



Planning Committee

19 February 2026

S25/1916

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| Proposal: | Proposed demolition of existing barn and erection of a detached dwelling, hard and soft landscaping and formation of a re-wilding zone |
| Location: | Wildwood, Nightingale Lane, Aisby, NG32 3NE |
| Applicant: | J King and P Kermeen |
| Agent: | Mr John Dickie, John Dickie Associates, 5 Victor Way, Cherryholt Road, Bourne |
| Application Type: | Full Planning Permission |
| Reason for Referral to Committee: | Call In – Councillor Sarah Trotter due to concerns about visual intrusiveness/impact |
| Key Issues: | Impacts on the character of the area Impacts on amenity Highway safety/parking Drainage/flood risk |

Report Author

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| Corporate Priority: | Decision type: | Wards: |
|---------------------|----------------|----------|
| Growth | Regulatory | Lincrest |

Reviewed by: Adam Murray – Principal Development Management Planner | 9 February 2026

Recommendation (s) to the decision maker (s)

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

1 Description of Site

1.1 The existing barn comprises a steel framed, wooden clad agricultural building (previously used for lambing), with pitched roof. There are 16 photovoltaics panels on the south facing roof slope. The land is situated to the western edge of the village, Aisby. The land lies to the rear (west) of four detached dwellings which lie to the western side of Green Lane. The application site is initially accessed from Green Lane via a shared access road along Nightingale Lane, with the remaining access being located to the north of 'Wildwood'.

2 Description of Proposal

2.1 This application is for the demolition of an existing barn and erection of a detached dwelling, hard and soft landscaping (including access way) and creation of re-wilding zone. The replacement dwelling in this instance is recognised as being slightly larger in scale than the dwelling that was approved by Planning Committee under S24/1822 in February last year.

3 Relevant History

- S22/1235 Conversion of existing agricultural building (sited to the northern boundary of Wildwood) into a single dwelling, with the provision & insertion of new windows and roof windows to provide natural light to all habitable rooms
Approved Details Not Required (with conditions) 05/08/2022
- S23/1913 Demolition of existing barn and erection of a detached dwelling, detached storage building and formation of a re-wilding zone.
Refused 31/01/2024
Appeal in Progress
- S24/1291 Proposed demolition of Class Q consented barn and erection of a detached dwelling, garaging, hard and soft landscaping and formation of a re-wilding Zone.
Refused 13/08/2024
- S24/1822 Proposed demolition of existing barn and erection of a detached dwelling, hard and soft landscaping and formation of a re-wilding zone
Approved 14 February 2025
- S25/0500 Agricultural barn for the purpose of storing hay, straw and agricultural machinery recycling an existing dismantled barn with PV panels from a different position on the holding. The proposed site was historically used for an agricultural building.
Approved 16 April 2025

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 EN1 Landscape Character

4.2 **National Planning Policy Framework (NPPF)**
Chapter 4 'Decision Making'
Chapter 5 'Delivering a sufficient supply of homes'
Chapter 9 'Promoting sustainable transport'
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'

4.3 **Supplementary Planning Document:**
Design Guidelines for Rutland and South Kesteven (November 2021)

5 Representations received

5.1 **LCC Highways & SuDS**
5.1.1 No objections subject to conditions.

5.1.2 The lane serving the property is a private road, and the highway authority has no jurisdiction over the use of this road. With regard to this application, we have considered the safety and impact of these proposals on Green Lane and its junction with the private lane. It is for the Local Planning Authority to determine whether the access provided by the private road is safe and suitable for all users. The junction of the private lane and Green Lane remains unchanged and parking has been provided in line with the guidance set out in Lincolnshire County Councils Design Approach and turning space has been provided within the limits of the site to allow vehicles to enter and leave in a forward gear and therefore, it is considered that this proposal would not result in an unacceptable impact upon highway safety

5.1.3 Access to the application site is gained via the track over which a public right of way passes. The surface of the public footpath should not be disturbed without the consent of the Highway Authority. The legal alignment of the public footpath should remain open and available for public use. It is expected that there will be no encroachment, either permanent or temporary, onto the right of way as a result of the proposal. The proposed works shall not pose any dangers or inconvenience to the public using the right of way. No additional structures (i.e gates) should be erected on the surface of the public footpath without the prior consent of the Highway Authority.

5.2 **Heydour Parish Council**
5.2.1 In 2022 planning application S22/1235 was granted via Class Q status. This allowed for the conversion of the agricultural building to a simple 2-bedroom residential house, without planning permission. Planning application, S23/1913, was refused, as was the appeal for the demolition of the existing barn and the erection of a detached dwelling, detached storage building, and formation of a re-wilding zone. The refusal and appeal confirmed that the development would place a dwelling in Open Countryside without demonstrable need, contrary to Local Plan Policy SP5. In 2024 a smaller development was submitted, S24/1822 for the demolition of the existing barn and the erection of a 2-bedroomed detached building.

This was duly granted. The Parish Council discussed the application at the meeting held on the 11th November 2025 and has the following concerns regarding this application.

- Scale and Intensification Beyond Previously Approved Development
- The new planning application is larger in area than the application S24/1822 and consists of 3 bedrooms / bathrooms with an extra 4th bedroom / TV room downstairs.
- The Parish Council considers this an unjustified intensification on a site previously approved only for a smaller dwelling, and notes that earlier larger-scale proposals have already been refused and dismissed on appeal.

5.2.2 Conflict With Spatial Policies SP2, SP3, SP4 and SP5

Policy SP2 – Aisby as a “Smaller Village” Aisby is classed as a Smaller Village in the SKDC Local Plan 2011-36, where development must comply with Policies SP3, SP4 and other relevant policies, and must not compromise the village’s character or pattern of development.

Policy SP3 – Infill Development The proposed development is behind existing houses and not within the built-up frontage (SP3a) and outside the main built-up form of the village (SP3b) Due to the positioning of the proposed build, it is believed that it would result in negative consequences for the residents in neighbouring properties. The size and scale of the build from a small barn to a larger four-bedroom house is the main concern (SP3d). However, the proposed new build is taller than the previous application (SP3c), potentially resulting in an impact on the surrounding landscape and causing a subsequent loss of privacy for adjacent residents (SP3d). The site is not previously developed land. Appendix 1 of the Local Plan explicitly excludes land currently or formerly occupied by agricultural buildings. The building gained Class Q status only because it had been used for agricultural purposes, housing Jacob sheep. Policy SP4 – Edge of Settlement Development The area and village have recently undergone several new builds, and the design of this build is considered inappropriate in scale and character for this setting (SP4b). Due to its location, it is well beyond the development footprint of Aisby (SP4c) and the proposed development extends well into the open countryside (SP4d). Policy SP5 - Development in the Open Countryside. Development in open countryside is restricted to proposals with an essential need to be located outside the settlement. This application does not meet any of the SP5 criteria and therefore conflicts with the policy.

5.2.3 Impact on Local Character and Landscape

The proposal would introduce a larger, taller, and more suburban-scale dwelling than previously approved. The increase from a modest barn to a four-bedroom house would materially alter the rural landscape. The siting would likely result in the erosion of the village’s rural edge and character, loss of privacy for neighbouring properties and an increased visual prominence The Council notes that Aisby has experienced several recent new builds, and the cumulative impact of further oversized development risks changing the character of the village. Design SPD and Lack of Justification The Local Plan requires proposals to have regard to the emerging Design SPD. Given the increased footprint and encroachment beyond established buildings, along with the lack of contextual sensitivity, the Parish Council does not consider the proposal to comply. The Design & Access Statement does not show recent housing that is in the process of being built towards the North of the application Conclusion

5.2.4 For the reasons above, the Parish Council considers the proposal to be contrary to Policies SP3, SP4 and SP5, and therefore not supported under SP2. The development is not sympathetic to the setting or character of Aisby and represents an inappropriate extension into open countryside. The Parish Council does not support this application.

5.3 **Environmental Protection**

5.3.1 No objections subject to conditions:

5.3.2 In order to minimise noise impacts on nearby residential properties, it is recommended that construction activities are restricted.

5.4 **Historic England, The Gardens Trust**

5.4.1 No objections.

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 3 letters of representation have been received, comments are summarised:

6.1.1 Three No. Letters of Objections:

- a) The proposal clearly conflicts with the Development Plan.
- b) Proposal is harmful to the rural landscape and character.
- c) The Class Q fallback (S22/1235) and previously consented scheme (S24/1822) are potentially invalid as they appear to have been determined on the basis of materially incorrect planning facts in relation to agricultural redundancy;
- d) Cumulative planning creep
- e) Significant increase in footprint when compared to S24/1822 and original Class Q area
- f) Proposed new garage is contrary to principles of keeping to the Class Q PD rights
- g) Proposed dwelling has moved closer to neighbouring boundary
- h) Landscaping proposed to reduce impact on neighbouring dwelling have not been included within this proposal
- i) Cow Common is to the North of the site, and the public bridleway is a very popular walking and horse-riding track, views from Cow Common are excluded from contextual analysis
- j) Scale and intensification beyond previously approved development which would materially impact the rural landscape
- k) Aisby has experienced several recent new builds, and the cumulative impact of further oversized development risks changing the character of the village

7 **Evaluation**

- 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);

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.

- 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.
- It is acknowledged that the Local Planning Authority are in the process of conducting a Local Plan Review. The Regulation 18 consultation on the draft Plan was carried out between February and April 2024. At this stage, the policies contained within the draft Plan Review can be attributed very little weight in the determination of planning applications.

However, the updated evidence base which accompanies the ongoing Plan Review is a material consideration and must be taken into account in the determination of planning applications.

7.1.5 In respect of the current development proposals, it is noted that prior approval has been granted for the conversion of existing agricultural building (sited to the northern boundary of Wildwood) into a single dwelling, with the provision and insertion of new windows and roof windows to provide natural light to all habitable rooms via planning application reference: S22/1235. This prior approval remains extant and capable of implementation and, therefore, it is a material consideration in the assessment of the current proposals. Similarly, Full Planning Permission was granted for a dwellinghouse in this location on 14 February 2025, in lieu of the Class Q fallback position and this extant planning permission represents a valid fall-back position and as such is also a material consideration in the determination of the application.

8 Principle of Development

8.1 In this instance, this site is located beyond the settlement boundaries of Aisby and is considered to be in the open countryside and relevant the policy for this location is SP5. This policy seeks to limit development to that related to agriculture, forestry or equine, rural diversification, replacement dwellings or conversion of existing buildings. In this case, the proposed development would not form one of the identified acceptable forms of development within the Open Countryside and, therefore, would be contrary to Policy SP5 of the adopted Local Plan, and would be contrary to the overall principles of the spatial strategy.

8.1.1 Whilst this proposal does not fall within any of these categories, a significant material consideration is the extant prior approval granted under Class Q. Case law has established that an existing planning permission (granted using Permitted Development Rights under Part 3 (Change of Use) Class Q of the GDPO) can be used as a 'fall back' position to gain planning permission for an alternate scheme.

8.1.2 Letters of representation have been submitted with regard to the validity of the Class Q approval on the site and that a recent Prior Approval application for the erection of an agricultural building under Part 6 of the GPDO (ref. S25/0550) contained information within the submission that contradicts the statements made when the Class Q application was first assessed in 2022. It is the Local Planning Authority's position that the Class Q consent was granted based on the facts that were available at the time and based on information that was presented to the Officer at the time of determination. Since that determination, Full Planning Permission has been granted on the site for the erection of a dwellinghouse and

this represents a valid fall-back position that is afford weight in the assessment of the current proposal and in the tilted balance.

8.2 Furthermore, since the planning application S24/1822 was assessed and approved, the Councils 5-Year housing land supply has become out of date and so the spatial policies that the proposal was previously assessed against have also become out of date. Paragraph 11d) of the NPP 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.

8.2.1 This current application is for the demolition of the existing barn and erection of 1 detached dwelling, hard and soft landscaping and formation of a re-wilding zone. The proposed development would result in the provision of 1 dwelling on the site, resulting in the removal of the existing steel framed, timber clad barn and is considered would be no less sustainable in terms of its location than the extant Class Q approval. The extant Class Q permission (S22/1235) was approved on the 8 August 2022 and therefore the development is required to be completed by the 22 August 2025. This gives the Applicants a limited amount of time to complete the conversion works before the existing permission expires. It is the Officers assessment that this time constraint weakens the weight that can be attributed to the realistic prospect of the Class Q fall-back position taking place. Notwithstanding this, the extant Full Planning Permission (S24/1822) is also now considered to be a valid fallback position that can be gives the principle of development additional weight.

8.2.2 Whilst the principle of development for the erection of 1 dwelling on the site is established and is acceptable, it remains to be subject to the assessment against site specific criteria; including (but are not limited to) the impact of the proposal on the character or appearance of the area, impact on the residential amenities of neighbouring occupiers, and impact on highway safety, which are discussed and assessed against policies contained within the SKLP, in turn as follows..

8.3 Impact on the Character of the Area

8.3.1 The proposed dwelling would have the appearance of a rectangular modern barn with contemporary domestic features such as a Tegalit Granite roof tiles, timber clad walls and floor to ceiling windows to the front (south) elevations. All windows and door frame would be black. A porch area that extends the entirety of the front elevation, overhanging the front by approximately 1.6m. The dwelling would have 2 storeys having an overall height of 6.4m. (compared to approved dwelling which was 6.3m) The dwelling would have approximately 260sqm of floor area over 2 floors (compared to 192.96sq m as approved). If the application were to be recommended for approval, materials details could be secured by way of an appropriately worded condition.

8.3.2 The existing barn, which has planning permission to be converted into a house (S22/1235) has an existing height of 5.8m. The conversion of the barn into a dwelling, as approved would not comprise an external enlargement to the existing built form and the resultant dwelling would comprise additional doors and windows to the north, south and east elevation, whilst a first floor would be formed following the removal of an existing mezzanine level. The new dwelling would have 2 bedrooms on the upper floor. The approved dwelling (under S24/1822) would have 2 bedrooms. The proposed dwelling would have 3no. bedrooms.

8.3.3 It is accepted that the site is not highly visible from within Aisby village, however the proposed dwelling would be visible from surrounding land. The supporting Design and Access Statement states that the "high quality design will enhance the landscape character".

8.3.4 The proposed dwellinghouse would not be significantly larger than if the approved dwelling were to be constructed. The dwelling would only be marginally greater in height, although the approved scheme has visibly lower eaves. The dwelling would occupy a similar position on the site to the existing barn (to be demolished) or the alternative approved dwelling (S24/1822) and is similarly orientated within the site so that the principal elevation is facing south. Notwithstanding this it is appreciated that the house would be larger, having approximately 68sqm of additional habitable floor space which facilitates an additional bedroom. Much of the residential garden would be on the northern side, and the access way to the eastern side. The design of the dwelling largely resembles that of the approved dwelling, and the number of openings has been kept to a minimum. The separate detached garage is modest in scale, having a single storey and is a typical scale for a domestic garage.

8.3.5 The introduction of a detached garage would extend the residential curtilage slightly and would introduce built form closer to the common boundary on the northern edge. It is the Officers assessment that the scale and siting of the development would not result in greater impact upon the character and appearance of the area when compared to the fall-back position, especially given that the height of the dwelling is not discernibly increased, and the residential curtilage that is proposed is not greatly extended when compared to the approved scheme.

8.3.6 The site is relatively discreetly located and is not widely visible from surrounding land, as demonstrated by photographs submitted in the parameters plan. Although if the dwelling were to be glimpsed from surrounding vantage points it is not considered that it would be unduly prominent, when compared to the approved scheme, within the landscape to the extent that planning permission should be refused.

8.3.7 By granting planning permission for a change of use of the land, to be used as residential garden, it would allow the occupants to benefit from the associated permitted development rights relating to residential structures, which include the right to construct certain sized outbuildings and means of enclosure. It is considered that in this instance, given the size of the land and the site characteristics, the erection of additional built forms or the erection of boundary treatments surrounding the area, are likely to cause impacts which could be harmful to the rural character and appearance of the area; as such, it is considered reasonable to impose an appropriately worded conditions to restrict/remove some of the of Permitted Development rights under Schedule 2, Part 1 or Part 2.

8.4 Impact on Residential Amenity

8.4.1 Whilst the proposed development would result in an impact on neighbours' residential amenities as a result of the siting of a new dwelling, it is not considered that these impacts would be significantly greater than if the existing permission were to be implemented.

8.4.2 The proposed dwelling would have a maximum ridge height of approximately 6.4m and would be sufficiently separated from the nearest residential property so it would not harm residential amenity through being overbearing or causing an unacceptable loss of light or loss of privacy through overlooking. A detached garage is proposed to be located adjacent to the common boundary along the north edge of the site. Any harm to the privacy afforded

to neighbouring properties could be satisfactorily mitigated by requiring appropriate screening boundary treatments as a condition attached to any permission granted. Taking into account the concerns regarding light pollution from cars entering and leaving the site via the access road, although there would be some noise, exhaust emissions and light from vehicle headlights, the comings and goings generated by a single dwelling are not considered to be sufficient to justify a refusal of planning permission, especially given the fallback position.

8.4.3 Taking into account the scale and nature of the proposal, and adequate separation distances, there would be no unacceptable adverse impact on the residential amenities of the occupiers of adjacent properties in accordance with the NPPF Section 12, and Policy DE1 of the South Kesteven Local Plan.

8.5 **Highway Safety/Parking**

8.5.1 The proposed development would make use of an existing access from Nightingale Lane and drawings show the ability to turn and manoeuvre within the application site.

8.5.2 Lincolnshire County Council as the Local Highway Authority have given due regard to the appropriate local and national planning policy guidance and has concluded that the proposed development is acceptable and accordingly does not wish to object. Taking the above into account, the application proposals would be in accordance with Local Plan Policy ID2 and Section 9 of the National Planning Policy Framework

8.6 **Biodiversity and Ecology**

8.6.1 In England Biodiversity Net Gain (BNG) became mandatory from 12 February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). This means that developers must deliver a BNG of 10%. This means that a development will result in more or better natural habitat than there was before development.

8.6.2 The benefits of the rewilding scheme, combined with the thermal efficiency of the new dwelling have been taken into consideration and the proposals would, in time, enhance and promote the Districts biodiversity and geological interest.

8.6.3 For this application the applicant has completed the statutory biodiversity metric. The results of the base-line survey compared to the proposed development would create a 104.11% net increase of habitat units and 27.07% increase in hedgerow units across the site. Lincolnshire Wildlife Trust were consulted with the submitted information, and they have not raised any objections. Whilst Lincolnshire Wildlife Trust have expressed that they would ideally like to see conditions sheets for neutral grassland and more substantial information stating how net gain would be achieved in the long term, it is Officers assessment that these matters would be appropriately addressed through the statutory biodiversity condition. This requires the submission of a Biodiversity Gain Plan prior to the commencement of development and also includes a requirement for the submission of appropriate Habitat Management and Monitoring arrangements.

8.6.4 Consequently, subject to appropriate conditions, it is considered that the proposed development would be acceptable and in accordance with Policies EN2 of the SKLP and Section 15 of the NPPF.

8.7 **Drainage**

8.7.1 The site is located in Flood Zone 1, so it is not at unusual risk of flooding from fluvial flooding, and the site is also identified by the Environment Agency as being at very low risk from surface water flooding. Lincolnshire County Councils as Lead Flood Authority have also not raised objections to the proposal. The applicant has stated on the application form that surface water is to be disposed of to a soakaway, and it is therefore considered that compliance with the Building Regulations is sufficient to ensure that the proposal does not increase the risk of flooding elsewhere. In this respect the proposal is therefore in accordance with the NPPF Section 14: Meeting the challenge of climate change, flooding and coastal change) and Local Plan policy EN5.

8.8 **Climate Change and Sustainability**

8.8.1 In the context of the above, as previously stated, Aisby is identified as a smaller village, with an absence of plentiful local services and facilities. As such, the characteristics of the location of the application site means that the scheme would be unlikely to accord with the overarching sustainability objectives of the Local Plan in respect of minimising the need to travel and encouraging low carbon travel.

8.8.2 Notwithstanding this, Policy SB1 principally relates to the sustainability credentials of all development proposals, including residential development, and due to the nature of this application being for 1 x new dwellings, details of mitigation against and adaptation to climate change would be required to be provided.

8.8.3 It is therefore considered that these matters and details can be appropriately addressed through the use of planning conditions, if the application were to be recommended for approval; requiring the submission of further details in relation to demonstrating how the proposed dwelling would comply with the requirements of Local Plan Policy SB1, including details of how carbon dioxide emissions would be minimised through the design and construction of the building and details of water efficiency and electric car charging points.

9 **Crime and Disorder**

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

10 **Human Rights Implications**

10.1 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.

11 **Conclusion and Planning Balance**

11.1 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.

11.2 For the reasons given in the "Assessment" section above, the proposed erection of 1 dwelling would be acceptable in principle, within this sustainable location and would be

supported and is in accordance with Policy SD1, SP1 and SP2 of the adopted Local Plan, subject to the development not compromising the nature and character of the area.

11.3 The proposed development would involve the provision of 1 (no) dwelling within open countryside which would be a minor benefit of the development. The scheme would result in economic benefits associated with the construction and occupation of the proposed development; these benefits would be applicable to any form of residential development and therefore are also attributed some limited weight.

11.4 Whilst recognising that the proposed dwelling fails to comply with any of the rural exception criteria contained within Local Plan Policies SP5. However, the proposal to create 1 additional house in this location has been previously assessed by the Local Planning Authority and the design was found to be a betterment when compared to the previously approved Class Q scheme. This means that the principle of development for one dwelling has been established on site and the extant Full Planning Permission (S24/1822) represents a valid fallback position which is given moderate weight.

11.5 Notwithstanding the conflicts with SKLP Spatial Policy SP5, it is accepted the site can comfortably accommodate 1no. dwellinghouse, it is considered that the proposed dwelling and detached garage is of a scale that is sensitive to the setting of adjacent properties and would not result in a cramped form of development and would not result in significance adverse impacts to the residential amenities of nearby dwellings. The changes to the design and appearance of the dwelling are not considered to have such a detrimental impact on the character and appearance of the area when compared to the approved scheme. The proposal would therefore comply with criteria contained within SKLP Policy DE1. The benefits of the rewilding scheme, combined with the thermal efficiency of the new dwelling have been taken into consideration and the proposals would, in time, enhance and promote the districts biodiversity and geological interest which is given minor weight. As such there are no significant negative impact when assessing the proposal against the policies in the Framework when taken as a whole. As such any potential negative impacts have been weighed against the benefits of the scheme and in this instance the benefits outweigh the negative in order to shift the balance in favour of the development.

11.6 The proposal would not be harmful to the character of the surrounding area and has regard to the NPPF. The material considerations in this case outweigh the above conflicts with policy and the proposal is therefore recommended for approval subject to conditions.

- **Recommendation**

- To authorise the Assistant Director – Planning 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. Drawing No.JDA 2025-0755-LOCATION.001 Location Plan
- ii. Drawing No.JDA 2025-0755-SITE.001 Proposed Site Plan
- iii. Drawing No.JDA 2025-0755-DETAILS.001 Proposed Floor Plans and Elevations
- iv. Drawing No.JDA 2025-0755-LIGHTING.001Proposed Lighting

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 scheme relating to the survey of the land for contamination shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- i. A desk top study documenting all the previous and existing land uses of the site and adjacent land;
- ii. A site investigation report assessing the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study; and
- iii. A detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring.
- iv. Shall include the nomination of a competent person to oversee the implementation of the works.

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution in the interests of the amenities of the future residents and users of the development; and in accordance with Policies EN2 and EN4 of the adopted South Kesteven Local Plan and national guidance contained in the NPPF.

During Building Works

4. During construction of the development hereby permitted, the approved Construction Management Plan October 2025 (Drawing No.JDA/2025/755/CEMP/001) shall be adhered to in full unless otherwise agreed in writing by the Local Planning Authority.

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

5. Before any of the works on the external elevations for the building(s) hereby permitted are begun, a detailed 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.

6. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the proposed development not cause pollution in the interests of the amenities of the future residents and users of the development; and in accordance with Local Plan Policy EN4.

7. 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.

Before the Development is Occupied

8. 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.

9. Before any part of the development hereby permitted is occupied, a verification report confirming that remedial works have been completed shall have been submitted to and approved in writing by the Local Planning Authority should any contaminated land be identified by the above condition. The report shall have been submitted by the nominated competent person approved, as required by condition above. The report shall include:

- i. A complete record of remediation activities, and data collected as identified in the remediation scheme, to support compliance with agreed remediation objectives;
- ii. As built drawings of the implemented scheme;
- iii. Photographs of the remediation works in progress; and
- iv. Certificates demonstrating that imported and/or material left in situ is free from contamination.

The scheme of remediation shall thereafter be maintained in accordance with the approved scheme.

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution in the interests of the amenities of the future residents and users of the development; and in accordance with Policies EN2 and EN4 of the adopted South Kesteven Local Plan and national guidance contained in the NPPF.

10. Before any part of the development hereby permitted is occupied/brought into use, all hard landscape and soft landscaping 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.

Ongoing

11. 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.

12. Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, or re-enacting that Order, with or without modification), no enlargement, improvement or other alteration of the approved properties, shall be carried out without planning permission first having been granted by the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause harm to the character of the area, and for this reason would wish to control any future development and in accordance with Policy DE1 (Promoting Good Quality Design) of the adopted South Kesteven Local Plan.

13. Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, or re-enacting that Order, with or without modification), no buildings etc. incidental to the enjoyment of the dwellinghouse, shall be constructed without planning permission first having been granted by the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause harm to the character of the area, and for this reason would wish to control any future development and in accordance with Policy DE1 (Promoting Good Quality Design) of the adopted South Kesteven Local Plan.

Informative(s)

1. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the 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 require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

2. The highway improvement works referred to in the above condition are required to be carried out by means of a legal agreement between the landowner and the County Council, as the Local Highway Authority. For further guidance please visit our website; www.lincolnshire.gov.uk/highwaysplanning/works-existing-highway

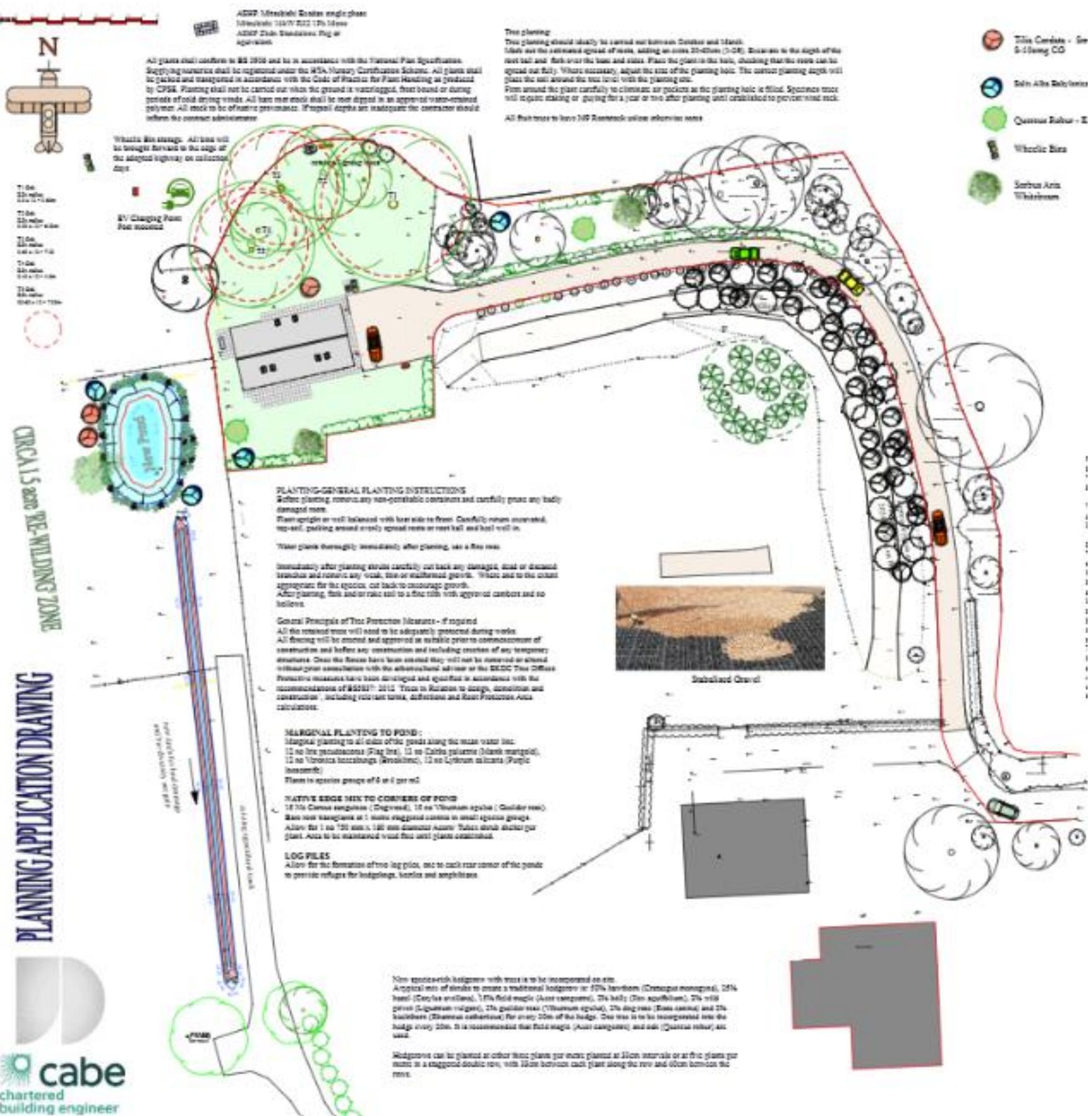
Highway Informative 08

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections, Section 50 licences and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works. For further guidance please visit the Highway Authority's website via the following link: Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

PLANNING APPLICATION DRAWING



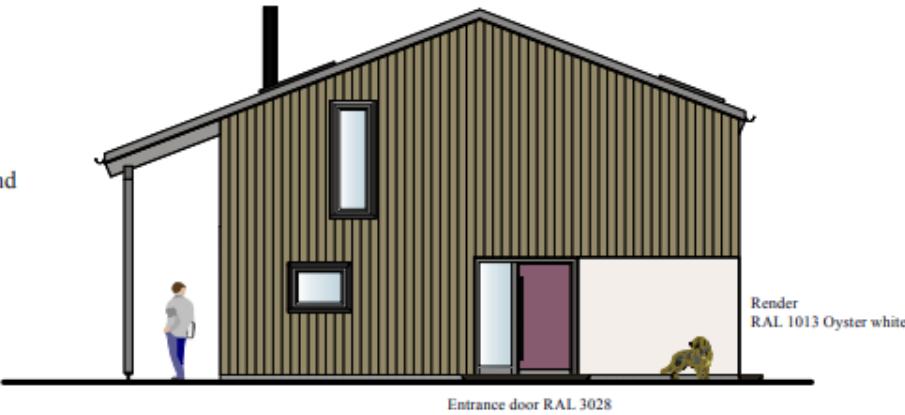
cabe
chartered
building engineer





SOUTH ELEVATION

All window and door frames
Black (9005)
Stainless steel guttering
External Blind slats are aluminium and
RAL colour 9006



EAST ELEVATION

Render
RAL 1013 Oyster white

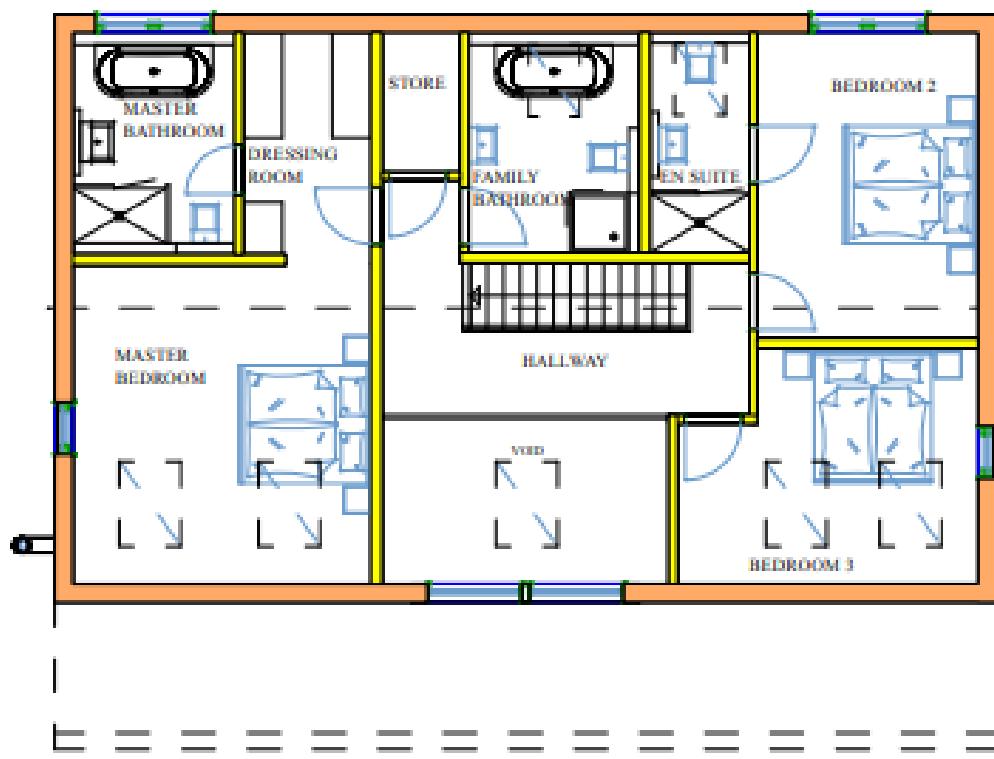


NORTH ELEVATION

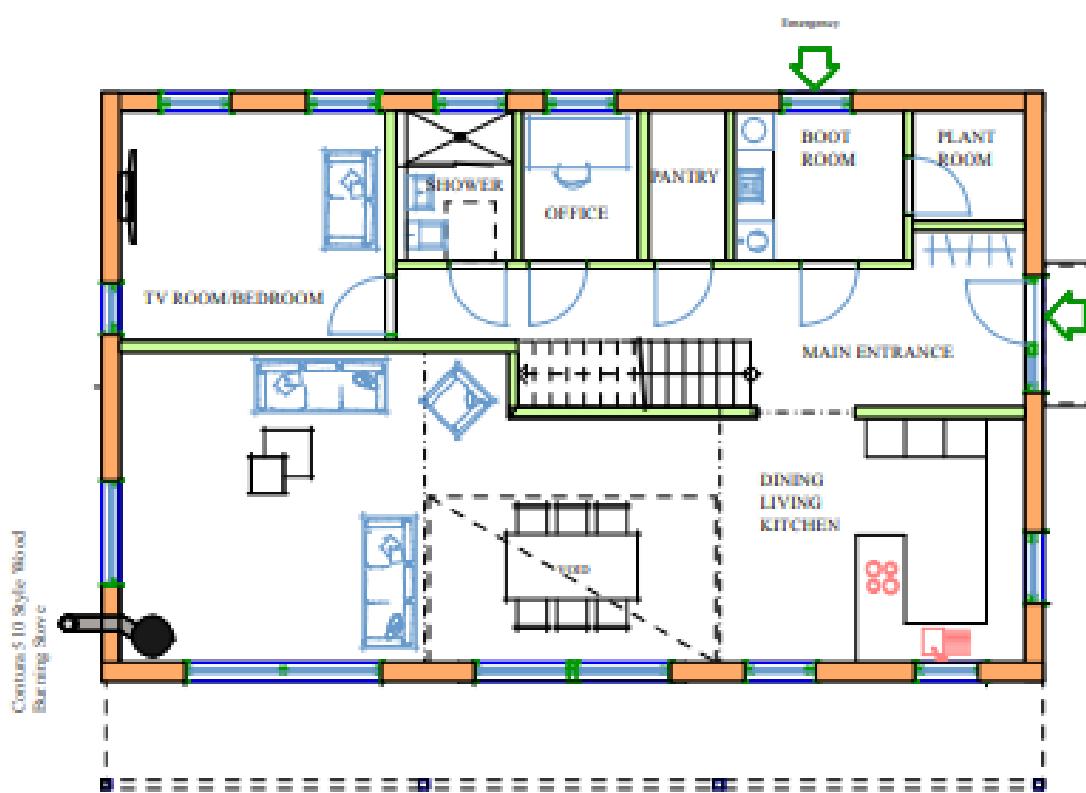
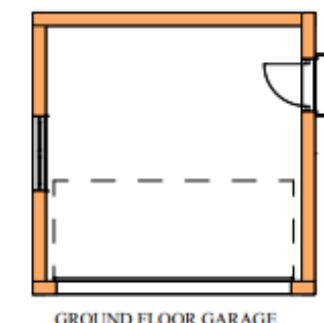
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RAL 1013 Oyster white



WEST ELEVATION



PROPOSED FIRST FLOOR LAYOUT



PROPOSED GROUND FLOOR LAYOUT