



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

22nd January 2026



S25/2352

Proposal:	Use of land for multi-use games/sports area (MUGA) (Use Class F2) at Dysart Park
Location:	Dysart Park, Houghton Road, Grantham
Applicant:	South Kesteven District Council
Agent:	
Application Type:	Lawful Development Certificate for a Proposed Use or Development
Reason for Referral to Committee:	South Kesteven District Council are the applicant
Key Issues:	Compliance with Permitted Development Legislation (Part 12, Class A of the GDPO)
Technical Documents:	

Report Author

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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Grantham St Vincent's

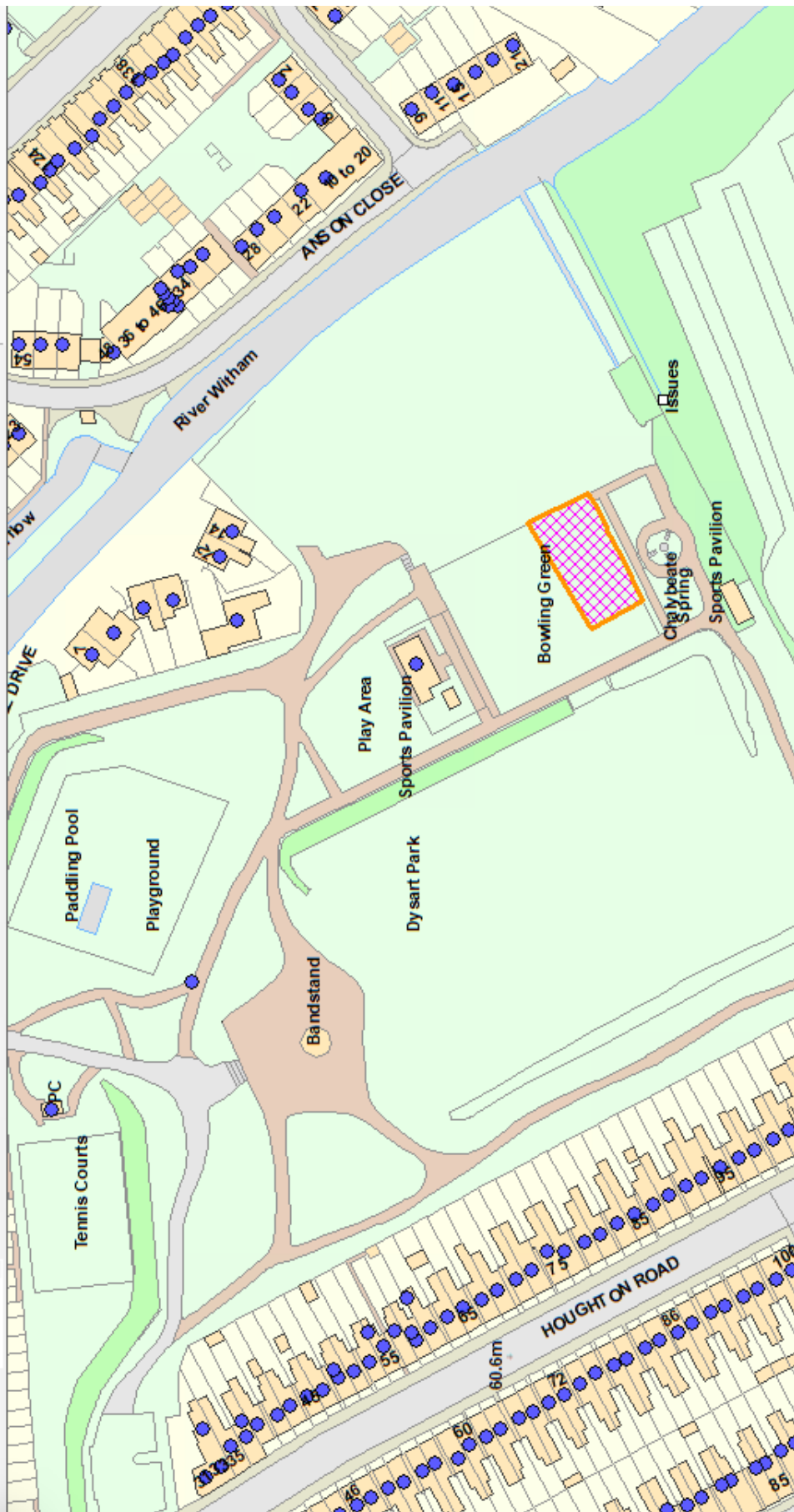
Reviewed by:

Adam Murray – Principal Development Management Planner

9 January 2026

Recommendation (s) to the decision maker (s)

1. To authorise the Assistant Director – Planning & Growth to GRANT the Lawful Development Certificate



1 Description of Site

- 1.1 The application site is an existing area of land used for leisure and recreation, located at Dysart Park, Grantham. Dysart Park is accessed off Houghton Road and Bridge End Road. The application site is on an area of the disused Bowling Green, central to the park and to the south of the Sports Pavillion and Play Area.

2 Description of Proposal

- 2.1 The application is for a Lawful Development Certificate for the proposed use of the site as a multi-use games / sports area (MUGA), on an area of the disused Bowling Green. The site is 20m wide x 26m long, and a total of 520sqm. The proposed surfacing is a tarmac with stone underneath to a depth of 150mm. The surfaced area would be 10m wide x 16m long, and a total of 160sqm. It is not proposed to enclose the site with fencing so it will be open to all leisure users. The site would be open all hours to access and use by the public.

3 Policy Policies and Documents

- 3.1 **The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)**
- 3.2 Schedule 2 – Part 12 – Class A – Development by local authorities

4 Evaluation

- 4.1.1 The proposal is by South Kesteven District Council for the proposed use of a bowling green as a multi-use games / sports area (MUGA), and as such falls to be assessed against the criteria as set out in Class A, of Schedule 2 Part 12 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 4.1.2 Part 12, Class A – Development by local Authorities
- 4.1.3 Permitted Development
- A. The erection or construction and the maintenance, improvement or other alteration by or on behalf of a local authority or by or on behalf of an urban development corporation of—
- (a) any small ancillary building, works or equipment on land belonging to or maintained by them required for the purposes of any function exercised by them on that land otherwise than as statutory undertakers;
- (b) lamp standards, information kiosks, passenger shelters, public shelters and seats, telephone boxes, fire alarms, public drinking fountains, horse troughs, refuse bins or baskets, barriers for the control of people waiting to enter public service vehicles, electric vehicle charging points and any associated infrastructure, and similar structures or works required in connection with the operation of any public service administered by them.
- 4.1.4 The land is within the ownership of South Kesteven District Council and is maintained by the Council for the purposes of the land operating as a public recreational park. Land Use Class F2 (Local Community) of the Use Classes Order 1987 includes an area or place for outdoor sports or recreation (F2(c)).

4.1.5 The proposal is for the installation of a multi-use games / sports area (MUGA), including the surfacing works, which are considered to be works required in connection with the operation of the land in order for its use for outdoor sports or recreation. In this instance, the erection of a multi-use games / sports area (MUGA) to improve the facilities at Dysart Park.

4.1.6 Interpretation of Class A

A.1 For the purposes of Class A, “urban development corporation” has the same meaning as in Part 16 of the Local Government, Planning and Land Act 1980 (urban development)¹²⁴ .

4.1.7 Not Applicable.

A.2 The reference in Class A to any small ancillary building, works or equipment is a reference to any ancillary building, works or equipment not exceeding 4 metres in height or 200 cubic metres in capacity.

4.1.8 The works and equipment would not exceed 4 metres in height or 200 cubic metres in capacity.

5 Conclusion

5.1 The planning history of the site was investigated and permitted development rights had not been removed by any previous permissions.

5.2 The proposal would not result in the change of use of the land as an area or place for outdoor sports or recreation (Use Class F2 of the Use Classes Order 1987 (as amended)). The proposed works do not exceed the limits in paragraph A (a) and (b).

6 Recommendation

To authorise the Assistant Director – Planning & Growth to GRANT a Lawful Development Certificate for the proposed works.

Proposed Site Plan

