclear, it is not possible to ascertain how much of these structures would be visible.

5.3.3 The reduction of pods likely reduced the potential visual impacts upon the conservation area and adjacent heritage assets, however a clear determination of this cannot be made without a detailed landscaping plan, which should also make note of the undulation of the landscape.

5.4 Environment Agency

5.4.1 Environment Agency does not wish to make any comments on this application.

5.5 Environmental Protection Services

5.5.1 I have reviewed the site plan submitted in relation to the proposed glamping site, and I note that the bin store and car park are positioned adjacent to an existing residential property. Without appropriate mitigation and site management, this layout has the potential to result in odour and noise nuisance affecting neighbouring residents.

5.5.2 Here are some things to consider:

5.5.3 Boundary Treatment Could the applicant clarify what currently forms the boundary between the residential property and the proposed site? It may be beneficial to install an acoustic fence or similar physical barrier to help reduce noise from vehicle movements, conversations, and general activity near the boundary.

5.5.4 Waste Management

- Bins should be kept securely closed at all times and located in a covered, ventilated, and enclosed storage area.
- Waste should be collected frequently to avoid odour issues, particularly during warmer months when occupancy levels may be higher.

5.5.5 Car Park

- Consideration should be given to the potential for disturbance from vehicle movements, particularly at night.
- The applicant should implement a site-wide speed limit, restrict engine idling, and discourage excessive engine revving or playing music from cars.
- It may also be appropriate to introduce time restrictions for vehicle access or a managed parking policy after certain hours.

5.5.6 Noise and Site Supervision

- Clear restrictions on the use of amplified music should be imposed. This could include:
 - Prohibiting outdoor amplified music entirely,
 - Limiting its use to specific hours (e.g. 10:00–21:00).

Details should be provided on how the site will be supervised or managed to prevent noise nuisance from glamping pod occupants, particularly in the evening.

The Environmental Protection Act 1990 may apply if noise from guests or music becomes a statutory nuisance. While the World Health Organisation defines nighttime as 23:00–07:00, cumulative noise from multiple occupied pods may give rise to complaints even before these hours.

5.5.7 Check-In Times

- It would be helpful to clarify the latest check-in time allowed, as late arrivals and associated car movements could disturb nearby residents during the evening or night.

5.5.8 Open Fires / Smoke and Odour

- If the use of fire pits or open fires is proposed, the applicant should set out how they will: Ensure only clean, dry wood or authorised fuel is used,
- Provide appropriate kindling or fuel (potentially sold on site),
- Prohibit the burning of waste or unsuitable materials.

This would help reduce the risk of smoke and odour nuisance.

5.6 Construction work : To minimise noise impacts on the existing residential dwellings, it is recommended that construction work shall only be carried out between the hours of 7:30 am to 6:00 pm Monday to Friday and 9:00 am to 1:00 pm on a Saturday. Construction work shall not be carried out on Sundays or Public Holidays.

5.7 I appreciate that not all of these points may be enforceable through planning conditions. However, where planning conditions are not appropriate, many of these matters may be more suitably addressed through the site licence (required under the Caravan Sites and Control of Development Act 1960), which the applicant will need to obtain separately from the local authority.

5.8 **Folkingham Parish Council**

5.8.1 Folkingham Parish Council have several concerns regarding this application, which equate to an objection:

5.8.2 1) It creates a precedent for tourist-related development on rural land to the south of Folkingham and would provide a potential green light for further projects leading to the destruction of historic features (medieval. ridge and furrow in adjacent fields which now have tarmacked vehicle access) and key rural views to the village centre from the south.

5.8.3 2) The site access is onto a narrow country lane very close to its junction with the 415 and right on a dangerous right-angle bend. This generates safety concerns from increase in traffic and vehicles manoeuvring in this area.

5.8.4 3) The development is in a medium food risk area, being sited close to one of the feeder streams for the Ouse. This suggests the site is not suited for development as it could be at risk of surface water flooding as well as flooding from the feeder streams

5.8.5 4) The proposal. will have an inevitable environmental impact in relation to waste and sewerage/drainage and noise which will have an impact on local residents. There are no firm details on the sewage and wastewater and the car parking and bin store are very close the adjacent property, which will cause noise pollution and potentially light pollution.

5.8.6 Addendum: The position of Folkingham Parish Council remains the same after these conditions. We support the objections made by residents in the vicinity and to the urbanisation of this rural area, which has the potential to expand. We also support the conservation officer's concerns. The application makes reference to multiple types of holiday type homes, which is also a cause for concern.

5.9 **Heritage Lincolnshire**

5.9.1 We have no archaeological comment in respect of the above application.

5.10 **Lincolnshire County Council - Highways & SuDS**

5.10.1 **Lead Flood Authority – Drainage Matters**

5.10.2 Insufficient information has been provided to demonstrate that the use of sustainable drainage systems for the management of surface water run-off is inappropriate for this site in accordance with the National Planning Policy Framework.

5.10.3 Risk of Surface Water Flooding Environment Agency surface water flood risk maps demonstrate the risk of surface water flooding the proposed development has not adequately addressed this risk. Insufficient evidence has been provided to demonstrate that the site can effectively manage surface water runoff without increasing flood risk on-site or elsewhere. The proposal therefore fails to demonstrate compliance with national and local policies relating to flood risk and sustainable drainage.

5.10.4 Lack of Adequate Testing and Supporting Information The application is not supported by sufficient technical evidence to fully assess the suitability of the proposed drainage strategy. In particular, there is a lack of ground water monitoring and evidence of the ground water table necessary to demonstrate that the proposed system would operate effectively.

5.10.5 Infiltration and Ground Conditions Concerns The applicant has not provided adequate infiltration testing results in accordance with recognised standards to demonstrate that the ground conditions are suitable for infiltration based drainage solutions.

- 5.10.6 However, should the Local Planning Authority be minded to grant planning permission, the Highway Authority recommend that the below conditions be applied:
- 5.10.7 The permitted development shall be undertaken in accordance with a surface water drainage scheme which shall first have been approved in writing by the Local Planning Authority.
- 5.10.8 **Local Highway Authority – Highways Safety/Capacity**
- 5.10.9 The development proposal does not pose any specific highway safety risks, access position affords suitable visibility in both directions and provides safe access for both vehicles and pedestrians. Access will require designing and constructing to highway authority adoptable standards.
- 5.10.10 **Highway Capacity**
- There is no precise definition of "severe" with regards to NPPF Paragraph 116, which advises that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe." Planning Inspector's decisions regarding severity are specific to the locations of each proposal, but have common considerations:
- The highway network is over-capacity, usually for period extending beyond the peak hours;
 - The level of provision of alternative transport modes
 - Whether the level of queuing on the network causes safety issues In view of these criteria, the Highway Authority does not consider that this proposal would result in a severe impact with regard to NPPF.
- A travel plan is not required for a site of this size.
- 5.10.11 Should the Local Planning Authority be minded to grant planning permission, the Highway Authority recommend that the below conditions be applied:
- The development hereby permitted shall be undertaken in accordance with a Construction Management Plan and Method Statement that shall first be approved in writing by the Local Planning Authority. The Plan and Statement shall indicate measures to mitigate the adverse impacts of vehicle activity and the means to manage the drainage of the site during the construction stage of the permitted development and
 - Prior to first occupation on site further details relating to the vehicular access to the public highway, including materials, specification of works and construction method shall be submitted to the Local Planning Authority for approval.
- 5.11 **Lincolnshire Fire and Rescue**
- 5.11.1 The Fire Authority object to the application on the grounds of inadequate access. It is the opinion of the Fire Authority that in order to remove the objection the following measures are required.
- 5.11.2 **ACCESS** : Access to buildings for fire appliances and fire fighters must meet with the requirements specified in Building Regulations 2010 (As Amended) Part B5. Particular attention should be given to Table 15.2. These requirements may be satisfied with other

equivalent standards relating to access for firefighting, in which case those standards should be quoted in correspondence.

5.11.3 Lincolnshire Fire and Rescue also requires a minimum carrying capacity for hard standing for pumping appliances of 18 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2010 (As Amended) Part B5.

5.12 **Lincolnshire Wildlife Trust**

5.12.1 Lincolnshire Wildlife Trust wishes to remove its holding objection to the above planning application. We are pleased to see that the applicant has now submitted plans for on-site biodiversity net gain in habitat, hedgerow, and watercourse units, along with a satisfactory Habitat Management and Monitoring Plan (HMMP)

6 Representations as a Result of Publicity

6.1 This application has been advertised in accordance with the Council's Statement of Community Involvement, and 16 letters of representation have been received, and the comments are summarised as follows:

1. Concerns with long term environmental impact to existing ecology and habitat, utilities and services (water, sewage electricity, waste management)
2. Visual intrusion, development would compromise visual character of the area and nearby conservation sites. The structures are a significant size and out of character.
3. Over development and precedent, future cumulative impact of traffic, noise and land pressure
4. Urbanisation, introduces urban infrastructure such as roads, lighting, signage to a rural place, risk of over-tourism Folkingham is only a small village with a single village shop and pub.
5. Traffic safety concerns, exit from site is poorly located on a bend and increased movements would result in increased road safety risks, narrow roads are unsuitable for increased vehicular traffic
6. Increased risk to local flooding (surface water and fluvial flooding) - introduction of impermeable surfaces increasing surface water runoff. Over past 10 years there have been incidences of flooding in the area - most recently January 2025.
7. The pods would result in a minimal local economic benefit, no local need in the area for camp sites, there is already a campsite operating in the village.
8. There is local opposition to the proposal, concerns include noise, quality of life, pollution, light pollution, increased activity and loss of privacy and possible overlooking - especially impacting immediate neighbours' residential amenities.
9. Proposal is contrary to Local Development Plan and the NPPF.
10. Placement of bins adjacent to neighbouring property boundary poses environmental and hygiene concerns including attraction of vermin.
11. EV charging stations adjacent neighbouring boundary are close to LPG tank - the stations needs to be 10 metres apart from the LPG tank - fire safety concerns.

12. Adjacent site contains a public footpath and watercourse running through site - concern regarding possible contamination of watercourse and public footpath (for surface and sewage water).

13. Neighbouring occupiers have concerns regarding the use of security cameras

14. Proximity of site to ridge and furrow in field patterns in locality

7 Evaluation

7.1 Principle of Development

7.1.1 Folkingham is classed as a Smaller Village within the settlement hierarchy, however the site is separated from the main built-up part of the settlement sufficiently for the land to be considered as being within open countryside. In relation to developments outside the main towns and sustainable villages, Policy SP5 (Development in the Open Countryside) states: Development in the open countryside will be limited to that which has an essential need to be located outside of the existing built form of a settlement. In such instances, the following types of development will be supported: a. agriculture, forestry, or equine development. b. rural diversification projects. c. replacement dwellings (one for one basis) or. d, e & f conversion of existing buildings.

7.1.2 Policy E7 (Rural Economy) states that proposals for farming, forestry, equine, rural enterprise and sports and recreation (amongst others) business schemes will be supported, provided that it is demonstrated that the business will help to support or regenerate the rural economy. Proposals must demonstrate that they meet all of the following criteria:

a) be of a scale appropriate to the rural location.

b) be for a use(s) which is(are) appropriate or necessary in a rural location, providing local employment opportunities which make a positive contribution to supporting the rural economy.

c) the use / development respects the character and appearance of the local landscape, having particular regard to the Landscape Character Assessment, and will not negatively impact on existing neighbouring uses through noise, traffic, light, and pollution impacts;

d) avoid harm to areas, features or species which are important for wildlife, biodiversity, natural, cultural, or historic assets, including their wider settings.

7.1.3 Further on rural economy, the NPPF Section 6: Building a strong, competitive economy, Para 88 provides that: Planning policies and decisions should enable:

a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.

b) the development and diversification of agricultural and other land-based rural businesses.

c) sustainable rural tourism and leisure development which respect the character of the countryside; and

d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses, and places of worship.

7.1.4 The proposed use is considered to be a land-based rural business project that would also be considered to be a sustainable outdoor leisure facility. The use would be expected to

respect the character and appearance of the area (subject to details) contributing positively to the economic growth of the rural area.

7.1.5 In addition, Policy E9: Visitor Economy identifies that proposals for the development of the local visitor economy will be supported where they:

- a) Allow provision for visitors which is appropriate in use and character to South Kesteven's settlements and maintains the quality of the countryside and the natural environment;
- b) Enhance existing tourist and visitor facilities; aid the retention and / or enhancement of existing overnight accommodation and the provision of new overnight accommodation;
- c) Allow new tourism provision and initiatives where these would also benefit local communities and support the local economy; and
- d) Allow new tourism development of an appropriate scale and use which utilises existing historic buildings in the countryside whilst respecting their character.

In all cases proposals should be of a scale appropriate to the setting of the area.

7.1.6 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 and Larger Villages, or 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 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 Folkingham, which is identified as

7.1.7 In considering the scale of the development, the proposal is not considered to be large in scale, given the size of the site, with the provision of 3no. glamping pods to be sited over an extended period of time as the business establishes itself.

7.1.8 By way of demonstrating how to reduce vehicular movements to a minimum, the applicants have stated that "the business will be aimed at professional people and seniors who are keen to stay on site and enjoy the quiet environment and in addition make use of the local village shop and pub." The expected level of visitor traffic generated, with the maximum of 3 glamping pods, is not expected to be exceptionally high.

7.1.9 However, in addition clear consideration is given to the potential level of visitor traffic generated by the development, as well as the visual impact on the development in relevant sections of the report that follow.

7.1.10 Taking the above into account, the principle of the proposed leisure use is broadly acceptable and in accordance with Policies SD1, SP1; SP2, SP5, E7, and E9 of the SKLP and Sections 6 and the NPPF. Specific environmental and technical issues, which support this conclusion, are discussed in detail in the following sections below. Accordingly, it is considered that the proposal would be in accordance with the above local and national policies and would therefore be acceptable in principle.

7.2 **Impact on the Character of the Area**

7.2.1 The proposed holiday use is low intensity, proposing 3no. glamping units and 1no. purpose-built utility building on a relatively large, spacious site.

7.2.2 The units are all proposed to be the same in size and design, each measuring approximately 3.6m x 7.6m. The proposed layout, as amended, shows that the glamping Plots 1 - 3 would be located in a linear form along the western edge of the site. The utility

building, bin store and car parking area would be located along the western edge but sited on a northern section of the site closest to the existing entrance to the site. A new laurel hedge is proposed to be sited along the common boundary with the neighbouring dwelling, next to the visitor parking area. The access way around the site would be gravel, however pop-up-bollards would restrict vehicular movements around the site to specific times. Planting and landscaping are proposed throughout the site, although precise details are limited at this stage. The applicant has confirmed that the pods would be elevated off the ground and would not require traditional foundations.

7.2.3 The land is unused grassland and the site is largely screened from view. The South Kesteven Landscape Character Assessment (adopted 2007) states that Folkingham falls within the Kesteven Uplands Character Area which defines some of the key characteristics as "relatively unified, simple, medium scale agricultural landscape, undulating landform bases around valleys of the River Witham and East and West Glen and Welland to the South, enclosed mostly by hedgerows, with hedgerow trees". When travelling along Bourne Road (to the east) or Greenfields Lane (to the north), the site is well screened as it is located behind dense hedgerow and existing vegetation. From adjacent land to the west, there is a public footpath where glimpses of the site are possible. The site is also partially visible from neighbouring private land to the west through gaps in the hedge and tree line. The proposed development proposes a change of use of the land to a campsite, which is considered to be a suitable low-impact development in a rural location such as this. The proposed built form would undoubtedly have an impact on the rural character of site, even if it is screened from view.

7.2.4 It is the officer's assessment that the potential impact can be lessened by the design of the built form and mitigated further by a robust landscape strategy. The 3no. pods are proposed to be a maximum of 2.6m in height and the utility building would be approximately 4.7m in height. Furthermore, they would have to be timber clad. The buildings are not considered to be excessive in scale, and the height and design are not dissimilar to stable buildings or field shelters that are commonly found in rural locations, although it is recognised that the manner in which they would be used would be different. The choice of materials would ensure their assimilation into the site in addition to a suitable landscaping strategy, to include details of new planting and means of enclosure around each pod and within the site as a whole. It is considered that it would be reasonable to request these details by way of an appropriately worded condition, and for the details to be submitted and approved by the LPA prior to occupation/use of the first pod. It is also considered important that all existing boundary hedging is retained, and where necessary gapped up or replaced and this could detail could also be secured by condition.

7.2.5 Taking the above into account, it is considered that by virtue of the design, and nature of the use, the proposal would be acceptable. The proposed development would not cause an adverse impact to the rural character or appearance of the area. The proposal would therefore not cause an adverse impact on the character of the area in accordance with Policy DE1 of the Local Plan, and the NPPF Section 12..

7.3 **Impact on the Folkingham Conservation Area**

7.3.1 In assessing the impact of the development on the character of the area, Folkingham village falls within the designated Conservation Area (CA) whereby the Council has a statutory duty under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) to pay special attention to the desirability of preserving or enhancing the character or appearance of the area.

- 7.3.2 Policy EN6 of the SKLP states that: The Council will seek to protect and enhance heritage assets and their settings in keeping with the policies in the National Planning Policy Framework. Development that is likely to cause harm to the significance of a heritage asset or its setting will only be granted permission where the public benefits of the proposal outweigh the potential harm. Proposals which would conserve or enhance the significance of the asset shall be considered favourably. Substantial harm or total loss will be resisted. Proposals will be expected to take Conservation Area Appraisals into account, where these have been adopted by the Council.
- 7.3.3 The application site is situated to the south of the village of Folkingham bordered by the A15 Bourne Road to the east and north, and Greenfields Lane to the northwest. The Folkingham Conservation Area is situated to the north of the site and covers the Market Place, Folkingham Castle a Scheduled Monument (NHLE 1005021), Church of St Andrew a Grade I listed building (NHLE 1062733), West Street and Chapel Lane. As such, there is the potential for the proposed works to impact upon these heritage assets, any such impact would need to be weighed against the public benefits of the proposed works (NPPF 215).
- 7.3.4 SKDC's Conservation Officer has stated that "The site historically comprised a large orchard, bound by the water course. This orchard had been removed in the course of the second half of the 20th century. The plan provided makes an indication that some trees may be planted fronting the glamping site. Laurels, ornamental fruit trees and native hedgerows are proposed, albeit the location of any of these is unclear; it may be advised to focus on the orchard aspect within the site. The structures in principle are of moderate scale, but as the landscaping is unclear, it is not possible to ascertain how much of these structures would be visible. The reduction of pods likely reduced the potential visual impacts upon the conservation area and adjacent heritage assets, however a clear determination of this cannot be made without a detailed landscaping plan, which should also make note of the undulation of the landscape."
- 7.3.5 It is the Officers assessment that whilst the site does not fall directly within the designated Conservation Area it is recognised that there is potential for the development to potentially impact the setting of the Conservation Area. The Folkingham Conservation Areas Appraisal states that the spatial character and townscape quality [of the Conservation Area] is informed by the four approaches to the Conservation Area, one of them being the southern approach along Bourne Road which offers long views of the village from the brow of the hill, where the church dominates the village from this vantage point in terms of scale, positioning and materials.
- 7.3.6 Where a development will lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposal. Whilst the Conservation Officer does not specifically identify harm to the significance of the Conservation Area, it is recognised that there is insufficient information regarding landscaping to quantify a level of harm. It is considered that the principle of a change of use of the site to a camping site in this location is acceptable. The choice of materials would ensure the assimilation of the pods into the site in addition to a suitable landscaping strategy, to include details of new planting and means of enclosure around each pod and within the site as a whole. It is considered that it would be reasonable to request these details by way of an appropriately worded condition, and for the details to be submitted and approved by the LPA prior to occupation/use of the first pod, in order to ensure that the setting of Folkingham Conservation Area would not be harmed. It is also considered important that all existing boundary hedging is retained, and where necessary

gapped up or replaced and this could detail could also be secured by condition. Precise details of planting and future landscape maintenance and management should be included within the landscape strategy. As such, subject to the imposition of conditions for the proposed landscaping details and implementation, it is the Case Officer's assessment that the proposed development would not result in harm to the setting or significance of the Conservation Area or any listed buildings.

7.3.7 Taking into account the above matters it is considered that the proposed development would accord with local plan policy EN6 and NPPF Section 16 particularly if the development was to be undertaken in accordance with the submitted layout plan and subject to appropriate landscaping conditions.

7.4 **Impact on Residential Amenity**

7.4.1 The nearest residential property to the proposal is the applicant's property and existing dwelling (Four Seasons) located to the west of the application site. There are concerns that this particular neighbours' residential amenities will be impacted by the proposed development. The proposed change of use of the land will undoubtedly have some impact, as its use would result in more comings and goings from the site and a change in the way the site is currently used.

7.4.2 In respect of noise and disturbance, the Applicants provided a Noise Assessment report, prepared in January 2026. The Noise Consultants were commissioned to undertake a noise impact survey and assessment for the proposed holiday lodges. The survey was undertaken in accordance with BS8233 as a new development within a designated area. BS3632:2023 was also considered as this standard covers residential park homes, which is the closest legislation that provides guidelines for the holiday-let industry.

7.4.3 As a baseline, sound level meters were installed at the site in order to ascertain existing background noise levels generated by existing sources and the measurements were taken by a fully qualified engineer. Modelling software was then used to predict the noise impact across the entirety of the existing site for the proposed holiday lets (using the proposed layout plan). The predictions were made on a completed site with mixed soft and hard ground across the site. The reports states that "the current model does not include any form of wooden fencing separating the pods/cabins etc, and between the road and the dwellings on the East boundary. Any additional fencing added to the site close to the pods may reduce the noise impact further than has been predicted within this report."

7.4.4 "The report concludes that the proposed development will be suitable in accordance with the BS8233:2014 and BS3263:2023 providing the suggested mitigation measures are put into place. The site itself is not expected to generate any significant noise levels as it (in the current planned format) does not contain:

- o Industrial noise sources (ASHPs, AC Units, Generators etc)

- o Clubhouse/social hub building is planned which may contain music, alcohol serving and gathering of guests

- o Noise generating site activities."

7.4.5 Further to this a Noise Management Plans has been submitted which states that site rules will be in place for guests setting out a clear 'quiets hours' policy, staff manager presence, acoustic barriers including hedging and fencing, ban on larger speakers/amplified music, limiting check-in/check-out times, providing acoustic boundary along neighbours boundary, outdoor seating and fire pits within privacy fenced areas for each holiday lodge, daytime

hours for deliveries, hot tub/water pumps - use of low-noise pumps and restrict hours of use and pets on site.

7.4.6 It is proposed to store refuse in an allocated bin storage area next to the utility shed located adjacent to the western boundary and the allocated car parking area. The EV charging points will be located a minimum of 10m from the LPG tank.

7.4.7 Further to this the 'glamping units', and utility building will be partially visible from the neighbour's point of view. It is however considered that the glamping units themselves will be some distance from the neighbouring boundary so as to avoid direct overlooking or loss of privacy to their primary living space or private amenity space.

7.4.8 It is acknowledged however that the proposed holiday accommodation would result in a small increase in the number of vehicles visiting the site, and there will be an area of parking provision.

7.4.9 Taking into account the nature of the proposal, scale and design, it is considered that there would be no significant or unacceptable impact on the residential amenities of the host property or any future occupiers of the host property, and it is therefore considered that the proposal is in accordance with Policy DE1 of the Local Plan and Part 12 of the NPPF.

7.5 **Highway Safety**

7.5.1 Lincolnshire County Council as the Local Highway Authority have commented that the development does not pose any specific highway safety risks, access positions afford suitable visibility in both directions and provides safe access for both vehicles and pedestrians. Access will require designing and construction to highway authority adoptable standards. With regard to highway capacity, LCC have commented that there is no precise definition of "severe" with regards to NPPF Paragraph 116, which advises that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe." Planning Inspector's decisions regarding severity are specific to the locations of each proposal, but have common considerations:

- The highway network is over-capacity, usually for period extending beyond the peak hours
 - The level of provision of alternative transport modes
 - Whether the level of queuing on the network causes safety issues
- In view of these criteria, the Highways and Lead Local Flood Authority does not consider that this proposal would result in a severe impact with regard to NPPF.

7.5.2 The development, if approved, would require the improvement of the existing access to a bound material within the extents of the public highway. Whilst LCC have requested a suitably worded condition could be imposed requiring the applicant to submit details demonstrating access improvements, these technical details will be required to be submitted and approved by LCC under Section 278 of the Highways Act and so a Planning condition would be unnecessary.

7.5.3 The proposal would retain adequate access, parking and turning facilities and would not have an unacceptable adverse impact on highway safety in accordance with the NPPF Section 9, subject to conditions.

7.6 **Drainage and Flooding**

- 7.6.1 Policy EN5: Water Environment and Flood Risk Management states that all development must avoid increasing flood risk. Surface Water should be managed effectively on site through the use of Sustainable Drainage Systems (SuDS) unless it is demonstrated to be technically unfeasible.
- 7.6.2 Section 14 of the NPPF states that inappropriate development in areas of flooding should be avoided by directing development away from areas of highest risk.
- 7.6.3 The application is site located within Environment Agency (EA) Flood Zones 1 which means that the land has a low probability of flooding from rivers.
- 7.6.4 Several comments have been received from local residents concerned about surface water drainage and the capacity for further foul water drainage within the village
- 7.6.5 Lincolnshire County Council as Local Lead Flood Authority have commented that the Environment Agency surface water flood risk maps demonstrate the risk of surface water flooding at the site and that insufficient evidence has been provided to demonstrate that the site can effectively manage surface water runoff without increasing flood risk on site or elsewhere. Furthermore, insufficient technical evidence and infiltration testing results to fully assess the suitability of the proposed drainage strategy have been submitted. However, should the Local Planning Authority be minded to grant planning permission, the Lead Flood Authority recommended that conditions and informative should be applied, in order to mitigate flood risks.
- 7.6.6 The applicants have stated that “A detailed SuDS and drainage strategy has been prepared by specialist drainage consultants.- Surface water is managed through soakaways and sustainable drainage measures including permeable surfaces and rain gardens.- Further clarification requested by the LLFA has been addressed through additional technical submissions.- No evidence has been identified demonstrating that the site itself is unsafe or incapable of being drained appropriately.- Surface water and foul water are managed separately.- Foul water will be managed via a package treatment plant and drainage field as detailed within the drainage strategy.”
- 7.6.7 In respect of the above, the Case Officer notes that the applicant has undertaken a programme of infiltration testing, which indicates that the site is capable of infiltration. The Lead Local Flood Authority have not identified any concerns with the methodology of the infiltration testing undertaken but have indicated that further testing would be required to be satisfied as to the reliability of the findings. In this respect, it is the Case Officer’s assessment that the imposition of a condition requiring the completion of further testing and the submission of the final surface water drainage strategy would adequately address this concern.
- 7.6.8 Regulations for surface water and foul drainage are primarily covered under Approved Document H: Drainage and Waste Disposal under the Building Regulations 2010. Within the regulations it sets out the expected sustainable hierarchy for surface and foul water drainage for all development, which prioritises sustainable drainage methods. Meaning that foul water must connect to a public sewer as a first option, using only private treatment (package treatment plants) only if a public sewer is unavailable. Similarly, surface water treatment would be expected to be follow the hierarchy of infiltration systems in the first instance (including use of soakaways), if that’s not possible then by discharge to a watercourse (which requires approval) or connection to a surface water sewer.

- 7.6.9 This hierarchy is in line with Policy EN5 of the SKLP which requires Surface water should be managed effectively on site through the use of Sustainable Drainage Systems (SuDs) unless it is demonstrated to be technically unfeasible. All planning applications should be accompanied by a statement of how surface water is to be managed and in particular where it is to be discharged. Surface water connections to the public sewage network should only be made in exceptional circumstances. On-site attenuation and infiltration will be required as part of any new development wherever possible. Opportunities must be sought to achieve multiple benefits, for example through green infrastructure provision and biodiversity enhancements in addition to their drainage function.
- 7.6.10 The application form states that foul sewage would be disposed of by way of septic tanks and package treatment plants and that surface water would be disposed of by SuDs (rainwater harvesting butts, permeable paving and a swale which will attenuate 14.1m³ prior to infiltrating to ground, subject to site investigation.
- 7.6.11 Anglian Water Services (AWS) have been consulted and have not objected to the proposal as the proposal as the drainage system does not directly or indirectly involve the discharge of water into a watercourse.
- 7.6.12 Given the above, it is the Officer's assessment that the drainage is proposed to be in accordance with the requirements of Policy EN5 of the SKLP and that further details can be adequately addressed by way of a suitably worded conditions requiring a Construction Management Plan and Method Statement and Surface Water Drainage Scheme to be submitted and approved in writing by the LPA prior to occupation, and through Building Regulations should the application to be recommended for approval. The proposal is acceptable, in principle and is in accordance with Policies ID2 and EN5 of the South Kesteven Local Plan and Sections 9 and 14 of the NPPF.

7.7 **Ecology and Biodiversity**

- 7.7.1 Policy EN2 (Protecting Biodiversity and Geodiversity) identifies that the Council will seek to facilitate the conservation, enhancement and promotion of the District's biodiversity and geological interest of the natural environment. This includes seeking to enhance ecological networks and seeking to deliver a net gain on all proposals where possible.
- 7.7.2 Further, Section 7A of the Town and Country Planning Act 1990 (as amended by the Environment Act 2021), imposes a statutory obligation for all planning permissions granted to deliver a minimum 10% biodiversity net gain, which is to be measured using the DEFRA biodiversity metric. The requirement to deliver this 10% net gain is to be secured via a statutory pre-commencement condition attached to all planning permissions.
- 7.7.3 The application is accompanied by a BNG Baseline Report and completed BNG metric. The completed metric indicates that the on-site baseline comprises 2.13 area habitat units, 1.01 hedgerow units and 0.03 watercourse units. To achieve the required 10% on-site gain an additional 0.22 habitat unit, 0.17 hedgerow units and 0.02 watercourse units would be required to be created at the site. The Lincolnshire Wildlife Trust has not objected to the proposed development. Policy EN2 and the NPPF para 193 require developers to follow a biodiversity hierarchy seeking first to avoid harm, then mitigate and as a last resort compensate. Similarly, in relation to all onsite habitats which are adversely affected by the development, the BNG hierarchy requires that adverse effect should be compensated by prioritising in order, where possible, the enhancement of existing onsite habitats, creation of new onsite habitats, allocation of registered offsite gains and finally the purchase of biodiversity credits.

- 7.7.4 In this instance, the site appears to be large enough to enhance on-site habitats. Therefore, it is considered that the scheme could be compliant with Policy EN2 and the NPPF para 193, as well as the statutory requirements of BNG, however this has not been fully demonstrated through this application, and it is not clear what affect full compliance would have on the proposed number of log cabins.
- 7.7.5 Should the application be recommended for approval then the statutory planning condition would require the submission of a completed Habitat Management and Monitoring Plan (the HMMP)], prepared in accordance with the approved Biodiversity Gain Plan, which would be approved prior to commencement of works on site.

7.8 **Other Matters**

- 7.8.1 Lincolnshire Fire and Rescue have objected to the proposal on the grounds of inadequate access. Fire Safety Regulations are controlled under The Building Regulations, Approved Document B5: Fire Safety and therefore it is not reasonable or necessary to require details of access for firefighting by way of a planning condition.

8 **Crime and Disorder**

- 8.1.1 It is considered that the proposal would not result in any significant crime and disorder implications.

9 **Human Rights Implications**

- 9.1.1 Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is considered that no relevant Article of that act will be breached.

10 **Conclusion and Planning Balance**

- 10.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.
- 10.1.2 The current proposal is for full planning application which seeks permission for the change of use of grassland as a glamping site including 3no. ecofriendly glamping pods, utility building, creation of car parking area and associated landscaping.
- 10.1.3 Folkingham is classed as a Smaller Village within the settlement hierarchy, however the site is separated from the main built-up part of the settlement sufficiently for the land to be considered as being within open countryside. In relation to developments outside the main towns and sustainable villages, Policy SP5 (Development in the Open Countryside) states: Development in the open countryside will be limited to that which has an essential need to be located outside of the existing built form of a settlement. In such instances, the following types of development will be supported: a. agriculture, forestry, or equine development. b. rural diversification projects. c. replacement dwellings (one for one basis) or. d, e & f conversion of existing buildings
- 10.1.4 The use of the land as a glamping site in this countryside location, is considered to be acceptable in line with criteria b. of SKLP Policy SP5, as the use is considered to be a rural diversification project, which is a suitable use to being located outside of the existing built form of a settlement. The proposal is for 3no. glamping units on a relatively large site, as such the proposal has been assessed against Policy E7: Rural Economy where proposals for small tourism business schemes will be supported providing that the proposal is

appropriate to the rural location and providing that the development respect the character and appearance of the local landscape, avoids harm to wildlife and biodiversity and that proposal which generate high levels of visitor traffic or increased public use will only be permitted within or on the edge of towns or larger villages. The proposal has also been assessed against other relevant SKLP Policies, DE1, EN5 and ID2. Subject to appropriate conditions it is not expected that the proposed use of the site, at the scale proposed and in its screened location would result in a negative impact to local distinctiveness, vernacular or the character of the area. Appropriate mitigation measures have been proposed so as to ensure there would be no adverse impact on the amenity of neighbours in terms of noise, light pollution, loss of privacy or loss of light. Furthermore, the proposal would not be located in an area where there is a high risk of flooding from main rivers and is not expected to severely impact the highway network. Whilst there is concern regarding surface water drainage, it is considered that the impacts of the proposal could be mitigated against by the submission of a comprehensive drainage strategy which could be secured byway of a condition.

- 10.1.5 It is considered that 10% BNG uplift is capable of being achieved as a result of the development and this can be secured by appropriate condition, and as such is a benefit of the proposal.
- 10.1.6 Taking all of the above into account, it is Officers' assessment that the application proposals would accord with the adopted Development Plan when taken as a whole, and the material considerations in this case, also indicate that planning permission should be granted; although appropriate conditions are recommended.

11 RECOMMENDATION

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

Time Limit for Commencement

- 1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended)

Approved Plans

- 2) The development hereby permitted shall be carried out in accordance with the following list of approved plans:
- i. Site Location Plan received 7 January 2025
 - ii. Drawing No.2024-PRO9-OFA-DR-PA-01 Rev F received 17 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) 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 the habitat works 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 (and policy EN2).

- 4) Before the development hereby permitted is commenced, details of hard landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. Details shall include
- i. proposed finished levels and contours;
 - ii. means of enclosure (including for each unit and utility/bin storage area);
 - iii. car parking layouts;
 - iv. other vehicle and pedestrian access and circulation areas;
 - v. hard surfacing materials;

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.

- 5) The development hereby permitted shall be undertaken in accordance with a Construction Management Plan and Method Statement that shall first be approved in writing by the Local Planning Authority. The Plan and Statement shall indicate measures to mitigate the adverse impacts of vehicle activity and the means to manage the drainage of the site during the construction stage of the permitted development. It shall include;
- o the phasing of the development to include access construction;
 - o the on-site parking of all vehicles of site operatives and visitors;
 - o the on-site loading and unloading of all plant and materials;
 - o the on-site storage of all plant and materials used in constructing the development;
 - o wheel washing facilities;
 - o the routes of construction traffic to and from the site including any off-site routes for the disposal of excavated material and;
 - o strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage

features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during construction.

Reason: In the interests of the safety and free passage of those using the adjacent public highway and 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.

- 6) Before the development hereby permitted is commenced, a surface water drainage scheme shall first have been submitted to and approved in writing by the Local Planning Authority.

The scheme shall:

- be based on verified groundwater levels and seasonal variations, as evidenced through on-site monitoring conducted over a six-month winter period;
- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
- provide flood exceedance routing for storm event greater than 1 in 100 year;
- provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
- provide attenuation details and discharge rates which shall be restricted to greenfield runoff rate;
- provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

No part of the development shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved 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, or upstream of, the permitted development.

During Construction

- 7) Before any of the works on the external elevations for the building(s) hereby permitted are begun, specification of the materials (including colour of any render, paintwork or colourwash) to be used in the construction of the external surfaces shall have been submitted to and approved 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.

- 8) Before any construction work above ground is commenced, details of any soft landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. Details shall include:

- i. planting plans;
- ii. written specifications (including cultivation and other operations associated with plant and grass establishment);
- iii. schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;

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.

Prior to Occupation.

- 9) A Landscape Management Plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved by the local planning authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

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

- 10) Before any part of the development hereby permitted is occupied/brought into use, all hard landscape works shall have been carried out in accordance with the approved hard landscaping details.

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.

- 11) Before the end of the first planting/seeding season following the occupation/first use of any part of the development hereby permitted, all soft landscape works shall have been carried out in accordance with the approved soft landscaping details.

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.

- 12) Before any part of the development hereby permitted is occupied/brought into use, the external surfaces shall have been completed in accordance with the approved details.

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

Ongoing

- 13) Monitoring reports shall be submitted to the local planning authority in writing in accordance with the methodology and frequency specified in the approved (HMMP).

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 (and policy EN2).

- 14) Notice in writing shall be given to the Council when the Habitat Management and Monitoring Plan (HMMP) works have started.

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.

15) The created and/or enhanced habitat specified in the approved Habitat Management Monitoring Plan [HMMP] shall be managed and maintained in accordance with the approved [HMMP].

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.

16) Within a period of five years from the first occupation of the final unit of the development hereby permitted, any trees or plants provided as part of the approved Landscape Management Plan, 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 was approved in condition above unless otherwise agreed by the Local Planning Authority.

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

17) The glamping site hereby permitted shall operate in accordance with the approved Site Management Plan (including Waste Management and Noise Management Plan) dated September 2025.

Reason: To prevent disturbance to the amenities of residents living in the locality and in accordance with Policies EN4 and DE1 of the adopted South Kesteven Local Plan.

18) The holiday accommodation hereby approved shall be occupied only in strict accordance with the following requirements:

i. The holiday lodges shall be occupied for holiday purposes only.

ii. The holiday lodges shall not be occupied as a person's sole, or main place of residence.

iii. A register of occupancy of the holiday lodges, to include the details of motor vehicle registration numbers, the names and addresses of all occupants and their arrival and departure dates, shall be kept by the site manager and shall be made available at all reasonable times for inspection by officers of the local planning authority".

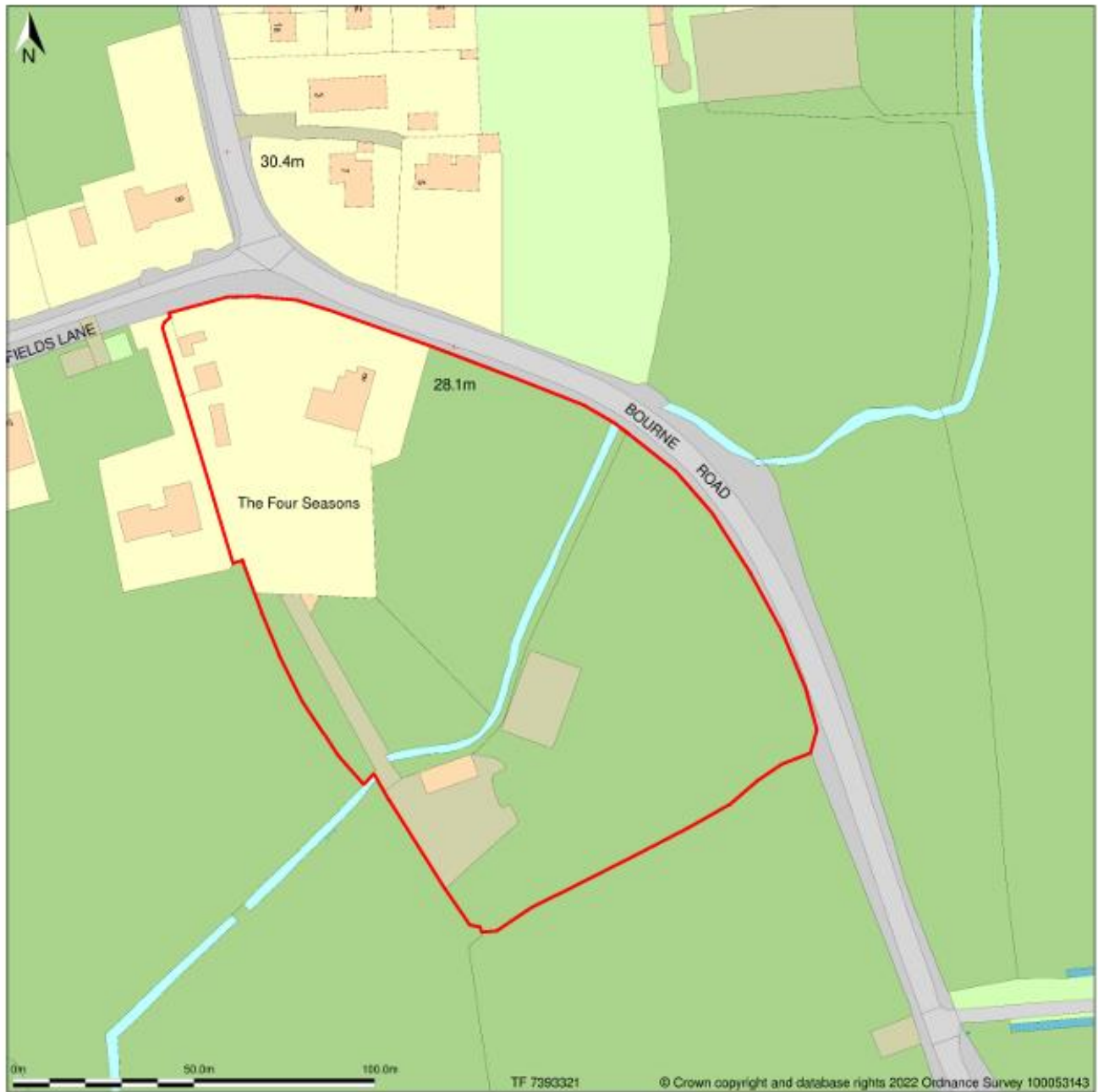
Reason: To ensure that the permitted holiday lodges are not occupied for permanent residential use having regard to the site's location outside of the main built-up area of an existing setting within the District, and the overall spatial strategy for residential development set out in Policy SP1 and SP2 of the adopted South Kesteven Local Plan.

19) The total number of glamping units to be constructed on the application site shall not exceed 3 in total.

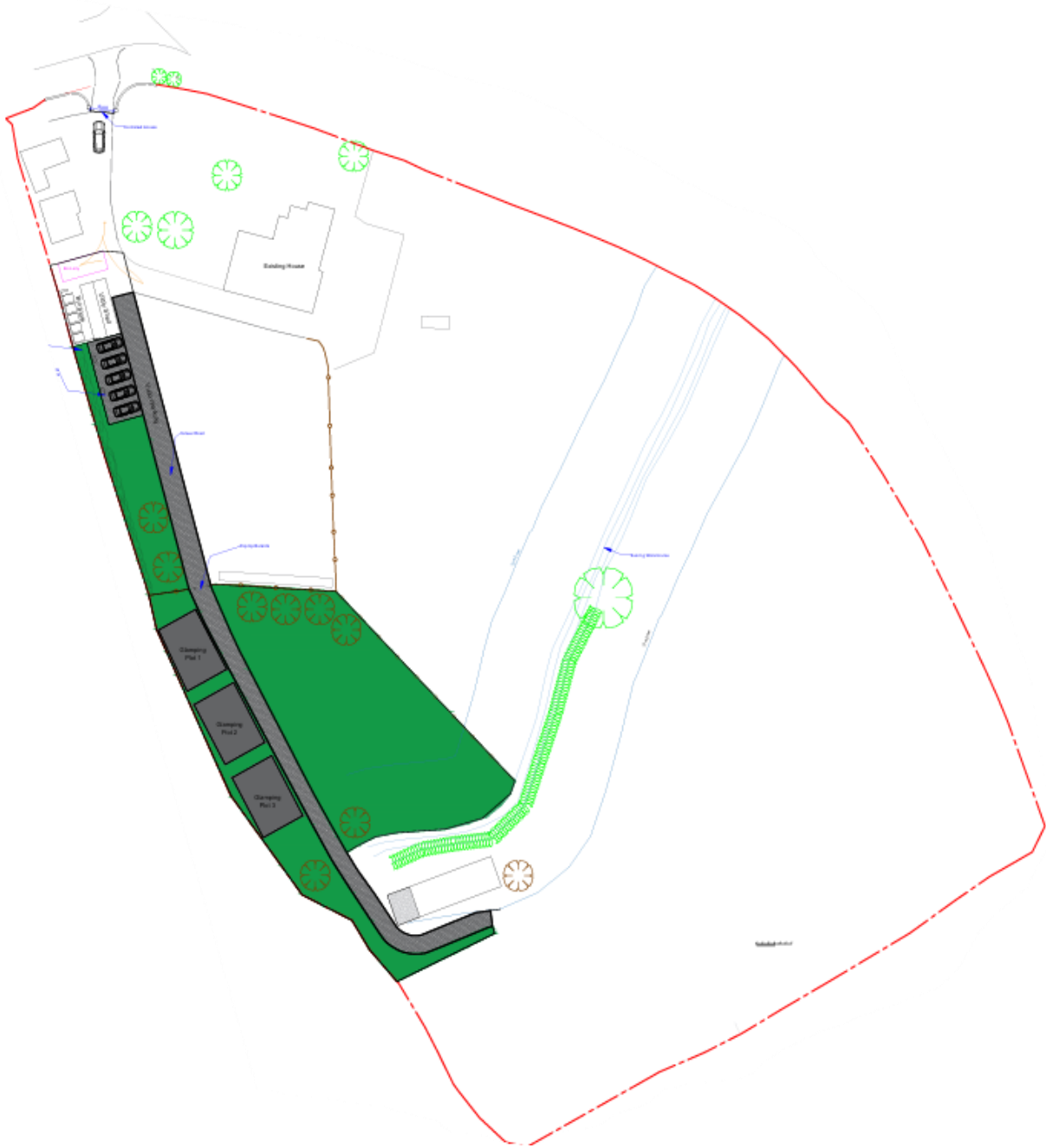
Reason: To define the permission and for the avoidance of doubt

SITE LOCATION PLAN

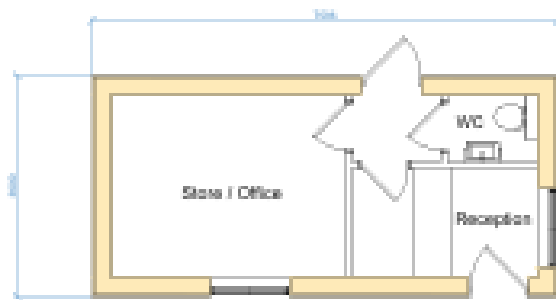
8, Bourne Road, Folkingham, Lincolnshire, NG34 0SQ



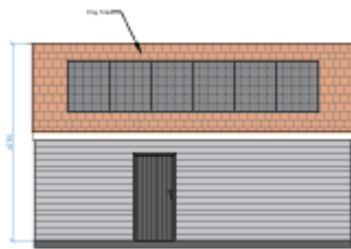
LAYOUT PLAN



Proposed Plans – Utility Shed



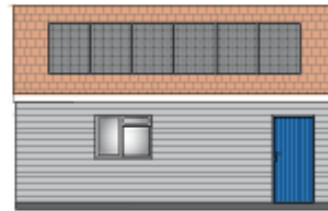
Plan Elevation
(Utility Shed)



Rear Elevation



End Elevation



Front Elevation

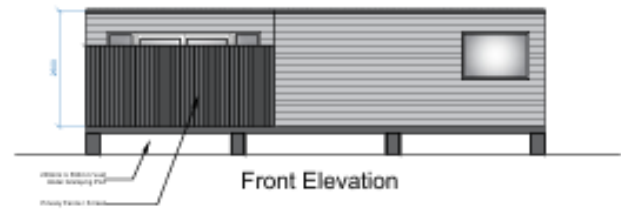


End Elevation
(Facing Main Gate)

Proposed Glamping



Sample Plan Elevation
(GLP - Type Pod Unit)



Front Elevation

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**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

11 June 2026



S26/0584

Proposal:	Repair works to the truncated conical timber roof structure that supports the bell turret along with repair works to the adjacent duo pitch roof ridge components.
Location:	Guildhall Arts Centre, St Peter's Hill, Grantham, Lincolnshire, NG31 6PY
Applicant:	South Kesteven District Council
Agent:	Steve Saunders of William Saunders
Application Type:	Listed Building Consent
Reason for Referral to Committee:	South Kesteven District Council is the applicant
Key Issues:	Impact on listed building
Technical Documents:	Heritage Statement, Design and Access Statement, Photographic Record

Report Author

Ariane Buschmann, Conservation Officer



01476 406 521



Ariane.buschmann@southkesteven.gov.uk

Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Grantham St Wulfram's

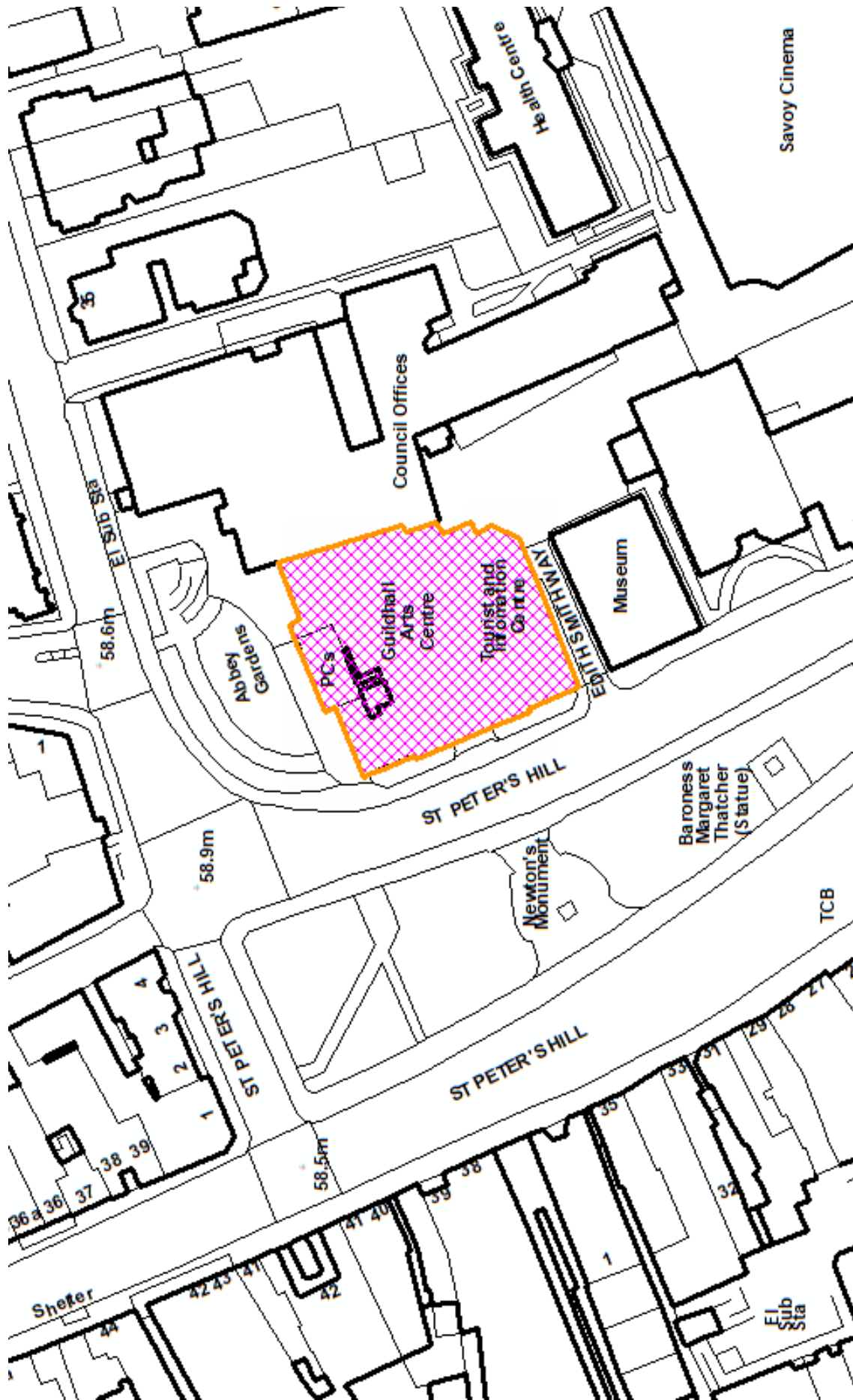
Reviewed by:

Adam Murray, Principal Development Management Planner

1 June 2026

Recommendation (s) to the decision maker (s)

To authorise the Assistant Director - Planning to GRANT listed building consent subject to conditions



Key



Application
Boundary



1 Description of Site

- 1.1 The application site comprises a Grade II Listed Building (NHLE 1360282) that currently is operated as Guildhall Arts Centre, and is run by South Kesteven District Council as part of the cultural services. The site is located within the Grantham town centre, which falls within the Civic Centre Character Area of the Grantham Conservation Area.

2 Description of proposal

This application is seeking Retrospective Listed Building Consent for the repair of the base of the bell turret as well as the projecting ridge board at the Guildhall. This is necessary due to the substantial deterioration of the timber structure, as well as general ageing and weathering of the features affected. As summarised by the applicant, the works comprised:

- Remove the segmental timber 'ring' from the top of the roof and the remains of the associated decorative timber cornice.
- Fully inspect the ring to determine the level of decay to all three layers with a view to salvaging and reincorporating any segments that are unaffected by decay.
- Provide matching size and profile timber elements where replacement is required due to extensive decay and reconstruct the ring and cornice arrangement.
- Remove the loosely fixed decorative ironwork panels and posts and set aside.
- Deconstruct the ridge components and inspect the timber elements for decay/insect attack.
- Provide matching size and profile timber elements where replacement is required due to extensive decay and reconstruct the ridge arrangement as before.
- Securely re-fix the ironwork posts and panels back into position on the ridge.

3 Relevant History

S24/0606: Maintenance and repair works to the clock lantern, pitched roofs, stone parapet copings and bracketed stone cornice

S25/1158: Remove the bell turret from the building intact using a crane and to take it off site to a suitable joinery workshop facility to be deconstructed, assessed, repaired and then remounted on the building at a later date.

4 Policy Considerations

4.1 South Kesteven Local Plan 2011-2016 (Adopted January 2020)

Policy EN6 – The Historic Environment

Policy DE1 – Promoting Good Quality Design

4.2 Design Guidelines for Rutland and South Kesteven Supplementary Planning Document (Adopted November 2021)

4.3 National Planning Policy Framework (NPPF) (Published February 2025)

5 Representations Received

5.1 Grantham Town Council

We have no objections to the proposal and trust the planning officer's expertise in making an appropriate decision.

6 Representations as a Result of Publicity

6.1 The application has been advertised in accordance with the Council's Statement of Community Involvement and no letters of representation have been received.

7 Evaluation

7.1 Section 36(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan unless material considerations indicate otherwise. The Council adopted the South Kesteven Local Plan 2011-2036 on 30 January 2020, and this forms the development plan for the District and is the basis for decision-making in South Kesteven.

7.2 In addition, the Local Planning Authority have adopted a Design Guidelines Supplementary Planning Document (Adopted November 2021) and this document is a material consideration in the determination of planning applications.

7.3 The policies and provisions set out in the National Planning Policy Framework (NPPF) ("the Framework") (Published February 2025) are also a relevant material consideration in the determination of planning applications.

7.4 Impact on heritage assets

7.5 The Local Planning Authority is required to ensure that special regard to preserving the Listed Buildings and their settings in relation to Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act'). No harm should be caused with the historical assets and their surroundings requiring to be preserved or enhanced.

7.6 Furthermore, the importance of considering the impact of development on the significance of designated heritage assets is expressed in the National Planning Policy Framework (NPPF). The NPPF advises that development and alterations to designated assets and their settings can cause harm. These policies ensure the protection and enhancement of the historic buildings and environments. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance should be treated favourably.

7.7 Policy EN6 of the SKDC Local Plan (The Historic Environment) states amongst other criteria that the Council will seek to protect and enhance heritage assets and their settings, in keeping with the policies in the National Planning Policy Framework. Proposals will be

expected to take into account the Conservation Area Appraisals, where these have been adopted by the Council.

- 7.8 There will be some loss of historic fabric, but due to the current condition of the timber forming the turret base and ridge board this is necessary to preserve the building. The rotten parts required removal, splice repair or full replacement to match. Evidence has been provided, documenting the condition of the existing timber and providing justification for the works. An estimated schedule of works of some aspects of the works undertaken, such as the removal and replacement of the iron work and lead covering and retiling, has been previously provided under S25/1158, which evidences the aim of the works to retain as much of the historic fabric as possible.
- 7.9 Substantial further decay had been discovered during the previously approved works, which fell outside of the previously approved remit. A record of the affected sections of timberwork while being dismantled has been provided, as well as documentation of the replacement timberwork. The works were considered to be necessary to preserve and enhance the building and secure the buildings architectural and aesthetic values. The works are not considered to have resulted in harm to the significance of the building. It is acknowledged that the fabric would not have been possible to retain, and care has been taken for the replacement to be in a like-for-like appearance.
- 7.10 The works are considered to preserve the heritage asset by enabling its continued use and preserving the historic fabric with the replacement of the substantially deteriorated sections. As such, the proposed works is considered to preserve the character and appearance of the listed building and accords with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy DE1 and EN6 of the South Kesteven Local Plan, and Section 16 of the National Planning Policy Framework.

8 Conclusion

- 8.1 Taking the above into account, it is considered that the proposal is considered to preserve the character and appearance of the listed building in accordance with the NPPF Section 16, and Policies DE1 and EN6 of South Kesteven's Local Plan.

9 Recommendation

- 9.1 To authorise the Assistant Director for Planning to GRANT listed building consent subject to the following conditions:

Approved Plans

- 1 The works hereby consented shall be carried out in accordance with the following list of approved plans and reports:
 - i) Location Plan received 02 April 2026
 - ii) Block Plan received 02 April 2026

- iii) Heritage Statement received 02 April 2026
- iv) Design and Access Statement received 02 April 2026
- v) Photographic Record received 02 April 2026

Unless otherwise required by another condition of this permission.

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

Before the Development is Occupied

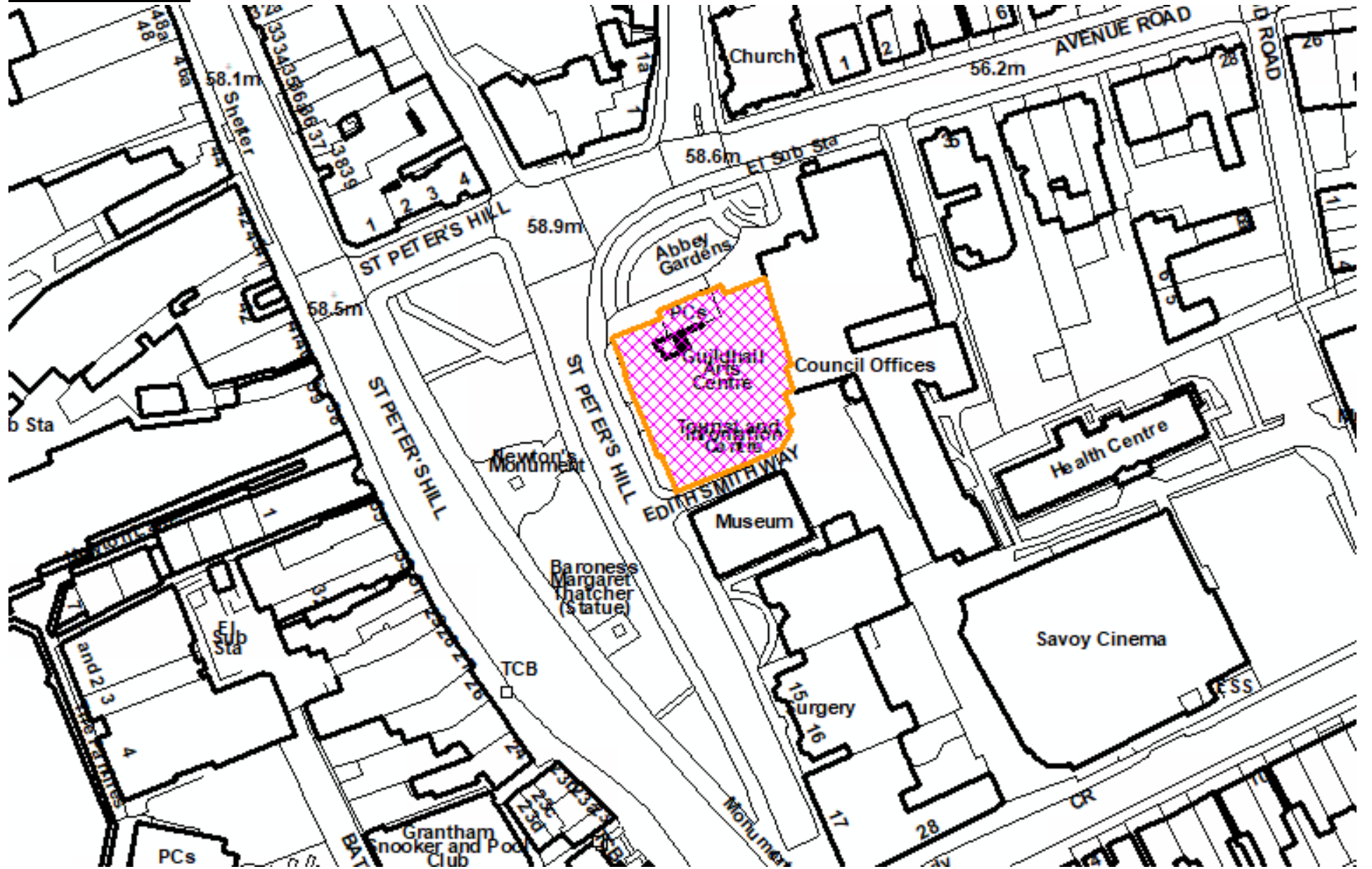
- 2 Before the part of the building being altered is first brought into use, the repair of the conical roof and ridge board shall have been completed in accordance with the approved details and material to match.

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

Standard Note(s) to Applicant

- 1 In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such, it is considered that the decision is in accordance with Paragraph 38 of the National Planning Policy Framework.

Site Location Plan



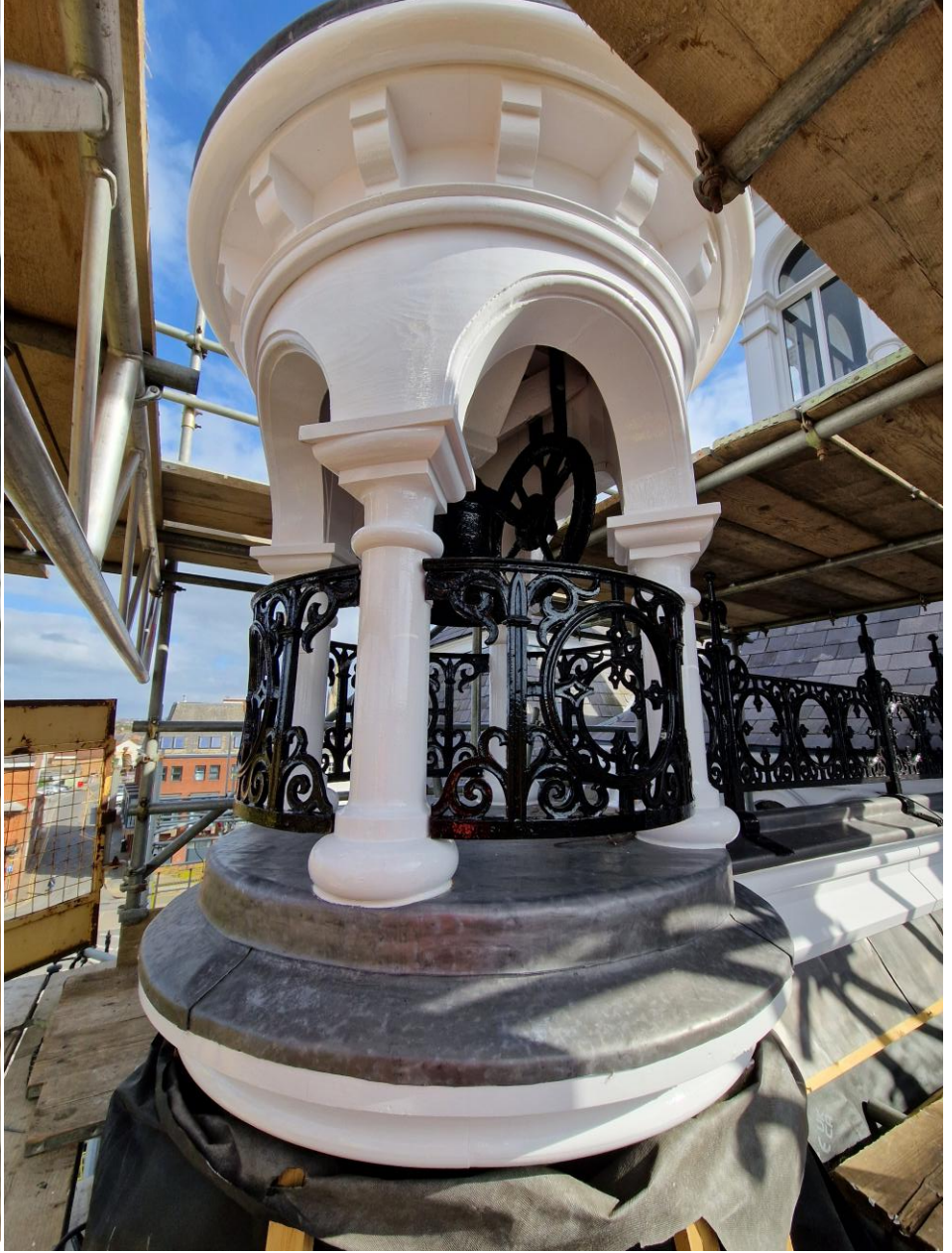
Proposed Works











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**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

11 June 2026



S26/0473

Proposal:	Remove Lime tree (T1) to ground level and reduce crowns of two Beech trees (T2 and T3) (TPO-351).
Location:	Wyndham Park, Hill Avenue, Grantham, Lincolnshire, NG31 9BB
Applicant:	South Kesteven District Council
Application Type:	TPO Tree Application
Reason for Referral to Committee:	SKDC is Applicant and Landowner
Key Issues:	Impact on the amenity of the area and the justification for the proposed works.

Report Author

Sean Davies – Tree Officer Planning



01476 406379



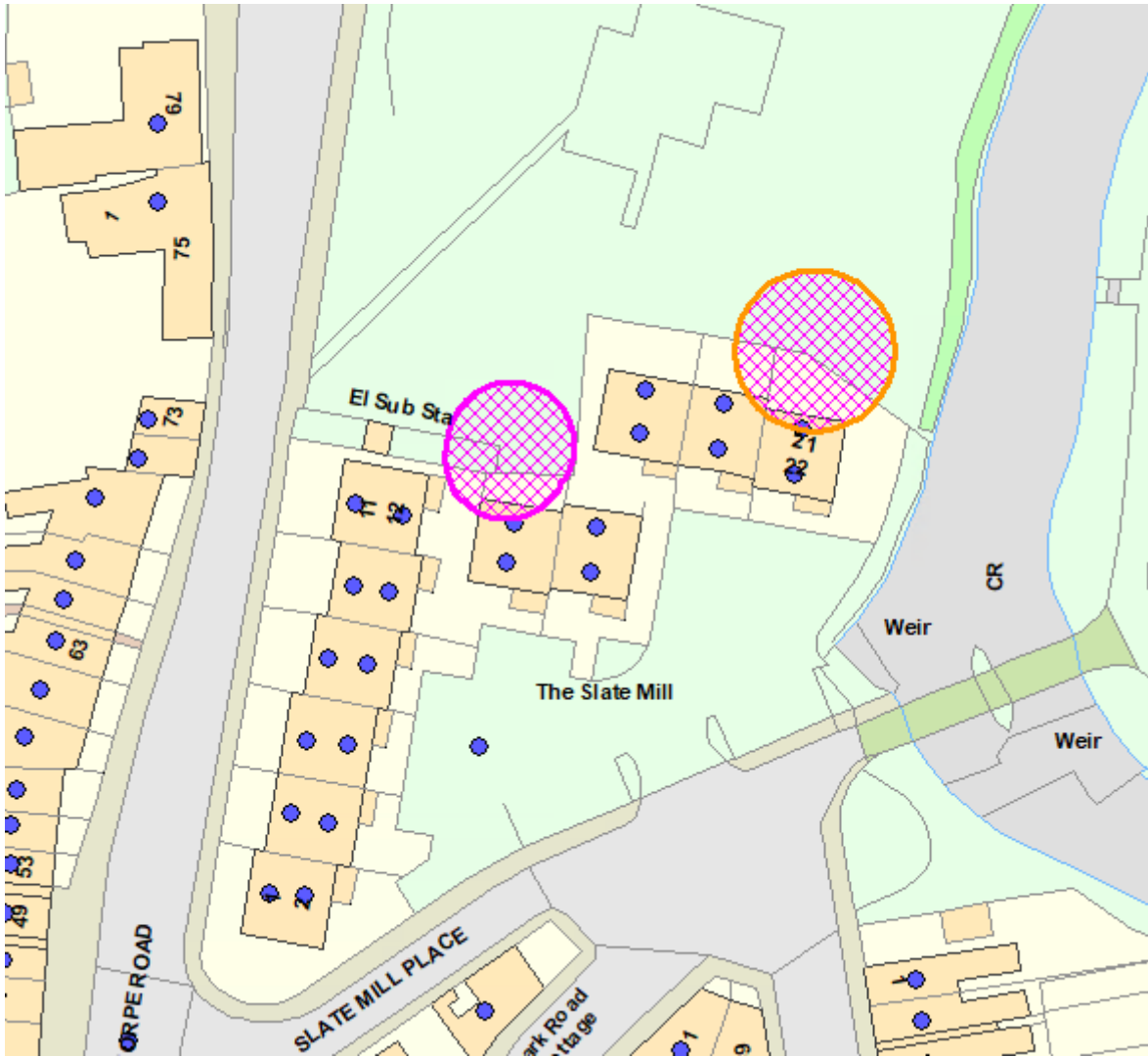
Sean.Davies@southkesteven.gov.uk

Corporate Priority:	Decision type:	Wards:
Growth	Regulatory	Grantham St Vincent's

Reviewed by:	Phil Jordan, Development Management & Enforcement Manager	2 June 2026
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Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning & Growth to grant consent, subject to conditions



Key



Application
Boundary



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1 Description of Site

- 1.1 Wyndham Park was donated to the public in 1912 by Percy Chandos Farquhar de Paravicini “for the purpose of a public recreation ground”. It is a designated First World War memorial park and an important green space within the urban environment.

2 Description of Proposal

- 2.1 The application seeks consent to remove one Lime tree (T1) to ground level and to undertake crown reductions to two Beech trees (T2 and T3) protected by TPO-351.

3 Relevant Considerations

- 3.1 South Kesteven District Council, as Local Planning Authority, is required to assess the amenity value of the tree or trees subject to this application and the likely effect of the proposed works on the amenity of the area. In doing so, it must consider whether the proposed works are justified having regard to the reasons advanced in support of the application.
- 3.2 The Council must also consider whether loss or damage is likely to arise if consent is refused, or granted subject to conditions, and the extent to which the proposals would affect the amenity of the area. In determining an application of this nature, the Local Planning Authority is not required to assess the proposal against the development plan. The application must therefore be determined on its own merits, having regard to the statutory considerations relevant to works to protected trees.

4 Representations Received

- 4.1 Grantham Town Council has been consulted on the application and has made no objection.

5 Evaluation

- 5.1 Lime tree T1: Fruiting bodies of *Kretzschmaria deusta* have been observed at the base of the tree. This fungus is associated with soft rot and white rot of wood and is capable of causing brittle, ceramic-like failure close to ground level. Decay has been observed breaching reaction zones within the host tree, indicating that the fungus is acting pathogenically. Given the tree’s proximity to residential properties and its location within an area of public access, removal is considered necessary in order to reduce risk to an acceptable level. As mitigation, three replacement trees are to be planted nearby, as shown on the submitted planting plan.
- 5.2 Beech trees 05ZW (TPO ref. T2) and 05ZV (TPO ref. T3): Crown reductions are proposed, comprising a reduction in total height by 2m and lateral reductions of up to 3m on the specified aspects. Fruiting bodies of *Meripilus giganteus* have been observed at the base of both trees. This fungus can act parasitically on living trees and is generally associated with white rot, although it may also be linked to soft rot. It can decay structural roots and the butt, increasing the risk of windthrow (uprooting or whole-tree failure). The trees are close to residential properties and stand within an area of public access. At present, the two trees appear to be providing mutual support, and physiological dysfunction arising from root decline is not yet readily apparent. On that basis, removal is not considered justified at this stage. However, the trees are likely to require future management as their condition declines, potentially culminating in removal. The proposed pruning is therefore

considered necessary and proportionate in order to reduce sail area and lever arm forces, thereby reducing the likelihood of failure and the level of risk to an acceptable standard.

6 Crime and Disorder

6.1 The proposed works are not considered to give rise to any significant crime and disorder implications.

7 Human Rights Implications

7.1 The implications of Article 6 (right to a fair hearing) and Article 8 (right to respect for private and family life, home and correspondence) of the Human Rights Act 1998 have been taken into account in the preparation of this report. It is not considered that the recommendation would give rise to any unlawful interference with those rights.

8 Conclusion

8.1 Having regard to the evidence submitted in support of the application, the arboricultural condition of the trees, their contribution to public amenity, and the presence of nearby receptors, it is concluded that the proposed works are justified and proportionate. Subject to the imposition of the recommended conditions, the proposals would secure an appropriate balance between public safety, sound arboricultural management, and the retention of amenity within the wider landscape.

9 Recommendation

9.1 That the Assistant Director – Planning & Growth be authorised to grant consent, subject to the following conditions:

1. Time limit for implementation: The works hereby consented shall be begun not later than two years from the date of this decision, or before the authorised works have been completed, whichever first occurs.
2. Tree work standards: All works hereby authorised shall be carried out in accordance with BS 3998:2010 Tree Work – Recommendations and European Arboricultural Standards: Tree Pruning (2024), or any subsequent document replacing those standards.

Reason: To ensure that the authorised works are undertaken in accordance with recognised arboricultural good practice, in the interests of the health, structural condition, and amenity value of the retained tree stock, and having regard to Tree Preservation Order TPO-351.

3. Replacement tree planting: Prior to the commencement of the works hereby permitted to Lime tree T1, full details of a replacement planting scheme for that tree shall be submitted to and approved in writing by the Local Planning Authority. The replacement tree shall comprise one nursery-grown specimen selected from the following acceptable species or genera: *Quercus coccinea* (oak), *Metasequoia glyptostroboides* (dawn redwood), or *Liquidambar styraciflua* (sweetgum). The approved replacement tree shall be container-grown to a minimum size of 40 litres, with a girth of 20/25cm measured 1m above ground level and a minimum height of 2m. It shall be planted as close as reasonably practicable to the original tree location during the first available planting season following removal (being between 1

September 2026 and 31 March 2028), together with a hydration sack and 75mm depth of organic bark mulch. The replacement tree shall be watered not less than 13 times per year, at approximately fortnightly intervals between April and September inclusive, for a period of five years from planting. Any replacement tree which, within five years of planting, dies, is removed, becomes seriously diseased, or fails to establish shall be replaced in the next planting season with another tree of similar size and species, unless otherwise first agreed in writing by the Local Planning Authority. Written confirmation shall be provided to the Local Planning Authority once planting has been completed.

Reason: In the interests of visual amenity, continuity of tree cover, and the long-term maintenance of the tree population at the site following the removal of a protected tree, and having regard to Section 206 of the Town and Country Planning Act 1990.

Standard Note(s) to Applicant:

In reaching this decision, the Council has worked with the applicant in a positive and proactive manner and has determined the application without undue delay. Accordingly, the decision is considered to be consistent with paragraph 39 of the National Planning Policy Framework.



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

11 June 2026



S26/0474

Proposal:	Remove willow and ash trees to ground level (TPO-294).
Location:	Londonthorpe Lane, Grantham, NG31 9FD
Applicant:	South Kesteven District Council
Application Type:	TPO Tree Application
Reason for Referral to Committee:	SKDC is Applicant and Landowner
Key Issues:	Impact on the amenity of the area and justification for the works.

Report Author

Sean Davies – Tree Officer Planning



01476 406379



Sean.Davies@southkesteven.gov.uk

Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Belmont

Reviewed by:

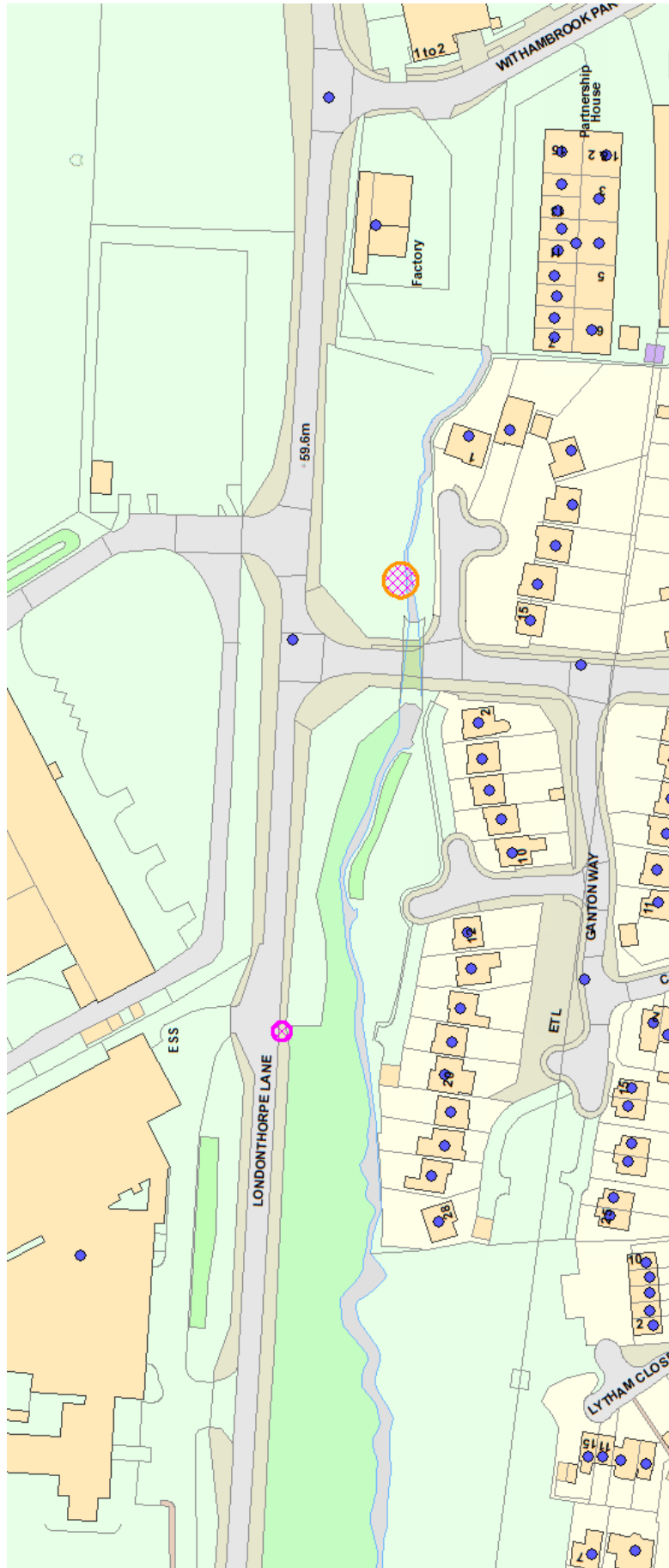
Phil Jordan, Development Management & Enforcement Manager

2 June 2026

Recommendation to the decision maker

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

Londonthorpe Lane, Grantham NG31 9FD



Key



Application
Boundary



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1 Description of Site

- 1.1 An informal open space alongside Witham Brook, forming a traditional riparian corridor and a visually important green corridor extending for over 1km along London Road. Present since the 1800s, it forms an important part of the area's local amenity.

2 Description of proposal

- 2.1 The proposal is to remove the willow tree and the ash tree to ground level.

3 Relevant Considerations

- 3.1 South Kesteven District Council (SKDC) has a duty to assess the value of the trees subject to this application and the likely impact of the proposal on the amenity of the area. It must consider whether or not the proposal is justified having regard to the reasons put forward in support of it.
- 3.2 The Council must consider whether any loss or damage is likely to arise if consent is refused or granted subject to conditions, and the extent to which the proposal would affect the amenity of the area. In determining this application, SKDC is not required to have regard to the local development plan. Each application must therefore be assessed on its individual merits.

4 Representations Received

- 4.1 The Parish Council raises no objection to the removal of these trees, but requests replacement planting with species more suitable for the area.

5 Evaluation

Both trees are considered to be in terminal decline, with leaf cover below 10%. Their current physiological condition is such that their contribution to public amenity is substantially diminished and their longer-term retention is not considered reasonable in arboricultural terms. On that basis, no objection is raised to their removal, subject to replacement planting to mitigate the loss of tree cover within the wider green corridor.

6 Crime and Disorder

- 6.1 It is considered that the proposal would not result in any significant crime and disorder implications.

7 Human Rights Implications

- 7.1 Articles 6 (rights to fair decision making) and 8 (right to respect for private and family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is considered that no relevant Article of that Act would be breached.

8 Conclusion

- 8.1 Having regard to the above considerations, it is concluded that the proposed tree works are justified, appropriate in arboricultural terms, and capable of securing management and safety benefits while preserving the wider function of the green corridor.

9 Recommendation

9.1 That the Assistant Director – Planning & Growth be authorised to GRANT consent, subject to the following conditions:

1. Time limit for implementation: This consent shall remain valid for a period of two years from the date of the decision notice, or until the approved tree works have been completed, whichever occurs sooner. Reason: To ensure that the works are undertaken within an appropriate timescale, having regard to the time-limited nature of Tree Preservation Order consents under Regulation 17(1)(a) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.
2. Tree work standards: All tree works authorised by this consent shall be carried out in accordance with BS 3998:2010 Tree Work – Recommendations and the European Arboricultural Standards Tree Pruning 2024.

Reason: To ensure that the health, amenity value and structural condition of the retained tree stock are protected through the application of recognised arboricultural good practice and in accordance with the requirements of Tree Preservation Order No. 294.

3. Replacement tree planting: Before the permitted works are carried out, full details and specifications for two replacement trees shall be submitted to the Local Planning Authority. The replacement trees shall replace the removed ash and willow trees and shall be specimens of one or more of the following acceptable species or genera: *Quercus coccinea* (oak), *Metasequoia glyptostroboides* (dawn redwood), *Liquidambar styraciflua* (sweetgum), *Taxodium distichum* (swamp cypress), or *Davidia involucrata* (handkerchief tree). Each tree shall be nursery grown, with a container size of at least 40L, a girth of 20/25 cm measured 1m above ground level, and a height of at least 2m. The replacement trees shall be planted as close as practicable to the original tree locations during the first planting season following removal, together with a hydration sack and 75mm of organic bark mulch. The trees shall be watered a minimum of 13 times per year, fortnightly from April to September, for five years. If any replacement tree dies, becomes diseased, or fails to establish, it shall be replaced with a similar tree in the next planting season. The Local Planning Authority shall be informed in writing once the replacement trees have been planted.

Reason: In the interests of visual amenity and in order to maintain tree cover at this site following the removal of the preserved trees, and in accordance with Section 206 of the Town and Country Planning Act 1990.

Standard Note(s) to Applicant:

In reaching this decision, the Council has worked with the applicant in a positive and proactive manner and has determined the application without undue delay. Accordingly, the decision is considered to be consistent with paragraph 39 of the National Planning Policy Framework.

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**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

11 June 2026



S26/0569

Proposal:	<p>Tree 05ZU, sycamore, TPO ref T5:</p> <ol style="list-style-type: none"> 1. Crown lift on East side to create 3m clearance from roof of adjacent residential property 2. Selective pruning to create 2m clearance from the streetlight <p>Tree 05TT, pine, TPO ref T6: Selective pruning to create 3m clearance from roof of adjacent residential property</p> <p>Tree 05TU, pine, TPO ref T7: Selective pruning to create 3m clearance from roof of adjacent residential property</p>
Location:	Manthorpe Road, Grantham, NG31 8FJ
Applicant:	South Kesteven District Council
Application Type:	TPO Tree Application
Reason for Referral to Committee:	SKDC is Applicant and Landowner
Key Issues:	Impact on the amenity of the area, Justification for the works

Report Author

Sean Davies – Tree Officer Planning



01476 406379



Sean.Davies@southkesteven.gov.uk

Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Peascliffe & Ridgeway

Reviewed by:

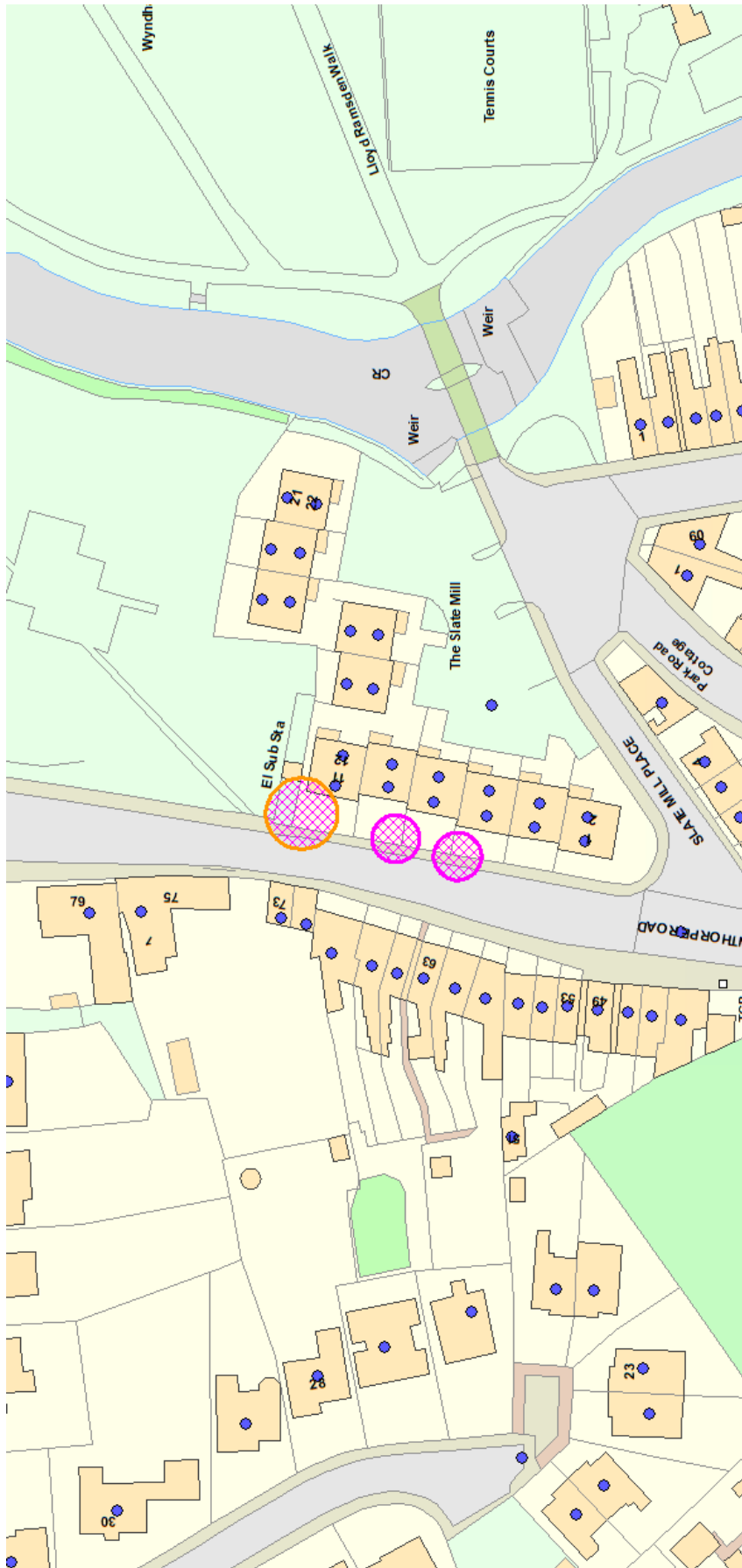
Phil Jordan, Development Management & Enforcement Manager

2 June 2026

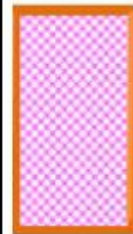
Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning & Growth to GRANT Consent, subject to conditions.

Manthorpe Road, Grantham, NG31 8FJ



Key



Application
Boundary



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1 Description of Site

- 1.1 Within the central Grantham conservation area, immediately adjacent to Manthorpe Road, protected by TPO in 2002 due to local pressure to fell the trees. Significant in the street, in an area of low canopy coverage.

2 Description of proposal

- 2.1 Tree 05ZU, sycamore, TPO ref T5:
 1. Crown lift on East side to create 3m clearance from roof of adjacent residential property
 2. Selective pruning to create 2m clearance from the streetlight
- 2.2 Tree 05TT, pine, TPO ref T6: Selective pruning to create 3m clearance from roof of adjacent residential property
- 2.3 Tree 05TU, pine, TPO ref T7: Selective pruning to create 3m clearance from roof of adjacent residential property

3 Relevant Considerations

- 3.1 South Kesteven District Council (SKDC) has a duty to assess the value of the tree/s subject to this application and the likely impact of the proposal on the amenity of the area. It must consider whether or not the proposal is justified having regard to the reasons put forward in support of it.
- 3.2 The Council must consider whether any loss or damage is likely to arise if consent is refused or granted subject to conditions, and the extent to which the proposal would affect the amenity of the area. In determining this application, SKDC is not required to have regard to the local development plan. Each application must therefore be assessed on its individual merits.

4 Representations Received

- 4.1 No comments received.

5 Evaluation

In respect of the proposed tree works, the operations are considered to represent routine maintenance appropriate to the species, reducing encroachment on adjacent properties and built structures. Accordingly, no objection is raised.

6 Crime and Disorder

- 6.1 It is considered that the proposal would not result in any significant crime and disorder implications.

7 Human Rights Implications

- 7.1 Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is considered that no relevant Article of that act will be breached.

8 Conclusion

- 8.1 Having regard to the above considerations, it is concluded that the proposed tree works are justified, would be appropriate in arboricultural terms, and would secure management and safety benefits while preserving the amenity of the area.

9 Recommendation

- 9.1 That the Assistant Director – Planning & Growth be authorised to GRANT consent, subject to the following conditions:

1. Time limit for implementation: This consent shall remain valid for a period of two years from the date of the decision notice, or until the approved tree works have been completed, whichever occurs sooner. Reason: To ensure that the works are undertaken within an appropriate timescale, having regard to the time-limited nature of Tree Preservation Order consents under Regulation 17(1)(a) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.
2. Tree work standards: All tree works authorised by this consent shall be carried out in accordance with BS 3998:2010 Tree Work – Recommendations and the European Arboricultural Standards Tree Pruning 2024.

Reason: To ensure that the health, amenity value and structural condition of the retained tree stock are protected through the application of recognised arboricultural good practice and in accordance with the requirements of Tree Preservation Order No. 201.

Standard Note(s) to Applicant:

In reaching this decision, the Council has worked with the applicant in a positive and proactive manner and has determined the application without undue delay. Accordingly, the decision is considered to be consistent with paragraph 38 of the National Planning Policy Framework.



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

11 June 2026



S26/0568

Proposal:	Radial crown reduction to Horse Chestnut tree (T42) and removal of basal shoots and epicormic growth from Lime tree (T44) (TPO-223).
Location:	Grantham Tennis Club, Gonerby Road, Grantham, Lincolnshire, NG31 8HU
Applicant:	South Kesteven District Council
Application Type:	TPO Tree Application
Reason for Referral to Committee:	SKDC is Applicant and Landowner
Key Issues:	Impact on the amenity of the area, justification for the works

Report Author

Sean Davies – Tree Officer - Planning



01476 406379



Sean.Davies@southkesteven.gov.uk

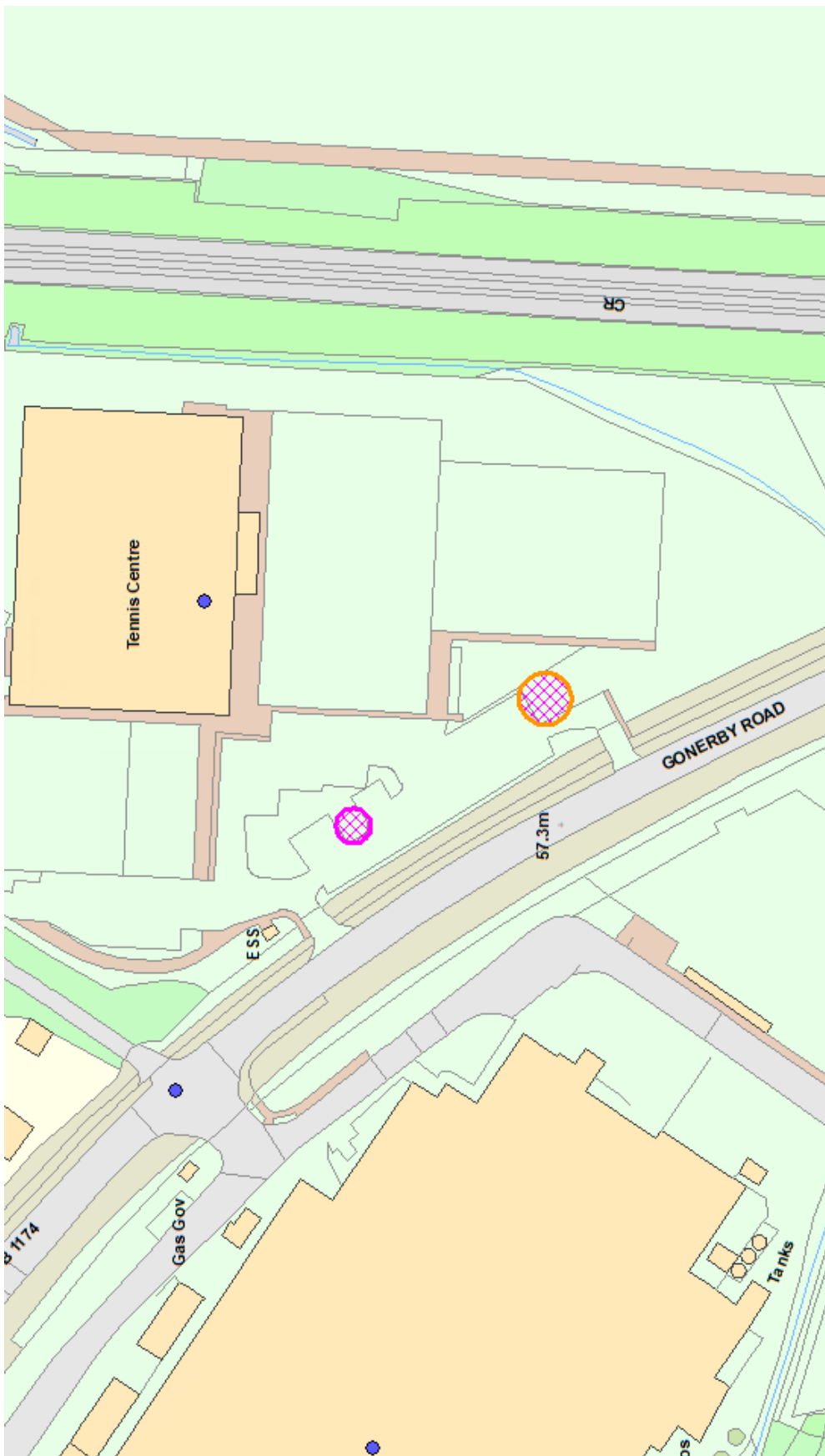
Corporate Priority:	Decision type:	Wards:
Growth	Regulatory	Grantham Arnoldfield

Reviewed by:	Phil Jordan, Development Management & Enforcement Manager	2 June 2026
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Recommendation (s) to the decision maker (s)

1. To authorise the Assistant Director – Planning & Growth to GRANT consent, subject to conditions.

Grantham Tennis Club, Gonerby Road, Grantham, Lincolnshire, NG31 8HU



Key



Application
Boundary



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1 Description of Site

- 1.1 The trees are situated within Arnoldfield sports ground which is occupied by Grantham Tennis Club, a valued community asset, adjacent to the car park and readily visible from Gonerby Road. They form part of the original formal grounds, which date back more than one hundred years, and make a significant contribution to the amenity of the area.

2 Description of Proposal

- 2.1 Radial crown reduction to Horse Chestnut tree (T42) and removal of basal shoots and epicormic growth from Lime tree (T44) (TPO-223).

3 Relevant Considerations

- 3.1 South Kesteven District Council has a duty to assess the amenity value of the tree or trees that are the subject of this application and the likely effect of the proposed works on the amenity of the area. It must also consider whether the works are justified, having regard to the reasons advanced in support of them.
- 3.2 The Council must also consider whether any loss or damage is likely to arise if consent is refused or granted subject to conditions, and the extent to which the proposal would affect the amenity of the area. In determining this application, the Council is not required to have regard to the development plan. The application must therefore be assessed on its individual merits.

4 Representations Received

- 4.1 Grantham Town Council Planning Committee has raised no objection to the proposal and has indicated that it is content for the matter to be determined in accordance with the planning officer's professional judgement.

5 Evaluation

- 5.1 The Horse Chestnut has historically been subject to substantial limb removal in response to clearance and safety concerns. Those previous works have materially compromised the tree's form and condition, and it is now affected by extensive decay in an area of high public use. In these circumstances, the proposed reduction is considered justified in order to reduce risk to an acceptable level whilst seeking to retain the tree for as long as reasonably practicable.
- 5.2 In respect of the Lime tree, the proposed works are considered to comprise routine maintenance of a type commonly undertaken for this species. No objection is therefore raised to that element of the application.

6 Crime and Disorder

- 6.1 It is considered that the proposal would not give rise to any significant crime and disorder implications.

7 Human Rights Implications

- 7.1 Articles 6 (right to a fair hearing) and 8 (right to respect for private and family life, home and correspondence) of the Human Rights Act 1998 have been taken into account in formulating this recommendation. It is considered that no relevant Article of that Act would be infringed.

8 Conclusion

- 8.1 Having regard to the foregoing considerations, it is concluded that the proposed tree works are justified, appropriate in arboricultural terms, and capable of delivering management and safety benefits whilst preserving the wider amenity contribution of the protected trees.

9 Recommendation

- 9.1 That the Assistant Director – Planning & Growth be authorised to GRANT consent, subject to the conditions set out below:

1. Time limit for implementation: This consent shall remain valid for a period of two years from the date of the decision notice, or until the approved tree works have been completed, whichever occurs sooner. Reason: To ensure that the works are undertaken within an appropriate timescale, having regard to the time-limited nature of Tree Preservation Order consents under Regulation 17(1)(a) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.
2. Tree work standards: All tree works authorised by this consent shall be carried out in accordance with BS 3998:2010 Tree Work – Recommendations and the European Arboricultural Standards, Tree Pruning (2024).

Reason: To ensure that the health, amenity value and structural condition of the retained tree stock are protected through the application of recognised arboricultural good practice, and in accordance with the requirements of Tree Preservation Order No. 223.

Standard Notes to Applicant:

In reaching this decision, the Council has worked with the applicant in a positive and proactive manner and has determined the application without undue delay. Accordingly, the decision is considered to be consistent with paragraph 38 of the National Planning Policy Framework.

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**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

11 June 2026



S26/0112

Proposal:	Crown lift Tilia sp. (T23), 2x Fagus sylvatica (T16 and T9) and 2x Platanus x hispanica (T2 and T8). Prune Prunus Kanzan (T10). Shorten two branches of Fagus sylvatica (T9). (TPO-201).
Location:	Isaac Newton Statue, St Peter's Hill, Grantham Lincolnshire, NG31 6PY
Applicant:	South Kesteven District Council
Application Type:	TPO Tree Application
Reason for Referral to Committee:	SKDC is Applicant and Landowner
Key Issues:	Impact on the amenity of the area Justification for the works

Report Author

Sean Davies – Tree Officer Planning



01476 406379



Sean.Davies@southkesteven.gov.uk

Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Grantham Barrowby Gate

Reviewed by:

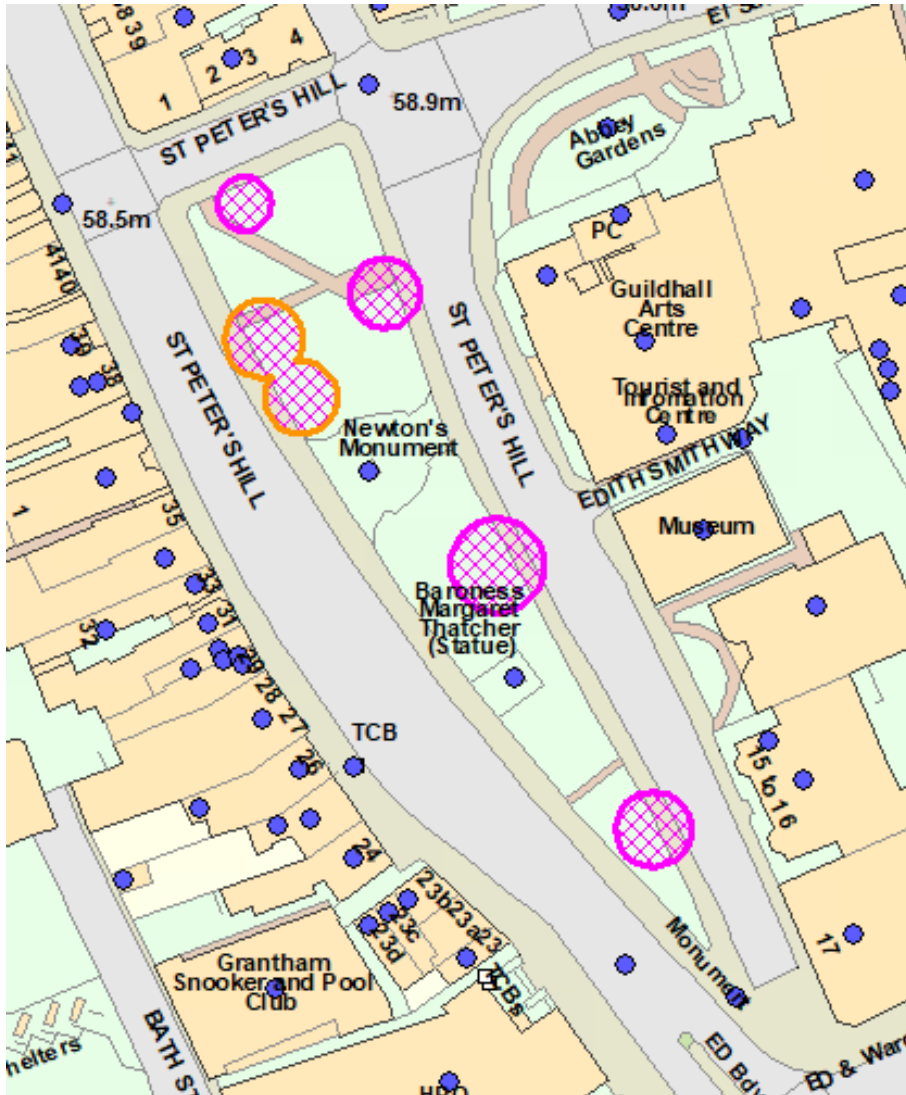
Phil Jordan, Development Management & Enforcement Manager

2 June 2026

Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning & Growth to GRANT Consent, subject to conditions.

S26/0112/TPO Street Record, St Peter's Hill, Grantham, Lincolnshire



Application
Boundary



Key

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1 Description of Site

- 1.1 The site lies within the southern central Grantham Conservation Area and is protected by TPO 201 (1985). It is clearly visible from St Peter's Hill (road) and forms an important amenity space within the town centre.

2 Description of proposal

Crown lift Tilia sp. (T23), 2x Fagus sylvatica (T16 and T9) and 2x Platanus x hispanica (T2 and T8). Prune Prunus Kanzan (T10). Shorten two branches of Fagus sylvatica (T9). (TPO-201).

3 Relevant Considerations

- 3.1 South Kesteven District Council (SKDC) has a duty to assess the value of the tree/s subject to this application and the likely impact of the proposal on the amenity of the area. It must consider whether or not the proposal is justified having regard to the reasons put forward in support of it.
- 3.2 The council must consider whether any loss or damage is likely to arise if consent is refused or granted subject to conditions, and whether this will impact on the amenity of the area. In deciding an application, SKDC is not required to have regard to the local development plan. Each application will be treated on its merits.

4 Representations Received

- 4.1 Grantham Town Council has no objection to the proposal and trusts the planning officer's expertise in making an appropriate decision.

5 Evaluation

- 5.1 The application has been submitted by the Council's Tree Officer, who advises that the works are necessary in the interests of highway safety and to facilitate maintenance access.
- 5.2 The proposed tree works are considered reasonable and justified. The works would not harm the visual amenity of the area and are recommended in the interests of good arboricultural practice and highway safety.
- 5.3 Subject to the proposed conditions, it is considered that the works would not harm the visual amenity of the area and would deliver clear public safety benefits.

6 Crime and Disorder

- 6.1 It is considered that the proposal would not result in any significant crime and disorder implications.

7 Human Rights Implications

- 7.1 Articles 6 (right to a fair decision-making process) and 8 (right to respect for private and family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is considered that no relevant Article of that Act will be breached.

8 Conclusion

- 8.1 Taking the above into account, it is considered that the proposed tree works are appropriate and would deliver an overall benefit.

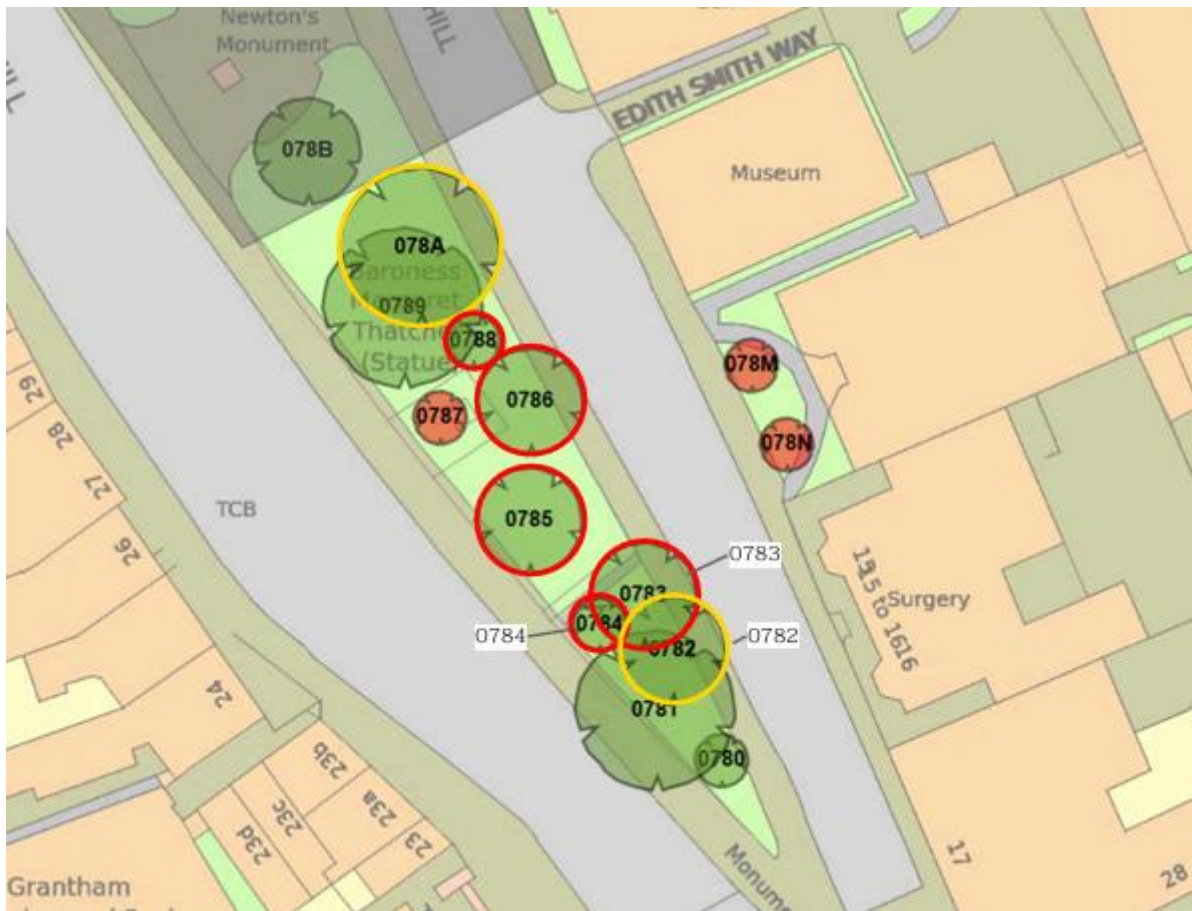
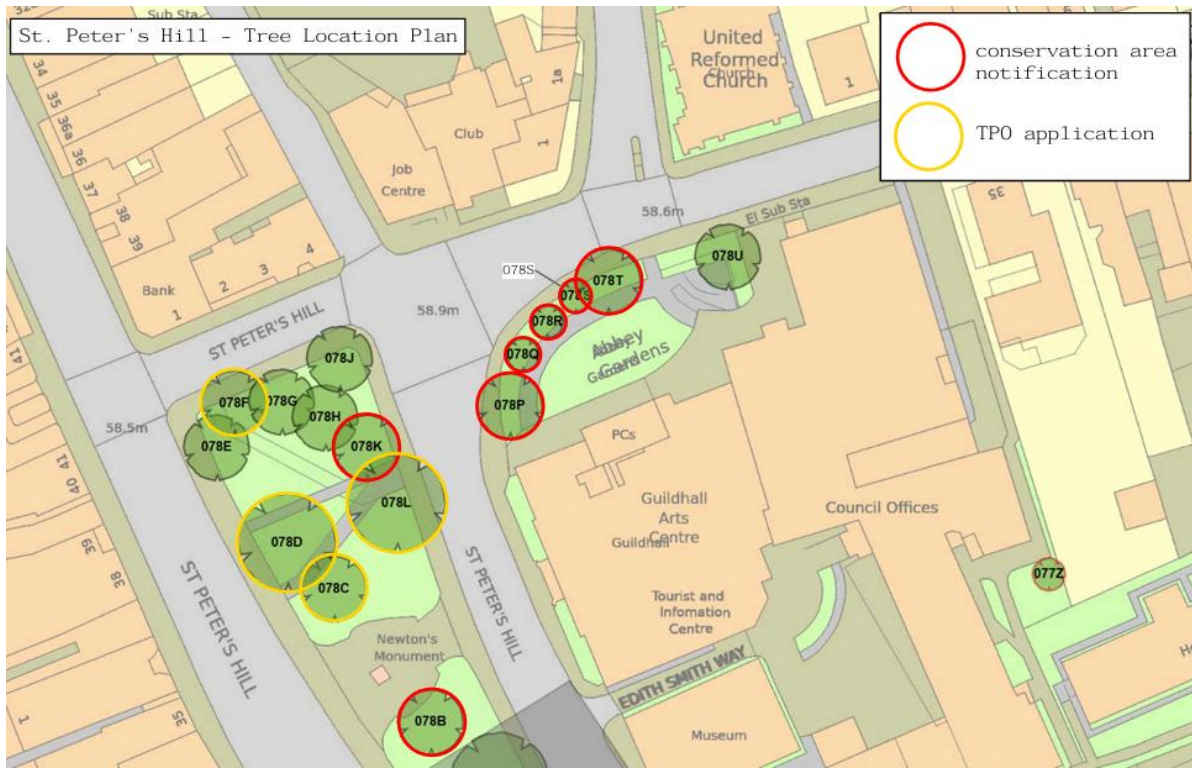
9 Recommendation

- 9.1 To authorise the Assistant Director - Planning to grant consent, subject to the following conditions:
1. Time Limit for Implementation: This consent is valid for a period of two years from the date of this decision notice, or until the completion of the approved tree works, whichever occurs first. Reason: To ensure the works are undertaken in a timely manner, reflecting the time-limited nature of Tree Preservation Order consents as required by Regulation 17(1)(a) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.
 2. Tree Works Standards: All tree works authorised by this consent shall be carried out in accordance with BS 3998:2010 Tree Work – Recommendations and the European Arboricultural Standards Tree Pruning 2024. Reason: To ensure the health, amenity value, and structural stability of the tree(s) are preserved in accordance with best arboricultural practice and the statutory requirements of Tree Preservation Order No. 201.

Standard Note(s) to Applicant:

In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paragraph 38 of the National Planning Policy Framework.

TREE LOCATION PLAN



Financial Implications reviewed by: Not applicable

Legal Implications reviewed by: Not applicable



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

11 June 2026



S26/0113

Proposal:	Remove suckers from tree (07A9), fell tree (07AA). (G3)(TPO-365).
Location:	Stonebridge Close Amenity Area, Stonebridge Road, Grantham, NG31 9AR
Applicant:	South Kesteven District Council
Application Type:	TPO Tree Application
Reason for Referral to Committee:	SKDC is Applicant and Landowner
Key Issues:	Impact on the amenity of the area Justification for the works

Report Author

Sean Davies – Tree Officer Planning



01476 406379



Sean.Davies@southkesteven.gov.uk

Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Grantham St Vincent's

Reviewed by:

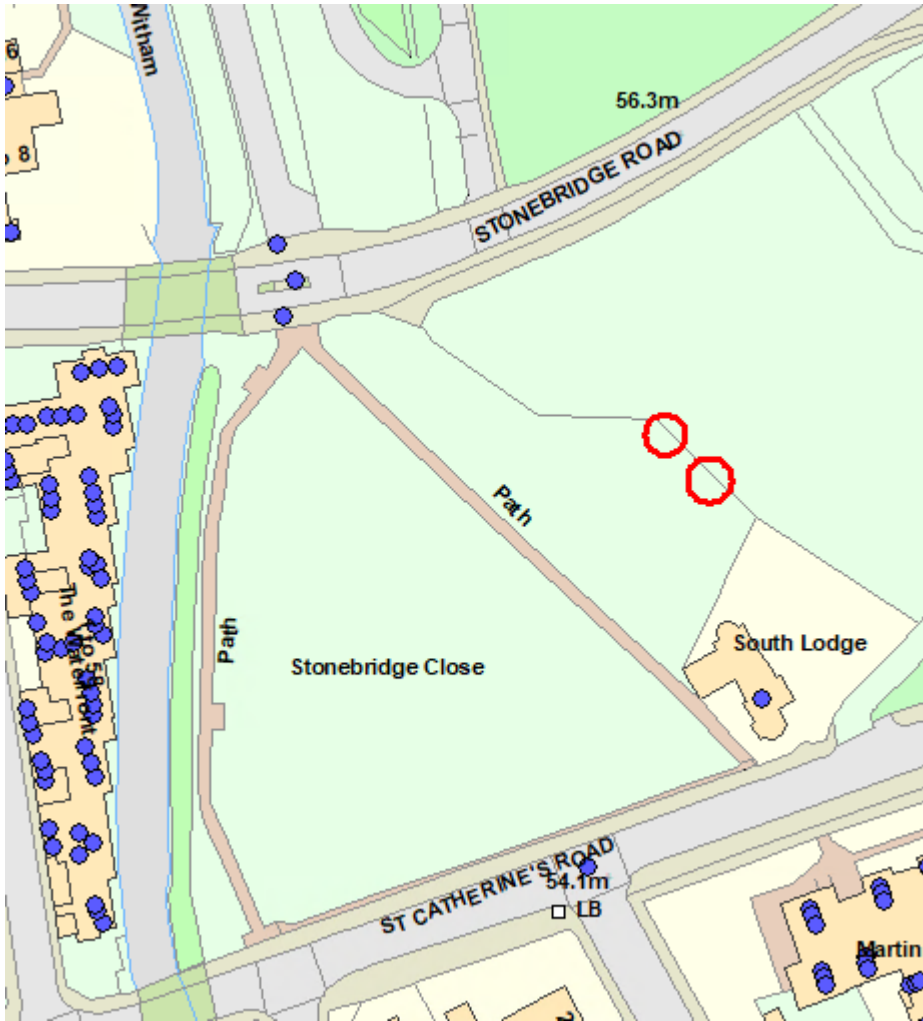
Phil Jordan, Development Management & Enforcement Manager

2 June 2026

Recommendation(s) to the Decision Maker(s)

1. To authorise the Assistant Director – Planning & Growth to GRANT consent, subject to conditions.

Stonebridge Close Amenity Area, Stonebridge Road, Grantham, NG31 9AR



Key



Application
Boundary

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1 Description of Site

- 1.1 The site forms part of the grounds of Stonebridge House, a Grade II listed building (Ref. LB2128), and part of the public open space with clear public views. It makes a strong contribution to the local history, character and amenity of the area.

2 Description of Proposal

- 2.1 Remove suckers from tree (07A9), fell tree (07AA). (G3) (TPO-365).

3 Relevant Considerations

- 3.1 South Kesteven District Council (SKDC) has a duty to assess the value of the tree/s subject to this application and the likely impact of the proposal on the amenity of the area. It must consider whether or not the proposal is justified having regard to the reasons put forward in support of it.
- 3.2 The Council must consider whether any loss or damage is likely to arise if consent is refused or granted subject to conditions and whether this would impact on the amenity of the area. In deciding an application, SKDC is not required to have regard to the local development plan. Each application will be treated on its merits.

4 Representations Received

- 4.1 One representation was received requesting that a bat survey be undertaken prior to works commencing and that replacement trees be provided should consent be granted for the tree removal.

5 Evaluation

- 5.1 The application has been submitted by the Council's Tree Officer, who has advised that the works have been identified as necessary for public safety and maintenance access reasons.
- 5.2 The proposed tree works are reasonable and justified. There would be no harm to the visual amenity of the area as a result of the proposed works, which are recommended in the interests of good arboricultural practice and public safety.
- 5.3 Subject to the conditions proposed it is considered that the works would not result in any harm to the visual amenity of the area and there would be clear public safety benefits from the proposed works.
- 5.4 Under the Wildlife and Countryside Act 1981, it is a criminal offence to intentionally or recklessly disturb bats while they occupy a structure or place used for shelter or protection. Consent for the works would last for two years, during which the works could occur at any time; a bat survey undertaken prior to determination would not prevent the site becoming a bat roost during the consent period. It is standard practice for tree contractors to carry out a dynamic on-site assessment for protected wildlife, including nesting birds, bats and other protected species. Enforcement of wildlife legislation sits with the police rather than the planning authority. On this basis, a pre-determination bat survey is not considered necessary or effective, and reliance on existing legal protections and standard on-site ecological checks is considered appropriate.
- 5.5 With regard to replacement tree planting, this is recommended to be secured by planning condition.

6 Crime and Disorder

- 6.1 It is considered that the proposal would not result in any significant crime and disorder implications.

7 Human Rights Implications

- 7.1 Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is considered that no relevant Article of that act will be breached.

8 Conclusion

- 8.1 Taking the above into account, it is considered that the proposed tree works are appropriate and would deliver public safety and arboricultural management benefits without causing harm to the visual amenity of the area.

9 Recommendation

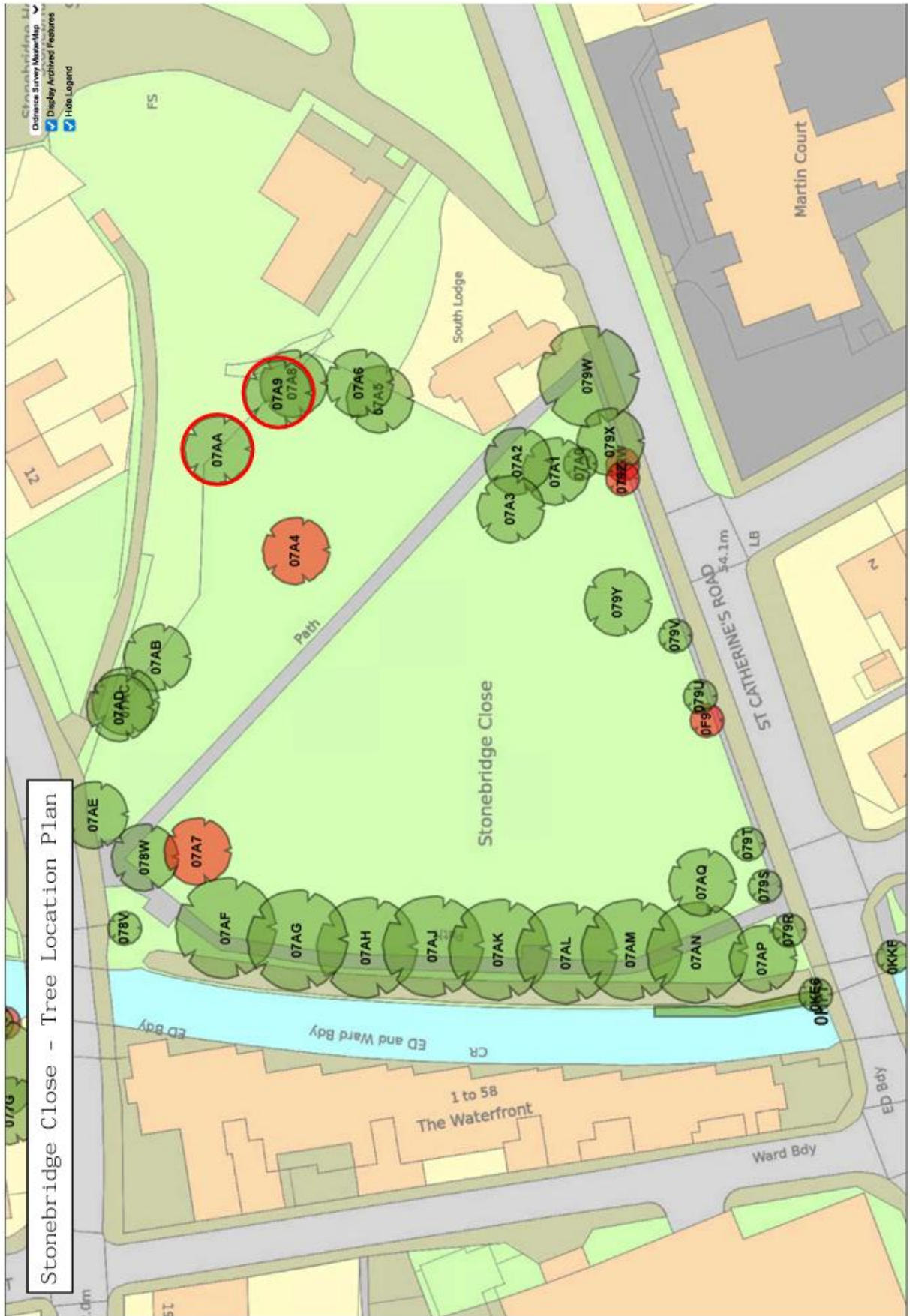
- 9.1 To authorise the Assistant Director – Planning & Growth to GRANT consent, subject to conditions:
1. Time Limit for Implementation. This consent is valid for a period of two years from the date of this decision notice, or until the completion of the approved tree works, whichever occurs first. Reason: To ensure the works are undertaken in a timely manner, reflecting the time-limited nature of Tree Preservation Order consents, as required by Regulation 17(1)(a) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.
 2. Tree Works Standards. All tree works authorised by this consent shall be carried out in accordance with BS 3998:2010 Tree Work – Recommendations and European Arboricultural Standards Tree Pruning 2024. Reason: To ensure the health, amenity value and structural stability of the tree(s) are preserved in accordance with best arboricultural practice and the statutory requirements of Tree Preservation Order No. 365.
 3. Replacement Tree Planting. Before the works hereby permitted, full details and specification for a proposal to provide one replacement tree for tree ref. 07AA, Sycamore, shall be submitted to the Local Planning Authority. The replacement tree shall be one specimen from the following short list of acceptable species (or genus): *Fagus sylvatica* (Beech), *Tilia platyphyllos* (Large-leaved Lime), or *Tsuga heterophylla* (Western Hemlock). The tree shall be nursery grown, with a container size of at least 40L, a girth of 20/25 cm measured 1m from soil level, and a height of at least 2m. It shall be planted as close as practicable to the original tree location during the first available planting season (1 September 2026 to 31 March 2028), with a hydration sack and 75mm organic bark mulch. The tree shall be watered a minimum of 13 times per year (fortnightly from April to September) for 5 years. If it dies, becomes diseased or fails to establish, it shall be replaced with a similar tree in the next planting season. The Local Planning Authority shall be informed in writing once the replacement tree has been planted. Reason: In the interests of visual amenity and in order to maintain tree population at this site after the removal of the preserved tree, and in accordance with Section 206 of the Town and Country Planning Act 1990.

Standard Note(s) to Applicant:

In reaching the decision the Council has worked with the applicant in a positive and

proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 38 of the National Planning Policy Framework.

TREE LOCATION PLAN





**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

11 June 2026



S26/0367

Proposal:	<p>Tree ref 05R9, Quercus robur (Part of TPO group G5):</p> <p>1) Crown reduction to reduce total height from 22m to 20m (Extent of reduction = 2m)</p> <p>2) Removal of basal shoots and epicormic growth to 5m above ground level.</p> <p>Tree ref 05RC, Tilia sp. (TPO tree T15): Removal of basal shoots and epicormic growth to 5m above ground level.</p> <p>Tree ref 05RJ, Quercus robur (TPO tree T4): Crown reduction to reduce total height by up to 1m.</p> <p>Tree ref 05RN, Quercus robur (TPO tree T14): Crown lift to create 2m clearance above ground level.</p>
Location:	Amenity Area Adjacent to Hazelwood Drive And Gonerby Road (B1174), Gonerby Hill Foot, Grantham, NG31 8GZ
Applicant:	South Kesteven District Council
Application Type:	TPO Tree Application
Reason for Referral to Committee:	SKDC is Applicant and Landowner
Key Issues:	Impact on the amenity of the area Justification for the works

Report Author

Sean Davies – Tree Officer Planning



01476 406379



Sean.Davies@southkesteven.gov.uk

Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Grantham Arnoldfield

Reviewed by:

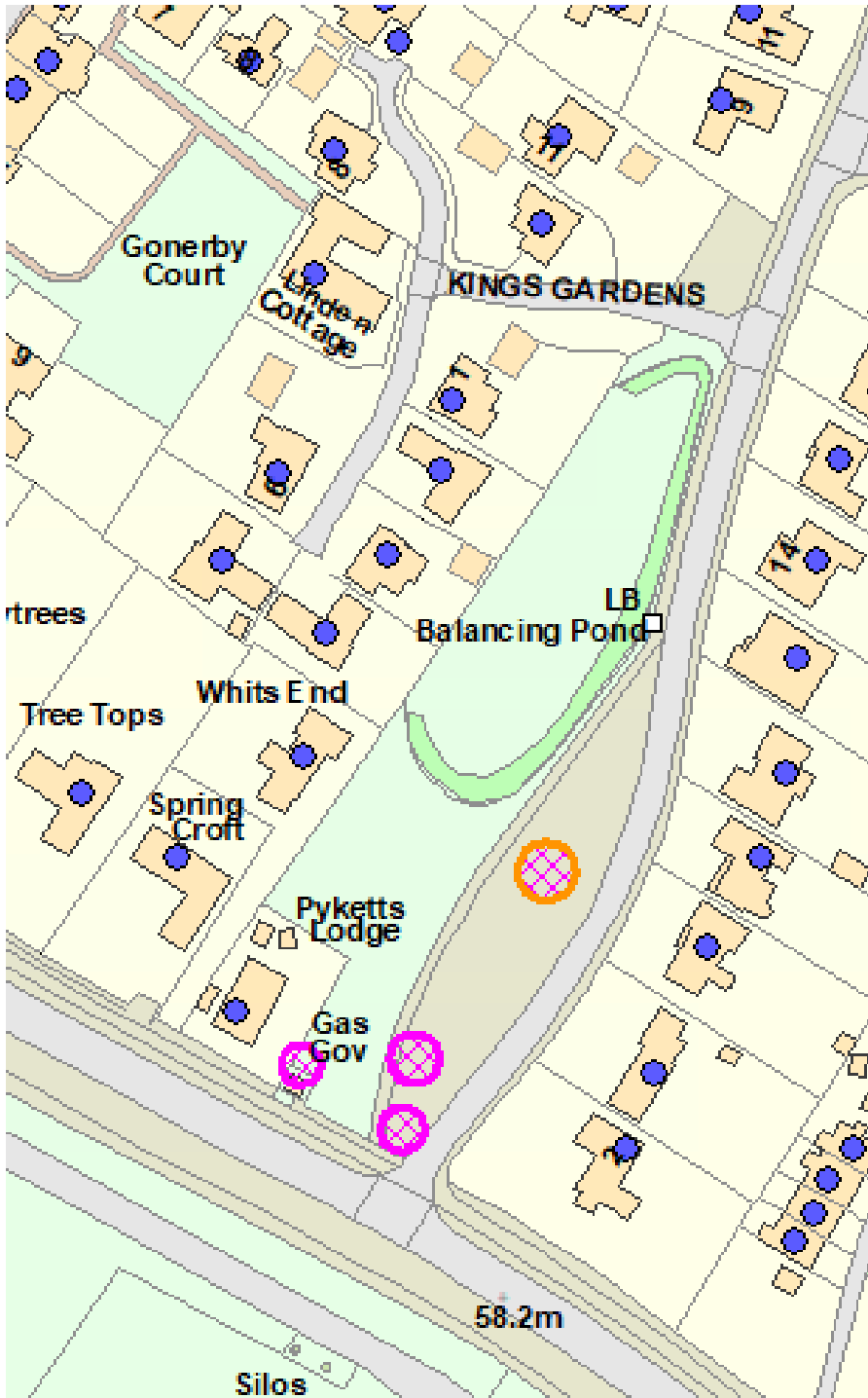
Phil Jordan, Development Management & Enforcement Manager

2 June 2026

Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning & Growth to GRANT consent, subject to conditions.

Land adjacent to Hazelwood Drive And Gonerby Road (B1174), Gonerby Hill Foot, Grantham, NG31 8GZ



Application Boundary



Key

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1 Description of Site

- 1.1 The site is an area of open space managed by SKDC, with clear public views from both Hazelwood Drive and Gonerby Road.

2 Description of proposal

Tree ref 05R9, Quercus robur (Part of TPO group G5):

1) Crown reduction to reduce total height from 22m to 20m (Extent of reduction = 2m)

2) Removal of basal shoots and epicormic growth to 5m above ground level.

Tree ref 05RC, Tilia sp. (TPO tree T15): Removal of basal shoots and epicormic growth to 5m above ground level.

Tree ref 05RJ, Quercus robur (TPO tree T4): Crown reduction to reduce total height by up to 1m.

Tree ref 05RN, Quercus robur (TPO tree T14): Crown lift to create 2m clearance above ground level.

3 Relevant Considerations

- 3.1 South Kesteven District Council (SKDC) has a duty to assess the value of the tree(s) subject to this application and the likely impact of the proposal on the amenity of the area. It must consider whether the proposal is justified, having regard to the reasons put forward in support of it.
- 3.2 The Council must consider whether any loss or damage is likely to arise if consent is refused or granted subject to conditions, and whether the proposal would impact on the amenity of the area. In determining an application, SKDC is not required to have regard to the local development plan. Each application will be considered on its merits.

4 Representations Received

- 4.1 No comments have been received in support of, or in objection to, the application.

5 Evaluation

- 5.1 The trees have historically been topped, as defined by the ISA (International Society of Arboriculture). This has resulted in extensive decay in the mid to upper crown over a high target area. The proposal seeks to address these concerns.
- 5.2 The application has been submitted by the Council's Tree Officer, who has advised that the works are necessary for public and road safety, and for maintenance access.
- 5.3 The proposed tree works are reasonable and justified. They would not harm the visual amenity of the area and are recommended in the interests of good arboricultural practice and public safety.
- 5.4 Subject to the proposed conditions, it is considered that the works would not harm the visual amenity of the area and would provide clear public safety benefits.

6 Crime and Disorder

- 6.1 It is considered that the proposal would not result in any significant crime and disorder implications.

7 Human Rights Implications

- 7.1 Articles 6 (right to a fair hearing) and 8 (right to respect for private and family life, home and correspondence) of the Human Rights Act 1998 have been taken into account in making this recommendation. It is considered that no relevant Article of that Act would be breached.

8 Conclusion

- 8.1 Taking the above into account, it is considered that the proposed tree works are appropriate, justified and beneficial in arboricultural and public safety terms.

9 Recommendation

- 9.1 To authorise the Assistant Director – Planning & Growth to GRANT consent, subject to the following conditions:
1. Time limit for implementation The consent is valid for a period of two years from the date of this decision notice, or until the completion of the approved tree works, whichever occurs first. Reason: To ensure the works are undertaken within a reasonable period, reflecting the time-limited nature of Tree Preservation Order consents as required by Regulation 17(1)(a) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.
 2. Tree work standards All tree works authorised by this consent shall be carried out in accordance with BS 3998:2010 Tree work – Recommendations and the European Arboricultural Standards: Tree Pruning (2024). Reason: To ensure the health, amenity value and structural integrity of the protected tree(s) are safeguarded in accordance with best arboricultural practice.

Standard Note(s) to Applicant:

In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paragraph 39 of the National Planning Policy Framework.

TREE LOCATION PLAN

Hazelwood Drive - Location of trees proposed for pruning (outlined red)





**SOUTH
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COUNCIL**

Planning Committee

11 June 2026



S26/0454

Proposal:	Crown lift to provide minimum of 3m height clearance over the access road and footpath, measured from ground level. Restricted to the removal of branches to maximum of 75mm diameter. (TPO-337).
Location:	Belton Lane, Grantham, NG31 9PR
Applicant:	South Kesteven District Council
Application Type:	TPO Tree Application
Reason for Referral to Committee:	SKDC is Applicant and Landowner
Key Issues:	Impact on the amenity of the area Justification for the works

Report Author

Sean Davies – Tree Officer Planning



01476 406379



Sean.Davies@southkesteven.gov.uk

Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Grantham Harrowby

Reviewed by:

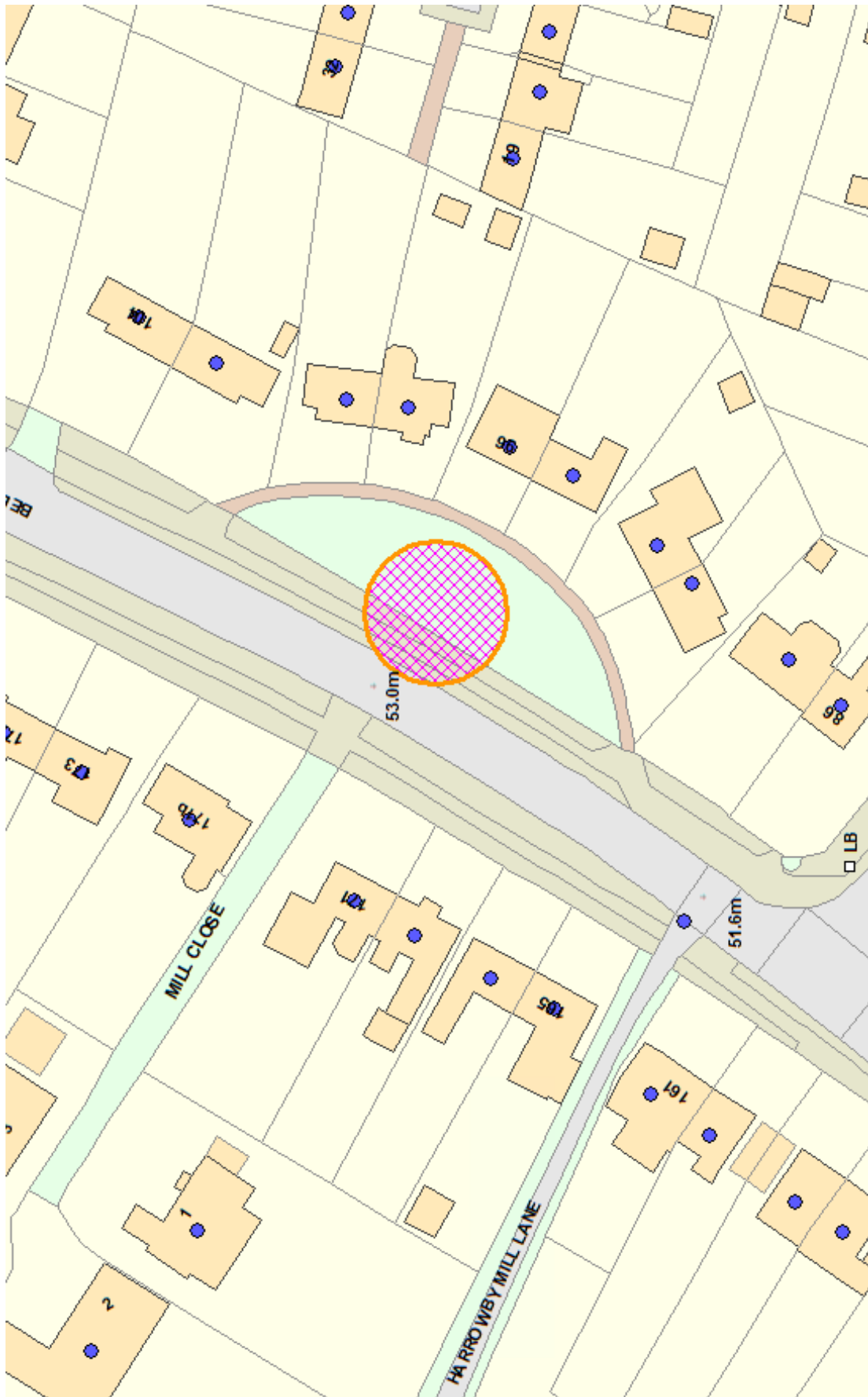
Phil Jordan, Development Management & Enforcement Manager

2 June 2026

Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning & Growth to GRANT consent, subject to conditions.

Amenity Area Adjacent to Belton Lane, Grantham, NG31 9PR



Key



Application
Boundary



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1 Description of Site

- 1.1 “Grantham Oak” is registered as an Ancient Tree with the Woodland Trust, located immediately adjacent to Belton Lane, and is a significant tree important to the history and character of the area.

2 Description of proposal

- 2.1 Crown lift to provide minimum of 3m height clearance over the access road and footpath, measured from ground level. This is proposed to be restricted to the removal of branches to maximum of 75mm diameter.

3 Relevant Considerations

- 3.1 South Kesteven District Council (SKDC) has a duty to assess the value of the tree(s) subject to this application and the likely impact of the proposal on the amenity of the area. It must consider whether the proposal is justified, having regard to the reasons put forward in support of it.
- 3.2 The Council must consider whether any loss or damage is likely to arise if consent is refused or granted subject to conditions, and whether it will impact on the amenity of the area. In deciding an application, SKDC is not required to have regard to the local development plan. Each application will be treated on its merits.

4 Representations Received

- 4.1 Grantham Town Council made comments neither objecting to nor supporting the planning application.

5 Evaluation

- 5.1 It is considered that the proposed works constitute minor works and have been requested to allow reasonable access and maintenance of the grounds.

6 Crime and Disorder

- 6.1 It is considered that the proposal would not result in any significant crime and disorder implications.

7 Human Rights Implications

- 7.1 Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is considered that no relevant Article of that act will be breached.

8 Conclusion

- 8.1 Taking the above into account, it is considered that the proposed tree works would be appropriate and would not result in any harm to the amenity of the area.

9 Recommendation

- 9.1 To authorise the Assistant Director – Planning & Growth to GRANT consent, subject to conditions:
1. Time Limit for Implementation. This consent is valid for a period of two years from the date of this decision notice or until the completion of the approved tree works, whichever occurs first. Reason: To ensure the works are undertaken in a timely manner, reflecting the time-

limited nature of Tree Preservation Order consents as required by Regulation 17(1)(a) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

2. Tree Works Standards. All tree works authorised by this consent shall be carried out in accordance with BS 3998:2010, Tree Work – Recommendations, and European Arboricultural Standards, Tree Pruning 2024. Reason: To ensure the health, amenity value, and structural stability of the tree(s) are preserved in accordance with best arboricultural practice and the statutory requirements of Tree Preservation Order No. 337.

Standard Note(s) to Applicant:

In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paragraph 38 of the National Planning Policy Framework.

TREE LOCATION PLAN



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**SOUTH
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DISTRICT
COUNCIL**

Planning Committee

11 June 2026



S26/0469

Proposal:	Remove four ash trees and one hawthorn tree to ground level, remove deadwood and regrowth from one ash tree, and remove regrowth from three ash trees and one oak tree.
Location:	Green Lane Footpath, Grantham
Applicant:	South Kesteven District Council
Application Type:	TPO Tree Application
Reason for Referral to Committee:	SKDC is the applicant and landowner
Key Issues:	Impact on the amenity of the area Justification for the works

Report Author

Sean Davies – Tree Officer – Planning



01476 406379

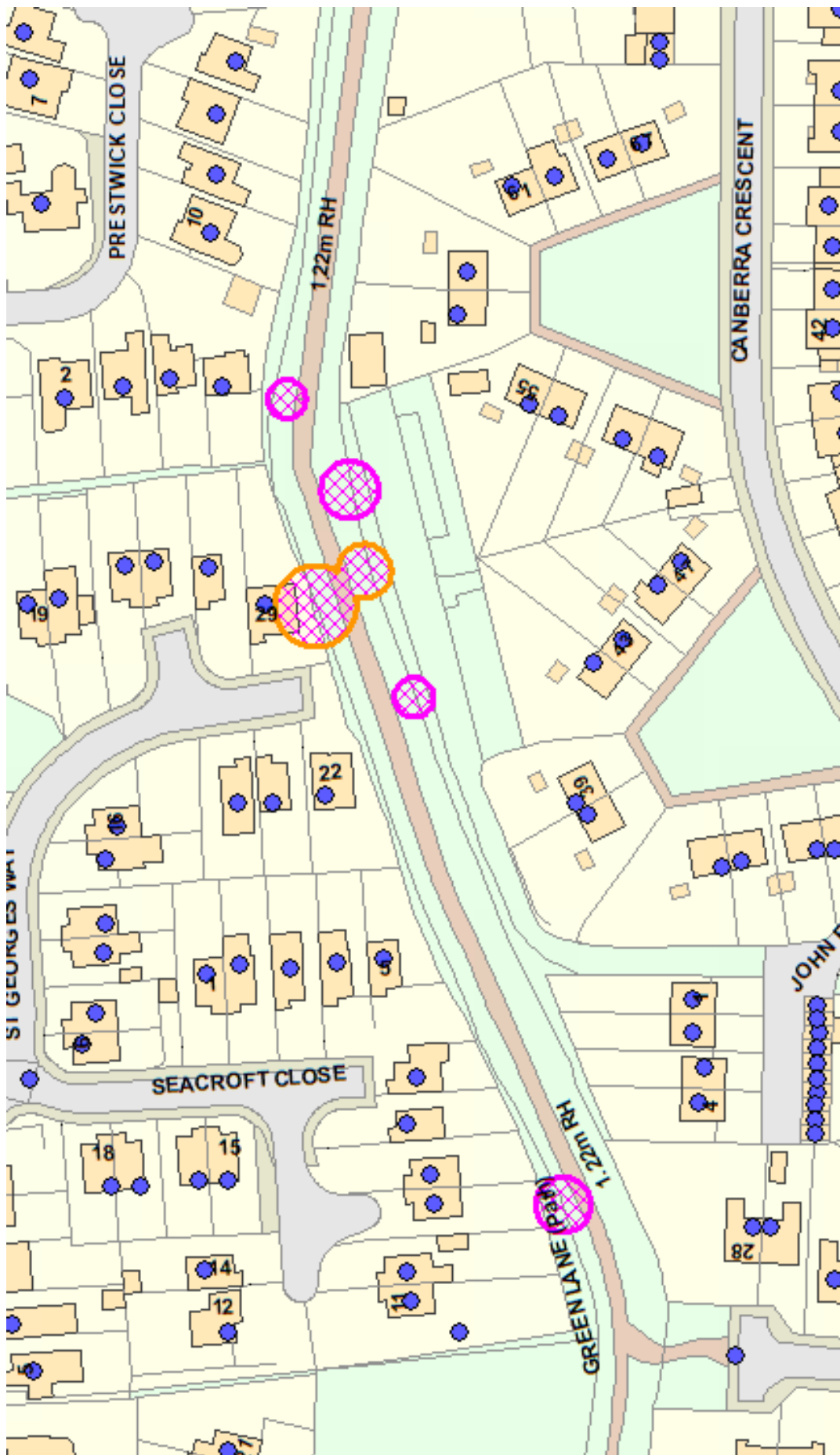


Sean.Davies@southkesteven.gov.uk

Corporate Priority:	Decision type:	Wards:
Growth	Regulatory	Grantham Harrowby
Reviewed by:	Phil Jordan, Development Management & Enforcement Manager	2 June 2026
Recommendation(s) to the decision-maker(s)		

To authorise the Assistant Director – Planning & Growth to grant consent, subject to conditions

Green Lane Footpath, Grantham, NG31 9GL



Key



Application
Boundary



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1 Description of Site

- 1.1 The site is shown on historic mapping from the 1800s as a wooded lane and was protected by a Tree Preservation Order in 1992 as the surrounding fields were developed. It now forms an important green corridor within a densely urbanised area and makes a strong contribution to local amenity and character.

2 Description of Proposal

- 2.1 The application seeks consent to remove four ash trees and one hawthorn tree to ground level, remove deadwood and regrowth from one ash tree, and remove regrowth from a further three ash trees and one oak tree.

3 Relevant Considerations

- 3.1 South Kesteven District Council (SKDC) is required to assess the amenity value of the trees subject to this application and the likely effect of the proposed works on the amenity of the area. It must also consider whether the proposed works are justified, having regard to the reasons advanced in support of them.
- 3.2 The Council must consider whether any loss or damage is likely to arise if consent is refused or granted subject to conditions, and the extent to which the proposal would affect the amenity of the area. In determining this application, the Council is not required to have regard to the development plan. The proposal must therefore be assessed on its individual merits.

4 Representations Received

- 4.1 Grantham Town Council submitted comments neither objecting to nor supporting the application.

5 Evaluation

- 5.1 A number of trees within the district have historically been topped using internodal cuts, resulting in extensive decay and a marked decline in condition. A number have also become heavily colonised by ivy. While ivy can provide ecological value, if left unmanaged it may outcompete the host tree and contribute to physiological decline and eventual structural failure. In addition, some trees exhibit inherently poor form, whether as a consequence of past management or natural growth characteristics, thereby reducing their useful life expectancy. Taken together, these factors provide clear arboricultural justification for the proposed works, which are considered necessary in the interests of public safety and the ongoing management of the greenway for users.

6 Crime and Disorder

- 6.1 It is considered that the proposal would not result in any significant crime and disorder implications.

7 Human Rights Implications

- 7.1 Articles 6 (right to a fair hearing) and 8 (right to respect for private and family life, home and correspondence) of the Human Rights Act 1998 have been taken into account in making this recommendation. It is considered that the recommendation would not give rise to any breach of the relevant Articles.

8 Conclusion

- 8.1 Having regard to the foregoing considerations, it is concluded that the proposed tree works are justified and acceptable in arboricultural and amenity terms. Subject to the imposition of appropriate conditions, the proposal would secure necessary safety and management benefits whilst preserving the wider function, character and visual contribution of this important green corridor.

9 Recommendation

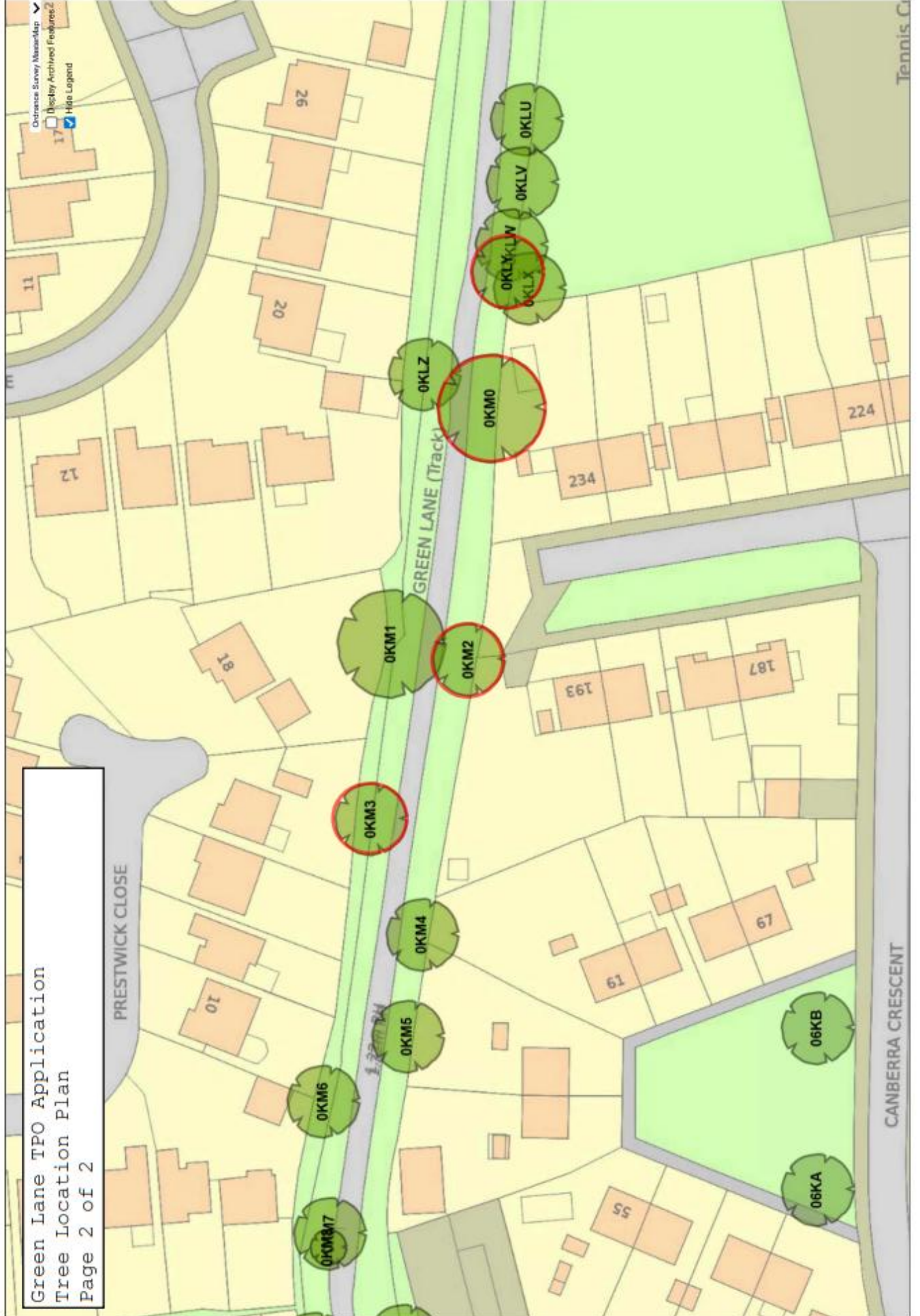
- 9.1 That the Assistant Director – Planning & Growth be authorised to grant consent, subject to the conditions set out below:

1. Time limit for implementation: This consent shall remain valid for a period of two years from the date of the decision notice, or until the approved tree works have been completed, whichever occurs sooner. Reason: To ensure that the works are undertaken within an appropriate timescale, having regard to the time-limited nature of Tree Preservation Order consents under Regulation 17(1)(a) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.
2. Tree work standards: All tree works authorised by this consent shall be carried out in accordance with BS 3998:2010 Tree Work – Recommendations and the European Arboricultural Standards Tree Pruning 2024. Reason: To ensure that the health, amenity value and structural condition of the retained tree stock are protected through the application of recognised arboricultural good practice and in accordance with the requirements of Tree Preservation Order No. 294.
3. Replacement tree planting: Before the works hereby permitted are undertaken, full details and a specification for a proposal to provide replacement tree planting for the removal of four ash trees and one hawthorn tree shall be submitted to and approved in writing by the Local Planning Authority. The replacement tree shall comprise one specimen selected from the following acceptable species or genera: *Quercus coccinea* (scarlet oak), *Metasequoia glyptostroboides* (dawn redwood), *Tilia platyphyllos* (large-leaved lime), *Liquidambar styraciflua* (sweetgum), or *Taxus baccata* (English yew). The tree shall be nursery grown, with a container size of at least 40 litres, a girth of 20–25 cm measured 1 m above ground level, and a height of at least 2 m. It shall be planted as close as reasonably practicable to the original tree location during the first available planting season (1 September 2026 to 31 March 2028), with a hydration sack and 75 mm depth of organic bark mulch. The tree shall be watered a minimum of 13 times per year (fortnightly from April to September) for five years. If it dies, becomes diseased, or fails to establish, it shall be replaced with a tree of the same species and specification in the next planting season. The Local Planning Authority shall be informed in writing once the replacement tree has been planted.

Reason: In the interests of visual amenity and to maintain tree cover at the site following the removal of protected trees, in accordance with section 206 of the Town and Country Planning Act 1990.

Standard Note(s) to Applicant:

In reaching this decision, the Council has worked with the applicant in a positive and proactive manner and has determined the application without undue delay.





**SOUTH
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COUNCIL**

Planning Committee

11 June 2026



S26 0322

Proposal:	S26/0322 - Proposed modification in respect of a Deed of Variation required for a Section 106 that relates to Planning reference - SK.94/0125
Location:	Elsa Park, Bourne
Applicant:	Elsa Park Community Trust
Application Type:	Modification of an existing planning obligation
Reason for Referral to Committee:	Modification to planning obligation involving a financial obligation
Key Issues:	Sustainability objectives

Report Author

Sarah Arnold, Infrastructure Delivery Officer



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sarah.arnold@southkesteven.gov.uk

Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Bourne Austerby

Reviewed by:

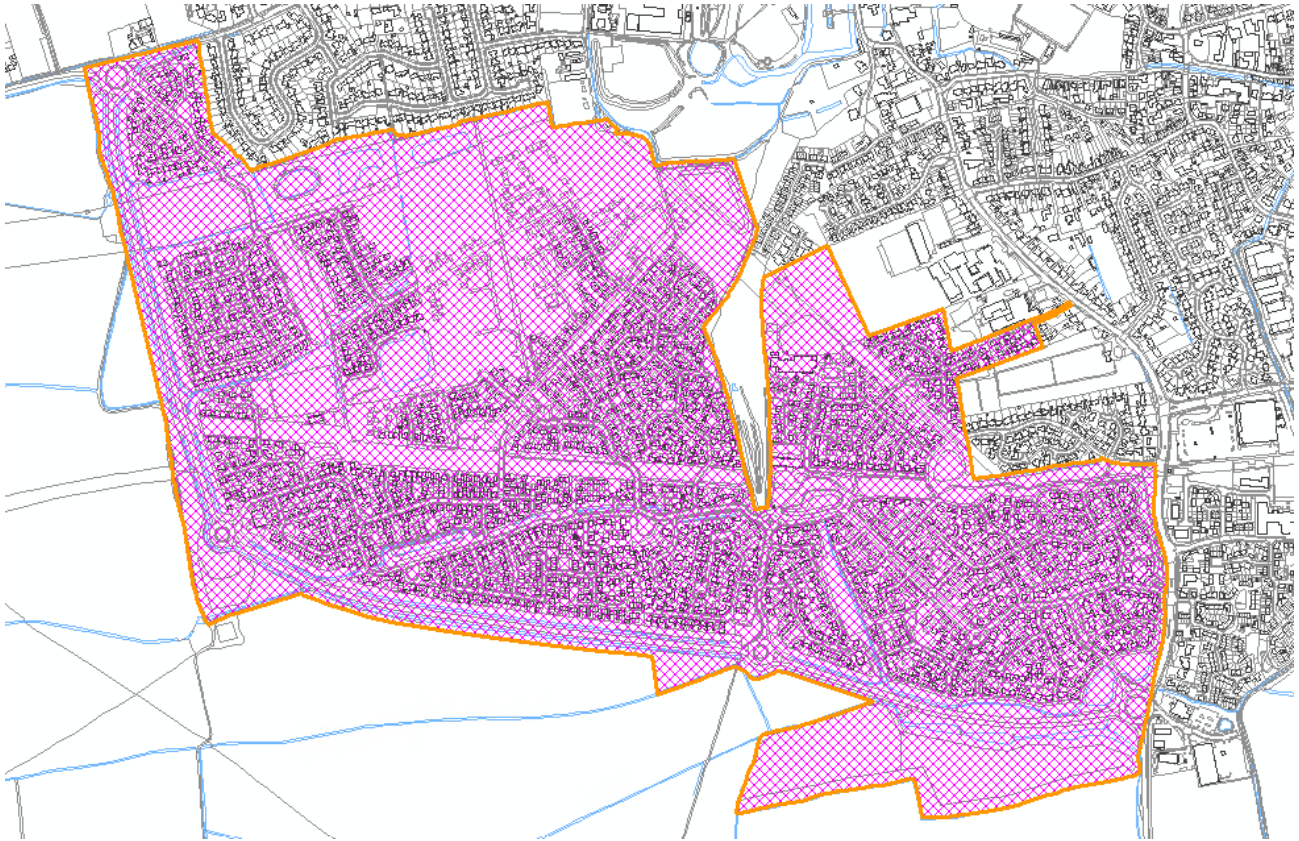
Phil Jordan, Development Management & Enforcement Manager

1 June 2026

Recommendation (s) to the decision maker (s)

To authorise the Assistant Director of Planning & Growth to agree that the Council enter into a deed of variation to vary Section 106 Agreement ref: SK.94/0125 clauses 9.12-9.17 which currently relate to funds for the provision of a shuttle bus to be reallocated to providing a permanent cycle path to connect the Elsa Park estate to Manor Road, Bourne.

S26/0322 - Elsea Park, Bourne



Key



Application
Boundary



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1 Description of Site

- 1.1 Elsea Park is a sustainable urban extension to the southwest of Bourne. Outline consent was granted under SK.94/0125 for residential and associated development, a link road, estate roads, open space and landscaping for the wider Elsea Park development. Alongside the outline consent, a number of planning obligations were secured as part of a S106 agreement dated June 2001.

2 Background

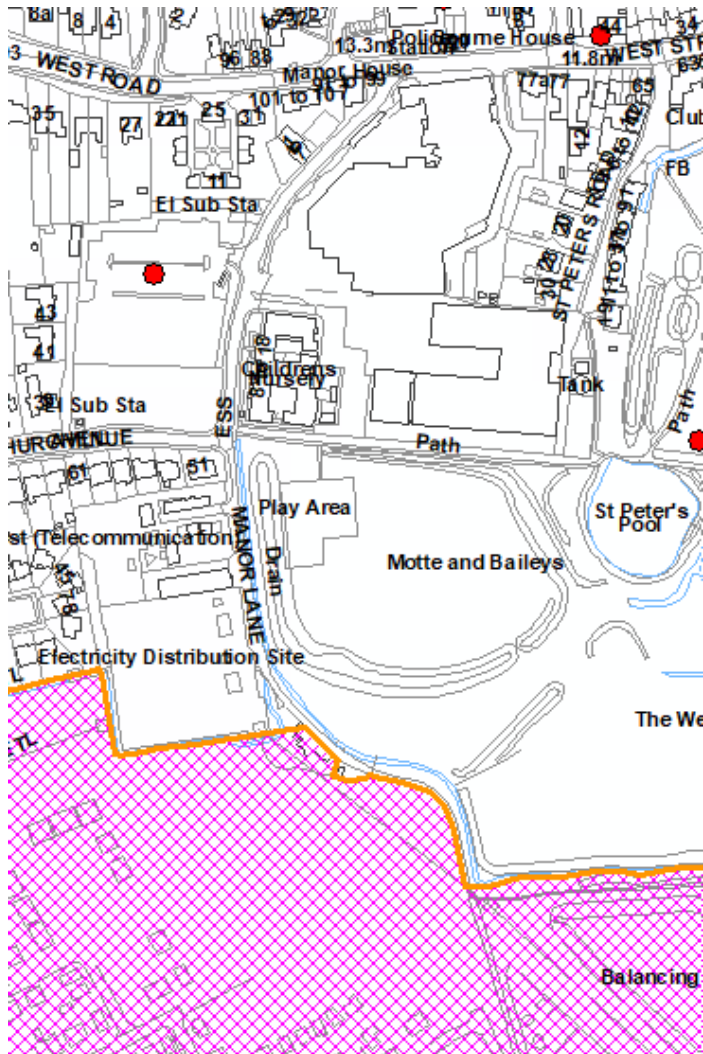
- 2.1 Clause 9.12 of the S106 agreement required payment of £50,000 when 501 dwellings had been built on site towards a 'Commuted Green Transport Contribution'. The trigger point was met and payment was made to the Trust in 2011/2012.
- 2.2 The definition of "Commuted Green Transport Contribution" is: *"the Original Owners' financial contribution to a programme of Green Transport Initiatives to be promoted in accordance with a programme to be agreed in writing between the Original Owners and/or the Trust and the County Council pursuant to Clause 9 hereof."*
- 2.3 Clause 9.13 states that the Green Transport initiatives should include, for a period of not less than two years, a dedicated shuttle bus from the development to the new bus stops on the A15 at hourly intervals between 7am and 9pm Monday to Friday and 8am – 9pm Saturday and Sunday.
- 2.4 Options for providing a shuttle bus were explored with local providers in 2009, as well as a call connect service being explored. These options presented both operational difficulties and affordability issues in ensuring any service would be viable and sustainable in the longer term. In 2021/22 there was a survey carried out to establish if there was a need for a shuttle bus to carry people to the Bus stop on the A15, out of 2350 dwellings only 233 residents responded on behalf of Elsea Park and resulted in there being 51% agreeing that a shuttle bus was not required.
- 2.5 In 2012/13 the Trust commenced providing £50 bus tokens to households within the development with over £4,200 spent on the scheme. However, this was not continued due to poor uptake on the scheme.
- 2.6 Six adult and four children's bikes along with the provision of safety training was offered as another option to the residents of Elsea Park, but again there was a poor uptake on the hire of these provisions for the Elsea Park Site. The bikes in 2022 were then donated to the Bourne Scouts to make use of and to save them going to waste.
- 2.7 Other options were considered including a bicycle security device designed to prevent theft and aid in the recovery of stolen bikes. There was some interest in this scheme, but due to it being offered for anyone to apply there was a charge and this resulted in only £399 for the Trust and therefore could not be sustained in the longer term.
- 2.8 There was also a spend of £18,320 where a path was installed at Welland Drive/ West road to allow for the safety of children to walk to school from the development.
- 2.9 A break down of all transactions captured by the trust are detailed below:

		Expenditure	Income
2011 - 2012	Contribution received		£50,000.00
2012 - 2013	Six adult bikes, four children's bikes Proficiency training, security and safety	£3,642.00	
2012 - 2013	Expense of Bus tokens	£3,500.00	
2013 - 2014	Expense of Bike service	£781.00	
2014 - 2015	Purchase of Imobitag	£2,561.00	
2019 - 2020	Installation of Bourne Heights footpath	£18,320.00	
2020 - 2021	Expense of Bike service	£75.00	
2024 - 2025	Expense of Bus service	£4.00	
		£28,883.00	
2018 - 2019	Imobitag Sales		£154.00
2019 - 2020	Imobitag Sales		£12.00
2021 - 2022	Imobitag Sales		£223.00
2021 - 2022	Bike hire		£10.00
			£399.00
	Remaining balance		£21,516.00

2.10

3 Description of Proposal

- 3.1 Elsea Park Community Trust has requested that the balance remaining for the provision of the Green Transport Contribution (clause 9.12 - 9.17 of the S106 agreement) to be directed to the provision of a cycle path to be installed by Lincolnshire County Council. This would provide a sustainable connection between the development and Bourne town centre via Manor Lane.
- 3.2 Also, in Clause 9.8 - 9.9 there has been no payment made to date for a cycle way link between the development and Bourne Town Centre.
- 3.3 There is now a balance of £21,516 remaining from initiatives which is currently being held by SKDC.
- 3.4 The applicant seeks to change the how the green transport contribution is spent due to exhausting efforts to comply with the S106 agreement, with the proposal of adding the outstanding balance of £21,516.00 to the outstanding balance due of £20,000 (plus indexation) for the Cycleway Contribution.
- 3.5 The Cycleway Contribution which was due upon triggers of 200 and 500th Dwellings being built on site for a balance of £20,000. This contribution was to be used to provide a cycleway link between the Development Land and the Bourne town centre.



3.6 Lincolnshire County Council are looking at the option of carrying out these works circa Summer 2027 and this would be a permanent solution as well as adding active travel improvements for the development.

4 Representation Received

- 4.1 Bourne Town Council – No objections
- 4.2 Cadent Gas – No objections
- 4.3 Environmental protection – No comment to make
- 4.4 Highways – The proposed variation to the S106 is considered acceptable as it would not compromise the highway capacity or safety.

5 Representations as a result of Publicity

- 5.1 This application has been advertised in accordance with the Council's Statement of Community Involvement. 11 no. letter of representation have been received.
- 5.2 A summary of the main concerns is listed below:

- Elsea park trust not fulfilling their part of the S106 agreement
- Distribution of Tokens or shuttle bus did not happen
- S106 agreement not being fulfilled
- Contribution received for the green fund has disappeared

6 Evaluation

- 6.1 The S106 agreement SK.94/0125 clause 9.13 on page 33 states: “the Green Transport Initiatives shall include the provision and maintenance, for a period of no less than two years from the first Occupation of the 501st dwelling to be constructed on the Development Land, of a dedicated shuttle bus service providing for wholly subsidised public transport from within the Development Land to and from the said new bus stops on the A15 (and linking with timed connections to the existing Bourne to Peterborough bus service ("the Principal Bus Service")) at hourly intervals between 7.00am and 9.00pm Mondays - Fridays and 8.00am to 9.00pm Saturdays - Sundays PROVIDED ALWAYS that the routing and timetabling of the said shuttle bus service may be varied at any time by the Trust with the agreement of the County Council.”
- 6.2 There are a number of concerns with the current wording of this clause which have resulted in practical difficulties with the provision of a shuttle bus service and these are summarised below:
- There would be significant costs involved from vehicle hire, employing staff, fuel and advertising for the shuttle bus and only a finite sum of money towards this provision.
 - The current wording is limited to only be from within the Elsea Park estate to only drop off at the A15 bus stops which restricts how useful this service would be.
 - There are now over 127 roads within Elsea Park, which presents a difficulty in terms of designating pick-up points.
 - £50,000 contribution for a temporary two-year service was not enough funding to supply the shuttle bus on the estate for the times detailed, 7 days a week. Therefore, it would be necessary to subsidise any service in the longer term.
 - The scheme was to be an hourly run service to a bus stop on the A15 meaning 1 hour 15 minutes travel time to town, which if you missed one bus you would be waiting a whole hour for this to come back and then the full travel time into Bourne town centre would take 2 hours 15 minutes.
 - Having a service that goes into town is not covered by this agreement and the Trust does not hold any license to operate such scheme.
- 6.3 Adding the two funds together would allow for a permanent lit cycle path to link to Manor Lane to the north of the development. Allowing for a safe route that can be used for any residents wishing to walk, use pushchair/wheelchair, or cycle to the town centre. This would provide a long-term solution to improving the connectivity of the development to the town centre and would meet the overarching sustainability intentions of both the Green Transport and Cycleway clauses within the original section 106 agreement. This would be in accordance with the principles of sustainable transport set out in Local Plan Policy ID2.

7 Recommendation

- 7.1 To authorise the Assistant Director of Planning & Growth to agree that the Council enter into a deed of variation to vary Section 106 Agreement ref: SK.94/0125 clauses 9.12-9.17 which currently relate to funds for the provision of a shuttle bus to be reallocated to providing a permanent cycle path to connect the Elsea Park estate to Manor Road, Bourne.
- 7.2 The deed of variation would require the remaining balance for the green fund contribution of £21,516 within the Section 106 Agreement Sk.94/0125 to be re-allocated to the provision of a Cycle path to town and the amendment of the trigger point to the Cycle path contribution within 15 days from the signing of the deed of variation.

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**SOUTH
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COUNCIL**

Planning Committee

11 June 2026



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
Location:	Pickworth Grange, Village Street, Pickworth, Lincolnshire, NG34 0TD
Applicant:	Mr Wayne Simpson
Application Type:	Full Planning Permission
Reason for Referral to Committee:	Called in by Councillor Trotter due to concerns of conflict with Policy DE1 as a result of scale and massing
Key Issues:	Impact on the character and appearance of the area

Report Author

Craig Dickinson, Development Management Planner



01476 406080 ext 6485



Craig.dickinson@southkesteven.gov.uk

Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Lincrest

Reviewed by:

Adam Murray, Principal Development Management Planner

02 June 2026

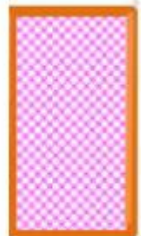
Recommendation (s) to the decision maker (s)

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

S26/0103 – Pickworth Grange, Village Street, Pickworth, NG34 0TD



Application Boundary



Key

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1 Description of Site

- 1.1 The site is located within the centre of the village of Pickworth. The land is on the corner of Village Street and Shepton Lane, with the private access serving Pickworth Grange and Brambles to the east side.
- 1.2 The site is comprised of 600m² of grassed land bordered by tall trees and hedging. Its current lawful use is as garden land for Pickworth Grange.

2 Description of proposal

- 2.1 The proposal seeks planning permission for the erection of a two-storey detached dwellinghouse, with a detached garage with habitable room.
- 2.2 The dwelling would be a “self-build” dwelling and would include associated works including access and landscaping.

3 Planning History

- 3.1 S21/0808 - Outline application (with all matters reserved except access and layout) for the erection of 1 dwelling and associated access. – Allowed following appeal of refusal

4 Relevant Planning Policies & Documents

- 4.1 **SKDC Local Plan 2011 – 2036 (Adopted January 2020)**
 - SD1 The Principles of Sustainable Development in SK
 - SP1 Spatial Strategy
 - SP2 Settlement Hierarchy
 - SP3 Infill Development
 - EN1 Landscape Character
 - EN4 Pollution Control
 - EN5 Water Environment and Flood Risk Management
 - DE1 Promoting Good Quality Design
 - SB1 Sustainable Building
 - ID2 Transport and Strategic Transport Infrastructure
- 4.2 **National Planning Policy Framework (NPPF) (Published December 2024)**
 - Section 2 Achieving sustainable development
 - Section 9 Promoting sustainable transport
 - Section 11 Making effective use of land
 - Section 12 Achieving well-designed places
 - Section 14 Meeting the challenge of climate change

Representations Received (Summarised comments, full copies available on web portal)

- 4.3 **Pickworth Parish Council**

- 4.4 Objections to the footprint of the proposed dwellinghouse being larger than indicated on the previous approved application, particularly as a result of the “wings” to the sides of the dwelling and the addition of a garage at the rear.
- 4.5 The additional room within the garage contributes negatively to the overall built form and bulk of the proposal.
- 4.6 Objection to the level of available on-site parking as a result of the habitable room in the proposed garage, and concern that the proposal does not demonstrate compliance with adopted parking standards and how vehicles would exit the site in forward gear.
- 4.7 Objection to the removal of hedgerows, such as those along Village Street, Shepton Lane and the hedge facing the access, and the impact this would have on the streetscene and neighbours.
- 4.8 **Lincolnshire County Council (Highways & SuDS)**
- 4.9 Recommendation: No Objections
- 4.10 Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.
- 4.11 Comments: This proposal is for the construction of a new-build, 1.5-storey detached dwelling with a single-storey detached garage that includes an ancillary habitable room, landscaping and is accessed off a private drive with parking in line with Lincolnshire County Council’s Design Approach; therefore, it is considered that the proposals would not result in an unacceptable impact on highway safety.
- 4.12 As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to drainage and surface water flood risk on all Major applications. This application is classified as a Minor Application and it is therefore the duty of the Local Planning Authority to consider the surface water flood risk and drainage proposals for this planning application.
- 4.13 **Heritage Lincolnshire**
- 4.14 Archaeological background: The proposed site lies in an area of archaeological interest. Pickworth is listed in the Domesday Survey of 1086, indicating that it was an established settlement by the Late Saxon period. Part of the parish of St. Andrew dates from at least the 14th century.
- 4.15 Development in the area could disturb previously unknown archaeological finds and features which could further our knowledge of the development of this area.
- 4.16 Recommendation: It is considered that the site offers a potential for archaeological remains to be encountered during development. Therefore, it is recommended that the developer should be required to commission a Scheme of Archaeological Works, according to a written scheme of investigation to be agreed with, submitted to and approved by the local authority. Initially I envisage that this would involve monitoring of all groundworks, with the ability to stop and fully record archaeological features.

- 4.17 'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part), in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.' National Planning Policy Framework (2025) Section 16, para 218
- 4.18 **SKDC Tree Officer**
- 4.19 The site occupies a prominent position within the village and is subject to clear public views. Historically, it has comprised an open area containing scattered trees that make a contribution to local character and visual amenity.
- 4.20 The submitted Arboricultural Impact Assessment (AIA) dated 19 December 2025 is guessed to be read in conjunction with the existing site plan; however, it is noted that notation H is omitted. This omission calls into question the accuracy and reliability of the submitted information.
- 4.21 The proposal identifies the removal of trees T2 to T7, groups G1 and G2, and hedge H3, together with the partial removal of hedge H2.
- 4.22 Built development is proposed within the Root Protection Area (RPA) of retained tree T1, contrary to the general principles of BS5837, which seek to ensure that RPAs remain free from construction activity in order to safeguard long-term tree health and viability.
- 4.23 BS5837 requires that due consideration is given to future tree growth, ultimate canopy spread, and below-ground requirements when assessing the suitability of tree retention in relation to development. These matters have not been adequately addressed within the submitted AIA.
- 4.24 By way of example, the report proposes the retention of tree T7 (ash), which has a mature height of approximately 21 metres and a crown spread of circa 12 metres. When assessed against the proposed layout, it is evident that the future canopy spread would directly conflict with the proposed building footprint. This indicates that the tree has been incorrectly categorised as suitable for retention and would be likely to come under pressure for excessive pruning or removal post-development, contrary to the objectives of BS5837.
- 4.25 This issue is replicated across the site, where retained trees are shown in close proximity to built form and private amenity areas. It is therefore anticipated that, once realistic allowances for future growth and required offsets are applied, the residual developable and amenity space would be insufficient to support the reasonable long-term retention of trees in accordance with BS5837.
- 4.26 By reason of its prominent location within the village core and its historic character, the site makes a positive contribution to local area with existing trees forming an important component of the street scene. The proposed development is suggested to result in the loss of this openness, introducing built form that would be visually intrusive in public views from the village street. As such, the proposal would cause harm to the character and appearance of the area, contrary to the aims of Paragraph 136 of the National Planning Policy Framework, which seeks to conserve and enhance tree lined streets.
- 4.27 It is suggested that a realistic assessment of tree retention be carried out, demonstrating viable retention of the living history of the location acknowledging the importance of the local character. With these constraints the potential development land could be ascertained.
- 4.28 *Additional Comments following tree survey dated 19 December 2025.*

- 4.29 The submitted tree survey identifies T2 and H2 as significant trees which make a strong contribution to public amenity. National planning guidance advises that this assessment should take account not only of present value, but also of likely future contribution. In this case, that future contribution does not appear to have been adequately considered, resulting in an underestimation of the public amenity value of those trees. Both T2 and H2 are proposed for removal to facilitate the development. Their loss would remove established landscape features that make a positive contribution to the character and appearance of the site and its surroundings, and this weighs against the proposal.
- 4.30 The purpose of a BS5837 tree survey is to inform the design process by identifying existing trees as a material constraint and guiding the preparation of a layout that properly responds to their retention. Whilst the survey identifies the amenity value of T2 and H2, the submitted layout does not appear to have responded appropriately to those constraints, instead prioritising built form over the retention of significant trees. The proposal is therefore not considered to reflect the objectives of BS5837:2012 and is contrary to paragraph 135 of the National Planning Policy Framework, which seeks to secure well-designed places that respond positively to local character and the natural environment.
- 4.31 In respect of the proposed landscaping, the species identified on the submitted drawing appear more characteristic of shrub planting than replacement trees capable of providing meaningful long-term arboricultural, visual, and public amenity benefits. Furthermore, the spacing shown is insufficient to accommodate planting of a scale and form capable of reasonably mitigating the loss of the existing trees. As such, the proposed landscaping is not considered to provide adequate replacement planting to offset the harm arising from the removals.
- 4.32 Conclusion: Overall, the submitted information indicates that the proposal would result in the removal of the site's principal trees, with limited evidence that the layout has been designed to avoid or satisfactorily respond to identified arboricultural constraints. The replacement planting shown is also insufficient to provide a comparable long-term contribution to public amenity and landscape character, being constrained by the layout rather than derived from a robust landscaping strategy. For these reasons, the proposal would give rise to significant arboricultural and landscape harm and is not considered to represent good design, contrary to paragraph 135 of the National Planning Policy Framework.

5 Representations as a Result of Publicity

- 5.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and 30 letters of representation have been received. The points raised can be summarised as follows:
- 5.1.1 Objections to the impact on the character and appearance of the street scene
 - 5.1.2 Objections to the design on the basis of its scale and height
 - 5.1.3 Objections to the design on the basis of it being out of character with the local vernacular
 - 5.1.4 Objections to visual impact resulting from loss of hedges and trees
 - 5.1.5 Objection to loss of habitat
 - 5.1.6 Objection to the combined visual impact of two buildings on site
 - 5.1.7 Objections regarding potential overlooking and overshadowing of neighbours
 - 5.1.8 Concerns regarding impact on access and parking arrangements in the village centre

- 5.1.9 Concerns regarding highways safety
- 5.1.10 Concerns regarding impact on surface and foul water drainage and flood risk
- 5.1.11 Concerns were raised regarding the potential for the garage to be an independent dwellinghouse, however this is not subject to the proposal being considered and would require planning permission.
- 5.2 Letter of support for the provision of housing, use of an infill plot and the design and materials.
- 5.3 Several comments allege noncompliance with the conditions/plans related to the previous approved appeal S21/0808 which granted outline planning permission. As this proposal is a separate Full planning application, it is not subject to any previously applied conditions, however the previous appeal is a material consideration in the determination of this application.
- 5.4 Claims have been made regarding the potential for protected species on site, however no evidence has been provided to support these claims.

6 Evaluation

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this case, the Development Plan comprises of the following documents:
 - South Kesteven Local Plan 2011-2036 (Adopted January 2020)
- 6.2 In addition, the Local Planning Authority have also adopted a Design Guidelines Supplementary Planning Document (SPD) (Adopted November 2021) and this document is a material consideration in the determination of planning application.
- 6.3 The policies and provisions set out in the National Planning Policy Framework (NPPF) ("the Framework") (Published December 2024) are also a relevant material consideration in the determination of planning applications.
- 6.4 As of March 2025, the Council are presently unable to demonstrate a 5-year supply of housing land and as a result, the policies most important for determining the application are deemed to be out-of-date by virtue of footnote 8 and paragraph 11d) of the Framework. Paragraph 11d) requires that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or where specific policies in The Framework, indicate that development should be restricted.
- 6.5 **Principle of the Development**
 - 6.5.1 As noted above, the principle of this development was previously established under S21/0808. Since this previous application was approved, the relevant National and Local Policies remain largely unchanged with the exception of the aforementioned lack of 5-year housing supply and the implementation of the biodiversity net gain regulations.
 - 6.5.2 Policy SD1 (The Principles of Sustainable Development in South Kesteven) sets out the overarching obligation for development proposals to minimise its impact on climate change and contribute towards a strong, stable and more diverse economy. The policy requires

consideration of a number of issues including the impact of development on climate change, minimising the need to travel, avoiding areas of flood risk and giving rise to pollution, encourage the use of previously developed or vacant land, and enhancing the District's character.

6.5.3 Policy SP1 sets out the spatial strategy for the district to deliver sustainable growth and directs new development towards the four market towns (Grantham, Market Deeping, Stamford and Bourne), with larger villages providing a supporting role in meeting the development needs of the district. Policy SP2 identifies Pickworth as a 'Smaller Village'. It goes on to state that in smaller villages, development will be supported in accordance with Policy SP3, SP4 and all other relevant policies, where development will not compromise the village's nature and character.

6.5.4 As the site is within the centre of the village area, Policy SP3 is most relevant. Policy SP3 states that infill development, which is in accordance with all other relevant Local Plan policies, will be supported provided that:

- a. it is within a substantially built up frontage or re-development opportunity (previously development land);
- b. it is within the main built up part of the settlement;
- c. it does not cause harm or unacceptable impact upon the occupiers amenity of adjacent properties;
- d. it does not extend the pattern of development beyond the existing built form; and it is in keeping with the character of the area and is sensitive to the setting of adjacent properties.

6.5.5 As noted above, the principle of a dwellinghouse within this site has been established at appeal under S21/0808. The site is considered to comply with criteria a and b of Policy SP3 due to the built form surrounding the site and location within the centre of the village. Criteria c and d of the policy relate to the impact of the proposal on the character and appearance of the area, and impact on the residential amenities of neighbouring occupiers, which are discussed in turn as follows. Subject to site specific impacts, the development of a dwelling in this location is acceptable in principle.

6.6 **Impact on the character and appearance of the area**

6.6.1 It is noted that objections have been received to the proposal on the basis of the impact it would have on the character and appearance of the area, as a result of its scale and design, the loss of hedging and trees, and the introduction of a detached garage to the rear of the site.

6.6.2 The proposed dwelling would have a generally rectangular footprint with a gable-ended chalet design, with the upper floor being contained within the roofspace. The main dwelling would have a two storey projection on the west side, and single storey projection on the east side. It would be built from Lincolnshire limestone with stone quoins, with red clay roof tiles and aluminium windows. The proposed garage would be built from similar materials with a red brick plinth at the base of the walls.

6.6.3 The proposed dwellinghouse would measure approximately 7.2m high from ground level, with the two storey and single storey wings would measure approximately 6.2m and 4.0m from ground level respectively.

6.6.4 Pickworth is a small rural settlement, with a mixture of dwellings of varying styles ranging from single storey bungalows to full two storey dwellings with rooms in the roof. The material

palette is a mixture of older limestone buildings with clay tiles, and more contemporary dwellings with a mixture of brick and roof materials.

- 6.6.5 The proposed dwelling appears to be designed to reflect the two nearest dwellings on Shepton Lane, The Old Post Office and Ash Tree Cottage. The neighbour objections regarding design and scale are noted, however it is the officer's assessment that the proposal would visually reflect its surroundings in a positive manner. Its height is similar to that of the dwellings it would be viewed in the context of, and its material palette would be in keeping with the dwellings in its vicinity. The footprint of the building would be modest, and significantly smaller than many of the dwellings in the area, with ample land left as garden.
- 6.6.6 The proposed garage is located at the rear of the site, allowing access onto the private drive to the east of the site. As above, notwithstanding the received objections, the proposed garage is considered to be proportional to the dwelling and the site, with an appropriate palette of materials.
- 6.6.7 One of the primary areas of concern raised during the consultation process was regarding the loss of trees and hedges on site. It was noted during the site visit that the land is bound by high hedging, with several trees of varying sizes located within the site. It is acknowledged that the removal of the hedges and trees would result in a substantial change in the appearance of the site, however substantial change is not necessarily harmful, and the proposal includes a limestone boundary wall with a new hedgerow planted behind, bounding the majority of the site. This wall considered to be a positive design element that would be in keeping with the village's character and help assimilate the site into its surroundings.
- 6.6.8 Whilst the change would be substantial, the fallback position is that this hedge is not subject to protection under the Hedgerow Regulations 1997 as they are not in the open countryside. As such they could be removed without requiring consent from the local authority. Similarly the trees to be removed are not subject to any Tree Preservation Order, nor are they within a conservation area, and could also be removed without consent from the Local Authority. This would have potential implications regarding Biodiversity Net Gain, which are discussed later in this report.
- 6.6.9 Despite this, trees and planting can make a notable contribution to a development proposal particularly in terms of assimilation into the streetscene. The SKDC tree officer raised objections to the loss of trees on the basis of the impact it would have on the streetscene. Notwithstanding this objection, the development proposal is accompanied by a landscaping scheme that shows substantial shrub planting replacement trees and replacement hedge around the boundaries of the site which is considered to be sufficient to offset any visual harm resulting from the loss.
- 6.6.10 Taking the above into account, it is considered that the proposed dwelling and garage would be in keeping with the character of the village and the streetscene. The loss of the hedging and trees is noted, but is not considered to amount to harm to character of the streetscene subject to conditions requiring with the submitted landscaping and planting details. The proposal would therefore be in accordance with SKDC Local Plan Policy DE1 and NPPF Section 12 in this regard.

6.7 **Impact on neighbours' residential amenities**

- 6.7.1 Objections were received raising concern regarding the potential for overlooking and loss of light.
- 6.7.2 The proposed dwelling would be approximately 9m from the nearest dwelling, The Old Post Office, and the proposed garage would be a similar distance from the neighbouring Ash Tree Cottage. All other neighbours would be a substantial distance away from the proposal.
- 6.7.3 Notwithstanding the received objections, the proposed dwellinghouse would include no windows on the side elevations facing neighbours, and as such create no realistic viewing angles over neighbours primary windows and amenity spaces. The proposed front and rear windows would be such a distance and angle from neighbours' windows and amenity spaces as to cause no unacceptable level of overlooking. It is considered that the proposed dwelling would itself not be unacceptably overlooked or overshadowed by neighbours.
- 6.7.4 In terms of visual impact and loss of light, the developer has illustrated compliance with the 25 degree rule as detailed in the Rutland and South Kesteven Design Guidelines. The bright limestone materials and the design and orientation of the proposed dwellinghouse mean that its visual bulk and impact to neighbours would be limited.
- 6.7.5 Loss of light resulting from the proposed dwellinghouse, would be at a very low level by virtue of the dwelling's location, being due northeast of the nearest neighbours, and approximately 20m from the nearest neighbour to the north, Home Farm.
- 6.7.6 The proposed garage would cause no unacceptable loss of light, privacy or visual impact as a result of its single storey nature and the absence of upper floors/windows.
- 6.7.7 Neighbour objections were received regarding the living space in the garage, and concern was expressed regarding the potential for use as an independent dwelling. The inclusion of living space within the proposed garage is considered to result in little material impact due to its small size and could be conditioned to ensure a functional relationship with the host dwelling.
- 6.7.8 Taking the above into account, it is considered that subject to conditions, the proposal would result in no unacceptable impact to neighbours residential amenities in accordance with SKDC Local Plan Policy DE1 and NPPF Section 12.

6.8 Highway issues

- 6.8.1 Neighbour comments were received raising objections in terms of highway safety, suitability of the access, and the impact the proposal would have during construction as a result of deliveries and construction vehicles making use of the highway.
- 6.8.2 Whilst this is understood, the anticipated level of construction activity for a single dwelling is not anticipated to be at such a level as to result in unacceptable harm to safety and accessibility of the public highway.
- 6.8.3 The proposed private drive that serves Brambles and Pickworth Grange would serve three dwellings, and it is noted that the proposed access point from the proposed dwelling would be on the outside of the bend, allowing a level of visibility towards its neighbours and Village Street.
- 6.8.4 Objections were received to the inclusion of living space within garage on the basis that this would limit parking availability. Notwithstanding this, the proposed gravel parking area

allows for room for vehicles to enter and leave the site in forward gear, and would provide ample parking for a dwelling of this scale.

- 6.8.5 Lincolnshire County Council Highways were consulted and returned no objections to the proposal. Considering the scale of the proposed development, if during any construction vehicles or materials result in nuisance/harm to users public highway, it would be appropriately controlled and enforced by other legislation via Lincolnshire County Council Highways or the police, and it is not considered necessary or reasonable to condition restrictions on vehicular movements or deliveries.
- 6.8.6 With regard to the highways impact of the proposed dwelling itself, it is considered that the proposed access and visibility are acceptable and would not result in any unacceptable impact to highways safety. Similarly the proposed parking and turning provision is considered to be adequate for a dwelling of this size.
- 6.8.7 Taking the above into account, it is considered that the proposal is in accordance with SKDC Local Plan Policy ID2 and NPPF Section 9.

6.9 **Sustainability and Climate change**

- 6.9.1 As above, the proposal comprises the erection of a dwellinghouse within the main built-up part of a settlement and is considered to be sustainable in principle.
- 6.9.2 Notwithstanding this, SKDC Local Plan Policy SB1 states that all development proposals will be expected to mitigate against and adapt to climate change, to comply with national and contribute to local targets on reducing carbon emissions and energy use unless it can be demonstrated that compliance with the policy is not viable or feasible.
- 6.9.3 As part of the accompanying design and access statement, a short sustainability statement has been provided detailing methods of increasing energy efficiency, rainwater harvesting and water usage reduction, along with provision of a car charging point and solar panels on the proposed garage. The indicative statement is considered to be acceptable in principle, and subject to full details secured by condition, the requirements of policy SB1 are considered to be satisfied.
- 6.9.4 It is then considered reasonable to condition that the proposal is completed in accordance with these details to ensure compliance with policy SB1, subject to these conditions, the proposal is considered to be in accordance with the principles of Local Plan Policy SD1, SB1 and NPPF Section 14.

6.10 **Biodiversity and Self-Build Provision**

- 6.10.1 The developer has stated on the submitted application form that the proposed dwelling would be a self-build unit, and therefore would be exempt from the Biodiversity Net Gain (BNG) regime. It is considered reasonable to condition that the dwelling be constructed and occupied in accordance with the Self-Build Regulations in the interest of securing this exemption and the positive contribution towards the district's supply of self-build units.
- 6.10.2 Notwithstanding the exemption from BNG, the SKDC Local Plan Policy EN2 states that:
Planning permission will be refused for development resulting in the loss, deterioration or fragmentation of irreplaceable habitats, including ancient woodland and aged or veteran trees, unless the need for, and benefits of, the development in that location clearly outweigh the loss or harm.

- 6.10.3 The submitted site layout plan shows that habitat on site would be affected, particularly through the removal of several trees and the surrounding hedges. Strong neighbour and parish objections were raised to this loss. This objection was also raised by the SKDC Tree Officer.
- 6.10.4 Acknowledging this loss, as noted above, the trees and hedges to be removed are not subject to any specific form of protection, and could be removed without any consent being required from the local planning authority. As the site is exempt from the requirements of biodiversity net gain by virtue of its self-build nature, there is no legal requirement to ensure 10% gain of habitat on site.
- 6.10.5 Also as noted above, the development proposal is accompanied by a landscaping scheme which details shrubs, hedges and trees to be planted as part of this proposal. The details submitted are considered to be sufficient and would help to offset any habitat harm resulting from the proposal. It should also be noted that all of the standard statutory protections for protected species apply, and then the onus would be on the developer to ensure that nesting birds or any other protected animals are not harmed in the process of development.
- 6.10.6 Taking the above into account and subject to the aforementioned condition, it is considered that the proposal would be in accordance with SKDC Local Plan Policy EN2 and Section 15 of the NPPF.

6.11 Flood Risk and Drainage

- 6.11.1 It is noted that neighbour objections were received raising concerns Over the potential flood risk impact and surface water drainage implications of the proposal alongside objections to foul water drainage due to limitations on local foul water infrastructure.
- 6.11.2 Notwithstanding the objection regarding flooding the site is not within a designated flood zone and as part of this application Lincolnshire County Council Sustainable Drainage Systems team were consulted and returned no objections to the proposal on the basis of flood risk. The proposal is therefore considered to be compliant with SKDC local Plan policy EN5 and NPPF Section 15 in this regard.
- 6.11.3 With regards to foul drainage, it is noted that Pickworth is in within an area of a standing objection from Anglian Water on the basis of foul water capacity. However for a single site foul water drainage is controlled by building regulations. There is a legal right of connection for any premises to the foul mains infrastructure, and should local capacity not be sufficient this could be adequately solved with package treatment plant or other foul water mitigation measures.

7 Crime and Disorder

- 7.1 It is considered that the proposal would not result in any significant crime and disorder implications.

8 Human Rights Implications

- 8.1 Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is considered that no relevant Article of that act will be breached.

9 Conclusion

- 9.1 Taking the above into account, it is concluded that the proposed development would be acceptable in principle, and would not have any unacceptable adverse impacts on the character of the area or neighbouring amenity. Therefore, the proposed development would be in accordance with Policy SP2, SP3 and DE1 of the adopted Local Plan. As such, the proposed development would be in accordance with the adopted Development Plan, when taken as a whole, and the balance of material considerations, including the tilted balance, would also weigh in favour of the grant of planning permission.

10 Recommendation

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

Time Limit

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the following list of approved plans:
- i. Proposed Site Plan – dwg no PK 002 – received 22/01/2026
 - ii. Detached Cottage Floor Plans – dwg no. PK 003 – received 22/01/2026
 - iii. Detached Cottage Elevations – dwg no. PK 004 – received 22/01/2026
 - iv. Detached Cottage Section – dwg no PK 005 – received 22/01/2026
 - v. Detached Cottage Sectional Elevation – dwg no. PK 006 – received 22/01/2026
 - vi. Garage Floor Plan and Section – dwg no. PK 007 – received 22/01/2026
 - vii. Garage Elevations – dwg no. PK 008 – received 22/01/2026
 - viii. Garage Sectional Elevation – dwg no. PK 009 – received 22/01/2026
 - ix. Boundary Elevation Facing East – dwg no. PK 010 – received 22/01/2026
 - x. Boundary Elevation Facing West and North – dwg no. PK 011 – received 22/01/2026
 - xi. Boundary Elevation Facing South – dwg no. PK012 – received 22/01/2026

Unless otherwise required by another condition of this permission.

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

Before the Development is Commenced

- 3 Before the development hereby permitted is commenced, a Written Scheme of Archaeological Investigation shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter, the development shall be carried out in accordance with the approved Written Scheme of Investigation.

Reason: To provide satisfactory opportunity to record the archaeological features on the site, as required by Policy EN6.

During Building Works

3. During building works, the development shall be undertaken in accordance with all tree protection measures as described in the submitted tree report:

Arboricultural Report and Impact Assessment to BS 5837:2012, dated 19th December 2025, Prepared by Watson Lindsey Arboriculture.

Reason: To prevent unnecessary damage to existing trees and in accordance with Policies EN2 and DE1 of the adopted South Kesteven Local Plan.

Before The Development Is Occupied/Brought Into Use

4. Before any part of the development hereby permitted is first occupied / brought into use, a sustainable building measures statement to include details of energy/carbon performance and provision of car charger port/s is to be submitted and approved in writing. The approved sustainable building measures statement shall be completed/implemented in full.

Reason: To ensure that the development mitigates against and adapts to climate change, in accordance with Local Plan Policy SB1 and SD1.

5. Before any part of the development hereby permitted is occupied/brought into use, the external elevations shall have been completed using only the materials stated in the planning application forms, approved drawings and in the "Planning Design and Access Statement (received 22/01/2026) 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.

6. Before the end of the first planting/seeding season following the occupation/first use of any part of the development hereby permitted, all soft landscape works shall have been carried out in accordance with the submitted soft landscaping details.

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 and EN2 of the adopted South Kesteven Local Plan.

Ongoing Conditions

7. The outbuilding hereby permitted shall only be occupied for residential purposes which are ancillary and/or incidental to the residential use of the hereby approved dwelling. The building shall not be let, leased, sold, split in title, or otherwise occupied such as to constitute the formation of an independent/separate dwelling or holiday let planning unit. Separate utilities, utility meters, oil tanks or septic tanks shall not be installed. Separate vehicle access, parking or garden areas shall not be created/demarcated. A separate postal address shall not be created for the annexe.

Reason: The establishment of a further independent dwelling on this site could give rise to conditions detrimental to the amenities and privacy of both the approved dwelling and proposed accommodation.

8. The residential unit in the development hereby permitted shall be constructed as a self-build or custom housebuilding dwelling within the definition of self-build and custom housebuilding housing in the Self-build and Custom Housebuilding Act 2015
- The first occupation of the Unit shall be by a person or persons who had a primary input into the design and layout of the unit.
 - South Kesteven District Council shall be notified of the persons who intend to take up first occupation of the Unit at least one month prior to first occupation.

Reason: To secure the use of the land for custom and self-build housing only.

9. 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 was approved in condition above unless otherwise agreed by the Local Planning Authority.

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

Standard Note(s) to Applicant:

1. In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 38 of the National Planning Policy Framework.

2. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be South Kesteven District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements in the list below is/are considered to apply: Self Build Exemption.

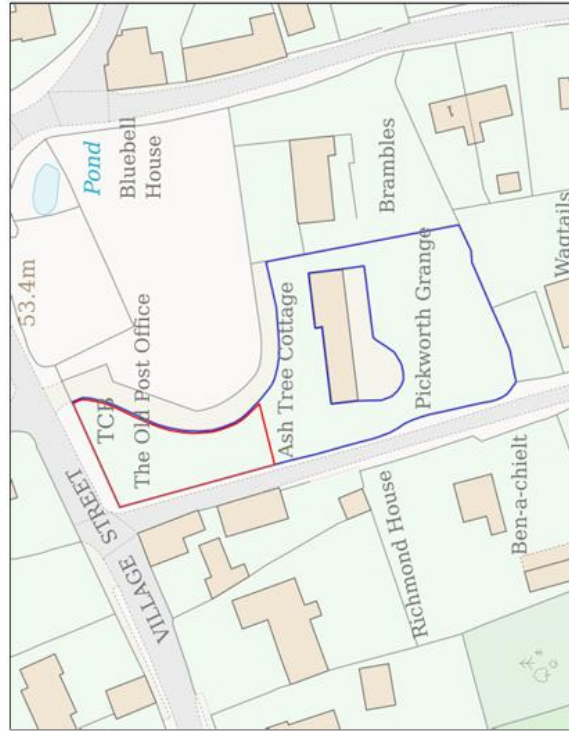
Site Location Plan



Location Plan
Site Address: Pickworth Grange, Village Street, Pickworth, NG34 0TD

Date Produced: 21-Jan-2026

Scale: 1:1250 @A4



Planning Portal Reference: PP-14595544v1



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Block Plans

General Notes

No.	Description/Issue	Date
1	Proposed/Issue	2024

Proposed Site Plan

Project Name and Address

Pickworth Garage
Village Street
Pickworth
Leicestershire NG34 0TD

Scale

1:500

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Proposed Site Plan



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

11 June 2026



S26/0065

Proposal:	Change use of dog exercising field to include doggy day care.
Location:	Maggie's Mates, Holywell Road, Carlby, Lincolnshire, PE9 4LX
Applicant:	Mr Andrew Woolley
Agent:	J J and J Hartley
Application Type:	Full Planning Permission
Reason for Referral to Committee:	Called by Councillor Penny Robins requesting the retention of existing operational hours
Key Issues:	Neighbours Residential Amenities (Noise and Disturbance)

Report Author

Debbie Wetherill, Development Management Planner



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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Glen

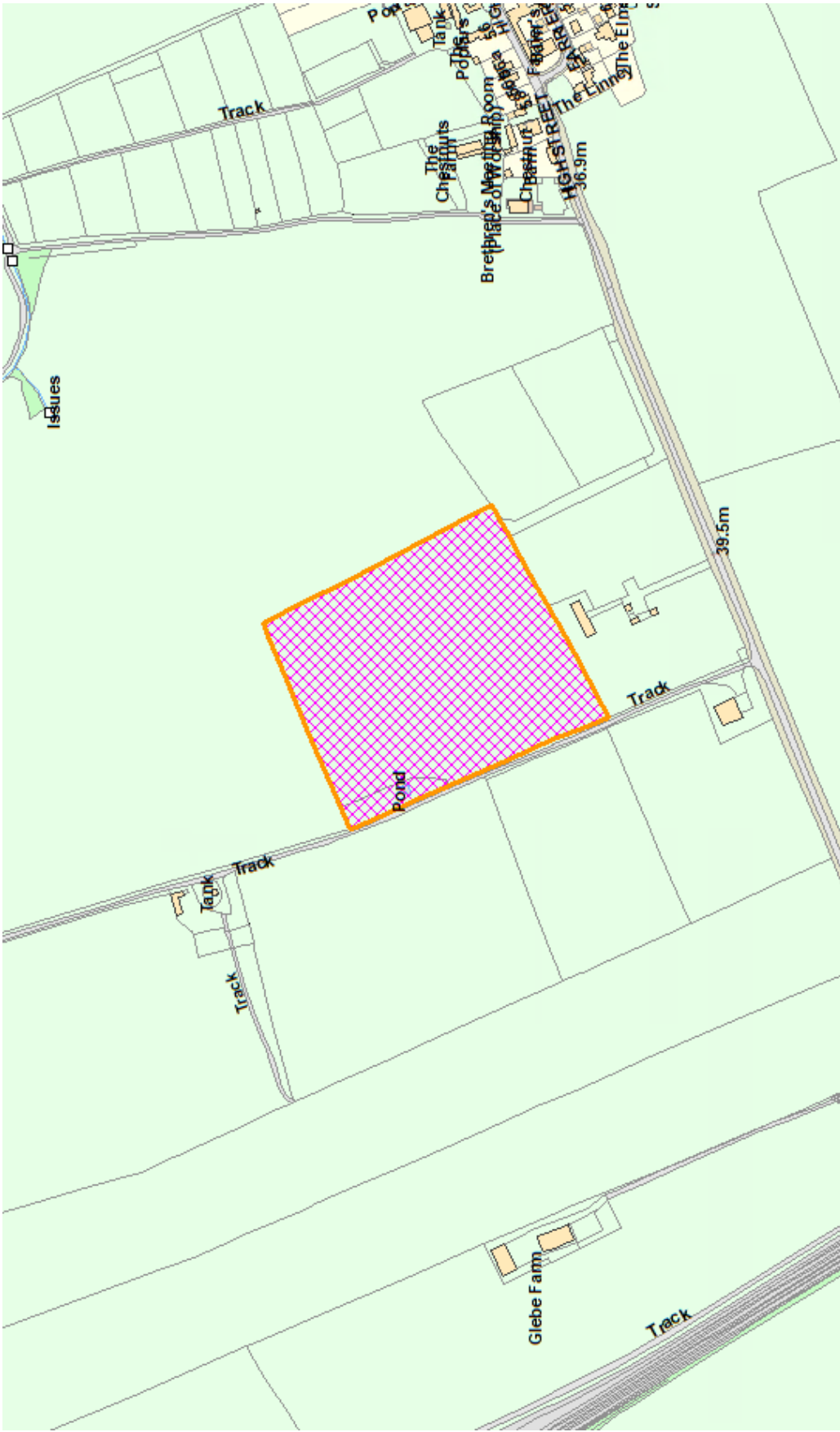
Reviewed by:

Adam Murray – Principal Development Management Planner

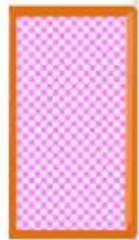
3 June 2026

Recommendation (s) to the decision maker (s)

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



Key



**Application
Boundary**



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1 Description of Site

- 1.1.1 The application site is set back on north side of High Street approximately 230m to the west of the limits of Carby village. The site was formerly agricultural land and is currently in use with planning permission as a dog exercising field. This is used in connection with the existing doggy day care business taking place to the front of the site. The existing entrance remains from High Street and is unchanged. The site is surrounded by agricultural fields.
- 1.1.2 The site is already in use as a dog exercising field for up to 20 dogs, with the provision and security of an existing 1.8m high, mesh fence on timber posts to all boundaries and provides a safe area for controlled exercise. There are no additional buildings or changes proposed.
- 1.1.3 Planning permission S23/0922 was granted on this site in October 2023 for the change of use of agricultural land to use as extended provision (dog walking only) of the doggy day care centre as approved under S20/0479.
- 1.1.4 The permission was granted subject to conditions which included;-
4. Not more than 20 dogs, shall be on the site at any one time.
 5. The site shall only be operated for dog walking between the hours of 7.00am - 5.30pm Monday to Sunday
- 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.

3 Relevant History

- 3.1 S20/0479 - Proposed change of use land from an agricultural field to a 'doggy daycare'. Land use (SU Generis) with associated buildings, driveway and hardstanding areas) – Approved 11 August 2020
- 3.2 S23/0922 - Change of use of agricultural land to use as extended provision (dog walking only) of the doggy day care centre as approved under S20/0479
Approved 13 October 2023

- 3.3 S24/0092 - Section 73 application 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

Approved 7 June 2024

4 Policy Considerations

4.1 South Kesteven Local Plan 2011-2036 (Adopted January 2020)

Policy SD1: The Principles of Sustainable Development in South Kesteven
Policy DE1 Promoting Good Quality Design
Policy EN4 Pollution Control
Policy E5 Expansion of an Existing Business

4.2 National Planning Policy Framework (NPPF) (Published December 2023)

Section 2 – Achieving sustainable development.
Section 4 – Decision-making
Section 12 – Achieving well-designed places.

5 Representations Received

5.1 Carlby Parish Council

- 5.1.1 The Parish Council have raised concerns stating that the proposed changes would increase the number of dogs on-site. The operational hours should remain as already approved under S24/0092. That permission allows 20- 40 dogs and sets specific operating times, which have not been changed or proposed for amendment.

- 5.1.2 If this application is approved as submitted, the number of dogs could rise to up to 60, but the operating hours must not be extended. Currently approved hours under S24/0092 (Ongoing Conditions) The premises may only operate within the following times:

- Monday-Friday: 07:30-18:00 2. Saturday, Sunday, and Bank Holidays: 09:00-14:30
- Operating outside these hours would cause unacceptable noise impacts on nearby residents and would be contrary to Policies EN4 and DE1 of the SKDC Local Plan

5.2 Lincolnshire County Councils (Highways and SuDS)

- 5.2.1 Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.

- 5.2.2 The site lies on High Street just outside the Village of Carlby. The proposal is Doggy Day Care facility with an exercise field to the rear change the use of the rear field from an exercise field to provide additional Doggy Day Care for 20 dogs.

- 5.2.3 There are no proposed alterations to the site layout.

- 5.2.4 The proposal does not pose any specific highway safety risks, access position affords suitable visibility in both directions and provides safe access for both vehicles and pedestrians.

5.2.5 As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to Drainage on all Major Applications. This application is for the expansion of existing business, to change use of dog exercising field to include doggy day care use. Therefore, the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

5.3 **SKDC Environmental Protection Officer**

5.3.1 Have no objections to the proposal.

5.3.2 They have reviewed their complaints records and can find no evidence that they have ever received a complaint concerning this business. Furthermore, they have also consulted the Licensing team, as the business holds a day care licence, and they have also confirmed that their department has not received any complaints regarding the business either.

6 **Representations as a Result of Publicity**

6.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and 1 letter of representation have been received in support of the application and be summarised as follows;

- I am the owner and occupier of the nearest residential property to the application site and wish to register my full support for this proposal
- I have not experienced any unacceptable noise or disturbance arising from the current operation.
- I do not consider that the proposed increase in the number of dogs, within the existing approved operating hours, would result in a material change to this position. I personally would have no problem if the hours needed to be extended.
- It is also relevant to recognise the rural context of the site. A degree of noise associated with animals is characteristic of countryside locations and must be considered within that setting when assessing amenity impacts.
- This application relates to a small, locally operated business that provides employment and contributes positively to the local economy.
- The proposal represents a modest and controlled expansion of an existing, lawful use and the owners should be congratulated in such a difficult financial climate.

7 **Evaluation**

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this case, the Development Plan comprises of the following documents:

7.2 South Kesteven Local Plan 2011-2036 (Adopted January 2020); and Carlby Parish Neighbourhood Development Plan 2018-2036 (Made 12 March 2019)

7.3 The Local Planning Authority have also adopted a Design Guidelines Supplementary Planning Document (Adopted November 2021) and this document is a material consideration in the determination of planning applications.

7.4 The policies and provisions set out in the National Planning Policy Framework (NPPF) ("the Framework") (Published December 2024) are also a relevant material consideration in the determination of planning applications.

7.5 **Principle of Development**

7.6 Due to demand, the proposal is to diversify and expand the current business more toward the doggy day care and change the use from 'dog walking only' and provide extended provision of the doggy day care business operating directly to the south of the site. The doggy day care business and exercise field was accepted in principle based on the proposal being a rural diversification project which sought to provide a dog day care service within a rural village location. Given the proposal is in connection with the established business, the proposal is considered to also fall within the rural diversification category.

7.7 Policy E7: Rural Economy states: for the following types of small business schemes will be supported, provided that it is demonstrated that the business will help to support, or regenerate the rural economy:

- Farming;
- Forestry;
- Equine;
- Rural enterprise;
- Sport and Recreation; and - Tourism

7.8 Proposals must demonstrate that they meet all of the following criteria:

- a) be of a scale appropriate to the rural location;
- b) be for a use(s) which is(are) appropriate or necessary in a rural location, providing local employment opportunities which make a positive contribution to supporting the rural economy;
- c) the use / development respects the character and appearance of the local landscape, having particular regard to the Landscape Character Assessment, and will not negatively impact on existing neighbouring uses through noise, traffic, light and pollution impacts; and
- d) avoid harm to areas, features or species which are important for wildlife, biodiversity, natural, cultural or historic assets, including their wider settings.

Schemes will also be required to ensure that the development meets the requirements of national and local planning policies which control the form, scale, design and impact of new development.

Any new building or extension to an existing building will only be permitted where it is clearly demonstrated that it is an essential element of the viability of the business proposal.

The scale, design and construction of any new building or extension must be appropriate to its rural setting and fully justified by the business proposal. Proposals which generate high levels of visitor traffic or increased public use, such as large scale sport and leisure facilities should only be permitted within or on the edge of the towns and Larger Villages, or where they can be easily accessed by public transport, foot and cycle.

As stated above the proposed use would continue to fall within the rural enterprise category and is therefore considered to also be acceptable in principle with Policy E7 of the SKDC Local Plan.

- 7.9 Additionally, as Maggie's Mates doggy day care is now an established business, Local Plan Policy E5: Expansion of Existing Business is considered to be applicable.
- Policy E5 states: E5: Expansion of Existing Businesses
- The expansion of existing businesses will be supported, provided that:
- a) existing buildings are re-used where possible;
 - b) vacant land on existing employment sites is first considered;
 - c) the expansion does not conflict with neighbouring land uses;
 - d) the expansion will not impact unacceptably on the local and/or strategic highway network; and
 - e) the proposal will not have an adverse impact on the character and appearance of the area and/or the amenities of neighbouring occupiers.
- 7.10 Given that the application site is directly adjacent the existing business premises, and has been established as acceptable in principle as a rural diversification business, it is considered to be an appropriate place for development to be located in principle.
- 7.11 Taking the above into account, the proposal is considered acceptable in principle and would be in accordance with Local Plan Policies SP5, E5 and E7, subject to the site specific criteria to be considered below.
- 7.12 **Impact on the character and appearance of the area**
- 7.13 The principle and use of the site, including 1.8m security boundary fencing, is already co existing within this rural location.
- 7.14 No physical alterations or additions are proposed. The application seeks permission to change only the use of the dog exercise field (B) to include doggy day care in response to local demand for the business.
- 7.15 It is not considered that such use would materially alter from that existing and would not therefore have a harmful or detrimental visual impact upon its location.
- 7.16 The proposed change of use would continue to be in keeping with the streetscene and surrounding context in accordance with the Carlby Neighbourhood Plan, NPPF Section 12, and Policies DE1, E5 and E7 of the Local Plan.
- 7.17 **Impact on the neighbours' residential amenities - noise pollution**
- 7.18 Policy DE1 (Promoting Good Quality Design) of the adopted Local Plan states (amongst other criteria) that all development proposals will be expected to ensure there is no adverse impact on the amenity of neighbouring users in terms of noise, light pollution, loss of privacy and loss of light and provide sufficient private amenity space, suitable to the type and amount of development proposed. Paragraph 135 of the NPPF states that developments should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 7.19 Policy EN4 (Pollution Control) of the adopted Local Plan states that development that, on its own or cumulatively, would result in significant air, light, noise, land, water or other environmental pollution or harm to amenity, health well-being or safety will not be permitted.

- 7.20 Policy E5 (Expansion of Existing Business) of the adopted Local Plan states that the expansion of existing businesses will be supported, provided that: e) the proposal will not have an adverse impact on the character and appearance of the area and/or the amenities of neighbouring occupiers.
- 7.21 The Carlby Parish Neighbourhood Plan Policy PO Pollution Control: P.1. states that subject to the provisions of other development plan policies, development that would conserve the rural character and tranquillity of the neighbourhood area will be supported where they have no unacceptable impact on residential amenity, air and light quality, and traffic movements or where the impacts can be satisfactorily mitigated.
- 7.22 The Parish Council have raised concerns stating that the proposed changes if approved would increase the number of dogs on-site up to 60. However, the doggy day care (in field A) already has planning approval for a maximum of 40 dogs approved under S24/0092. While the site of the current application (field B) has existing planning approval as a dog exercise field for a maximum of 20 dogs permitted under application S23/0922.
- 7.23 The accumulative total over the 2 fields therefore already has planning permission to accommodate up to 60 dogs. Albeit, the dog walking field has been restricted to an exercising field, which the applicants now openly seek planning approval to include the doggy day care element.
- 7.24 The Parish have also commented that operating hours must not be extended from those currently approved hours for field A under S24/0092 which the applicants are agreeable to. The condition states that the premises may only operate within the following times
- Monday-Friday: 07:30-18:00 2. Saturday, Sunday, and Bank Holidays: 09:00-14:30
 - Operating outside these hours would cause unacceptable noise impacts on nearby residents and would be contrary to Policies EN4 and DE1 of the SKDC Local Plan.
- 7.25 Notwithstanding the above, the environmental protection team were consulted and have commented that they have reviewed their complaints records and can find no evidence that they have ever received a complaint concerning this business. The Licensing team were also consulted, as the business holds a day care licence, and they have also confirmed that their department has not received any complaints regarding the business either.
- 7.26 Furthermore, it is noted that of the 50 letters and site notice posted locally, there has been no other letters of representation received objecting to the proposal. There has however been one letter of support from the nearest neighbour.
- 7.27 It would however be considered reasonable to request a condition, should the application be approved, that the Noise Management Plan approved on the adjacent site (field A) under S24/0092 be updated and submitted, for approval by the LPA, to include the change of use with this application.
- 7.28 The noise management plan should be adhered to and updated as necessary to ensure that noise does not impact amenity of nearby residents." Environmental Protection also have separate powers to investigate any future complaints of statutory noise nuisance under the Environmental Protection Act 1990.
- 7.29 Taking into account the nature of the proposal it is considered that there would be no unacceptable adverse impact on the residential amenities of the occupiers of adjacent properties in accordance with the adopted Carlby Neighbourhood Plan, NPPF Section 12, and Policies DE1, EN4 and E5 of the Local Plan.

7.30 **Highway Issues**

7.31 Policy PO: Pollution Control P.1 of the Carlby Neighbourhood Plan states that subject to the provisions of other development plan policies, development that would conserve the rural character and tranquillity of the neighbourhood area will be supported where they have no unacceptable impact on residential amenity, air and light quality, and traffic movements or where the impacts can be satisfactorily mitigated.

7.32 The Local Highway Authority have commented that the proposals are for an expansion to the existing facility, and a suitable access from the public highway was installed as part of the previous application, the majority of dogs visiting the site are collected by the company, it is unlikely that the proposals will increase the need for additional parking. It is therefore concluded that the proposals will not result in an unacceptable impact on the highway.

7.33 The proposal would retain adequate access, parking and turning facilities and would not have an unacceptable adverse impact on highway safety in accordance with the NPPF Section 9.

7.34 Taking the above into account, it is considered that the proposal is appropriate for its context and is in accordance with the adopted Carlby Neighbourhood Plan, NPPF (Sections 9 and 12) and Policies DE1 and E5, EN4 of the South Kesteven Local Plan.

8 Crime and Disorder

8.1 It is considered that the proposal would not result in any significant crime and disorder implications.

9 Human Rights Implications

9.1 Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is considered that no relevant Article of that act will be breached.

10 Conclusion

10.1 The principle of development has been established through the grant of planning permission on this site (field B) S23/0922 for the exercising of up to 20 dogs. The granting of planning permission to change this use to include doggy day care retaining a maximum of 20 dogs would not be considered to result in any unacceptable adverse impacts on the residential amenities of the occupiers of adjacent properties, than already existing, in accordance with the adopted Carlby Neighbourhood Plan, NPPF Section 12, and Policies DE1, EN4 and E5 and E7 of the Local Plan.

11 Recommendation

11.1 To authorise the Assistant Director – Planning to GRANT planning permission, subject to the proposed schedule of conditions detailed below.

Schedule of Conditions

Time Limit for Commencement

- 1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended)

List of Approved Plans:

- 2) The development hereby permitted shall be carried out in accordance with the following list of approved plans:
- Site Plan Drg No. MAG-26-0950-1A0001 received 13 March 2026

Unless otherwise required by another condition of this permission.

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

Before the Development is Commenced

- 3) Before the development hereby permitted is commenced, a Noise Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Noise Management Plan shall include, but not limited to:
- a. An overview of the operational activities of the dog day care use
 - b. Details of operational policies to reduce the potential adverse effects of excessive dog barking; and
 - c. An overview of animal management

Reason: To prevent disturbance to the amenities of the occupants of the site and in accordance with Policies EN4 and DE1 of the adopted South Kesteven Local Plan.

Ongoing Conditions

- 4) The site shall only be operated for dog day care use between the hours of 07:30hrs – 18:00hrs Mondays to Fridays.

Unless otherwise agreed in writing by the Local Planning Authority.

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

- 5) The site shall only be operated for dog walking use between the hours of 0730hrs – 1800hrs on Saturdays, Sundays and Bank Holidays.

Unless otherwise agreed in writing by the Local Planning Authority.

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

- 6) No more than 20 dogs shall be on site at any one time.

Reason: To prevent disturbance to the amenities of residents living in the locality and in accordance with Policy EN4 and DE1 of the adopted Local Plan.



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

11 June 2026



S26/0066

Proposal:	Erection of two signage boards.
Location:	Maggie's Mates, Holywell Road, Carlby, Lincolnshire, PE9 4LX
Applicant:	Mr Andrew Woolley
Agent:	J J and J Hartley
Application Type:	Advertisement Consent
Reason for Referral to Committee:	Called in by Councillor Penny Robins
Key Issues:	Impact on the Character and Appearance of the area
Technical Documents:	

Report Author

Debbie Wetherill, Development Management Planner



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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Glen

Reviewed by:

Adam Murray – Principal Development Management Planner

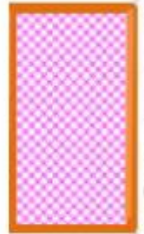
03 June 2026

Recommendation (s) to the decision maker (s)

To authorise the Assistant Director of Planning to GRANT advertising consent, subject to conditions



Key



Application
Boundary



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1 Description of Site

- 1.1 The application site relates to the entrance serving the existing business of Maggie's Mates positioned behind the hedge line fronting the north side of High Street, approximately 230m to the west of the limits of Carlby village.
- 1.2 The site is used in connection with the existing doggy day care business, with access from High Street. There is boundary hedging to the front of the site, which lines both sides of the highway into the village of Carlby.

2 Description of proposal

- 2.1 The application seeks advertisement consent for the erection of two signage boards, to be located either side of the entrance from High Street, set behind and just above the hedge line.
- 2.2 The duplicated signage boards will each measure 1.2 metres x 1 metre, comprising powder coated aluminium, and will be mounted on 2 (4 inch x 4 inch) wooden posts. The height from ground to the top of the sign will measure 2 metres and will display the business logo. The signs will not be lit or illuminated in any way.
- 2.3 The application was submitted concurrently along with the full application S26/0065 for Change of use of the dog exercising field to include doggy day care. However, regardless of the outcome of the full application, this advertisement consent is required for the benefit of the existing business and customers locating the entrance to the site.

3 Policy Considerations

- 3.1 **SKDC Local Plan 2011 – 2036**
Policy DE1 – Promoting Good Quality Design
- 3.2 **Design Guidelines for Rutland and South Kesteven Supplementary Planning Document (Adopted November 2021)**
- 3.3 **National Planning Policy Framework (NPPF)**
Section 12 – Achieving well-designed places

4 Relevant history

- 4.1 S20/0479 - Proposed change of use land from an agricultural field to a 'doggy daycare'. Land use (SU Generis) with associated buildings, driveway and hardstanding areas) – Approved 11 August 2020
- 4.2 S23/0922 - Change of use of agricultural land to use as extended provision (dog walking only) of the doggy day care centre as approved under S20/0479

Approved 13 October 2023

- 4.3 S24/0092 - Section 73 application 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

Approved 7 June 2024

5 Representations Received

5.1 Carlby Parish Council

- 5.1.1 S26/0066 should be refused on the grounds that the proposed signage would have an adverse impact on the character and appearance of the surrounding countryside. This is contrary to Policy E5 of the Local Planning Authority

6 Evaluation

- 6.1 Para 141 of the National Planning Policy Framework states "the quality and character of places can suffer when advertisements are poorly sited and designed", and also states that "advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts".
- 6.2 Accordingly, the proposal has been assessed on the basis of potential impact on amenity and public safety. This proposal is considered to be acceptable in principle and in accordance with Policy DE1 of the Adopted Local Plan and Section 12 of the National Planning Policy frameworks, subject to assessment against site specific criteria. These include the impact of the proposal on visual amenities, impact on the character or appearance of the area.
- 6.3 Policy DE1 (Promoting Good Quality Design) of the adopted Local Plan states (amongst other criteria) that to ensure high quality design is achieved throughout the District, all proposals will be expected to make a positive contribution to local distinctiveness, vernacular and character of the area. Proposals should not have an adverse impact on the streetscene, settlement pattern or the landscape / townscape character of the surrounding area. Proposals should be of an appropriate scale, density, massing, height and material, given the context of the area.
- 6.4 Part 12 of the NPPF (Achieving well-designed places) states that good design is a key aspect of sustainable development and new development should be visually attractive as a result of good architecture and appropriate landscaping.
- 6.5 The proposed signage is considered minimal, simple and effective without causing harm or having an adverse impact upon the character or appearance of the area. It is considered that their size, siting and design are appropriate for the location and in accordance with the relevant Local Plan Policies DE1 and Section 12 of the NPPF.

6.6 By virtue of the design, scale and siting, the proposal would not cause a detrimental impact to the surrounding context in accordance with the NPPF Section 12 and Policy DE1 of the Local Plan.

6.7 Highway Issues

6.8 With regard to safety, the sign would not jeopardise public safety. The Highway Authority, have raised no objection to the proposal.

6.9 The proposal would therefore not have an unacceptable adverse impact on highway safety in accordance with the NPPF Section 9.

6.10 Conclusion

6.11 Having regard to the scale and design, as well as the location in which it is proposed, it is considered that the proposed signs would not lead to any significant adverse impact on the character of the local area, being of an appropriate scale, design and siting, and would not jeopardise public safety. The proposal would therefore be in accordance with relevant provisions of Local Policies DE1 and Sections 9 and 12 of the National Planning Policy Framework and accordingly, it is recommended that consent be granted, subject to conditions.

7 Crime and Disorder

7.1 It is considered that the proposal would not result in any significant crime and disorder implications.

8 Human Rights Implications

8.1 Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is considered that no relevant Article of that Act will be breached

9 Recommendation

That the Assistant Director - Planning is authorised to **GRANT** advertisement consent subject to the conditions set out below.

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

- i. MAG-26-0950-1A001 Site Location Plan received 13 March 2026
- ii. Drawing, Signage Details including Proposed Materials received 13 March 2026
- iii. Signage Plan with Dimensions and Location received 13 March 2026

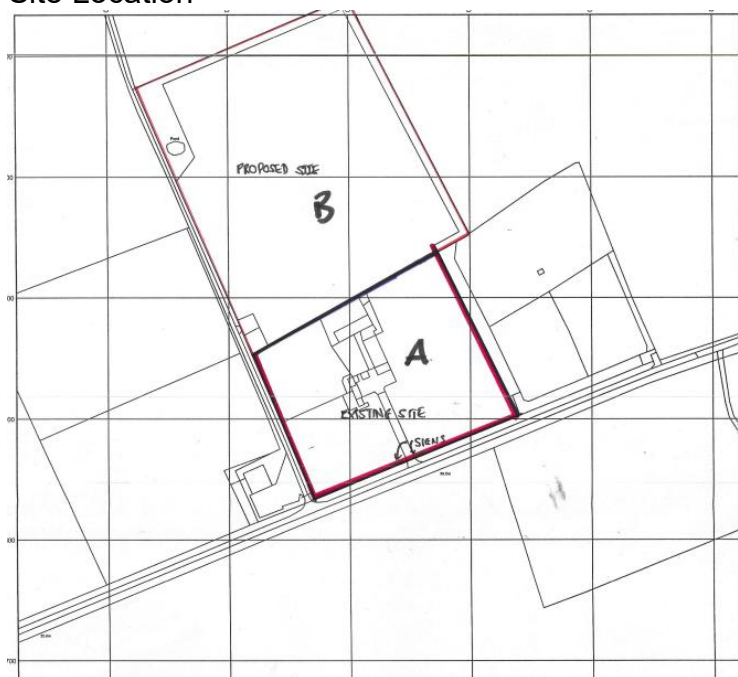
Unless otherwise required by another condition of this permission.

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

Standard Note(s) to Applicant.

(1) In reaching this decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such, it is considered that the decision is in accordance with Paragraph 39 of the National Planning Policy Framework

Site Location



Proposed signage

