

Planning Committee



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Thursday, 12 June 2025 at 1.00 pm
Council Chamber - Council Offices, St. Peter's Hill,
Grantham. NG31 6PZ

Committee Members: Councillor Charmaine Morgan (Chairman)
Councillor Penny Milnes (Vice-Chairman)

Councillor David Bellamy, Councillor Harrish Bisnauthsing, Councillor Pam Byrd, Councillor Patsy Ellis, Councillor Paul Fellows, Councillor Tim Harrison, Councillor Gloria Johnson, Councillor Vanessa Smith, Councillor Sarah Trotter, Councillor Mark Whittington and Councillor Paul Wood

Supplementary Paper

Supplementary Paper – Additional Information Report

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Planning Committee

12 June 2025

Additional Information Report

This report sets out additional information in relation to planning applications for consideration at the Planning Committee on 12 June 2025 that was received after the Agenda was published.

Agenda Item 4

S25/2103

Proposal: Change of use of residential dwelling (use class C3) to a small care home for 2 no. children (use class C2)

Site Address: 6, Dunster Close, Grantham, Lincolnshire.

Summary of Information Received:

- 3no. written statements from neighbouring occupiers.

Statement 1

My name is Brian Degnan and I'm the resident/owner of 8 Dunster Close and a direct neighbour of number 6

I would now like to draw your attention to several significant mistakes within this application

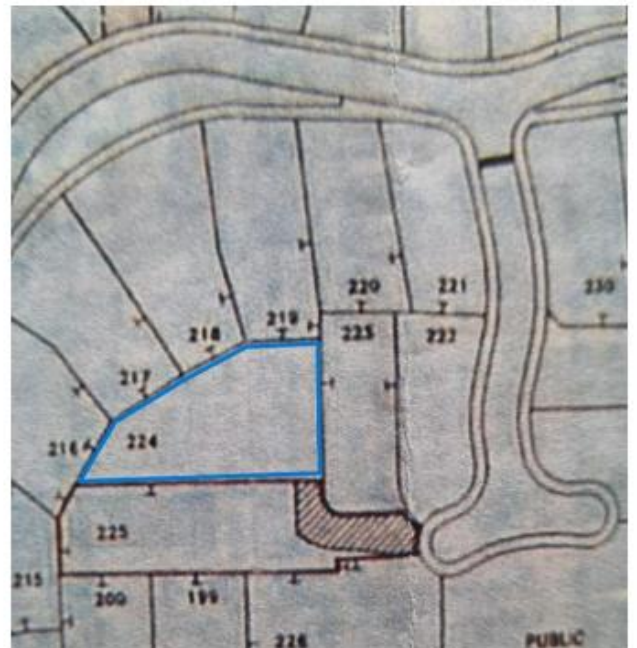
1. Incorrect Site Plan submitted with the application and used in the agenda for this meeting

On the next page please see the 2 side-by-side illustrations with the application site map (on the left) and the map with the property boundaries as shown in the property deeds of 8 Dunster Close (on the right).

- The applicant makes it appear as though the shared driveway is a part of the Site/Property whereas, in reality, the property boundaries end on the southern fence line as shown on the drawing on the right.
- The size of the driveway entry to 6 Dunster close is 2.4m (as on the right), and not 5m as claimed (as on the left).
- The southern border of the shared driveway shown in the application (on the left) does not show 8 Dunster Closes' property boundaries along all the southern line of shared driveway, which is misrepresenting the actual dimensions of the shared driveway and must be factored into any decision made accordingly.

For reference, an extract of the map from 8 Dunster Close's Deeds is shown here on the right:

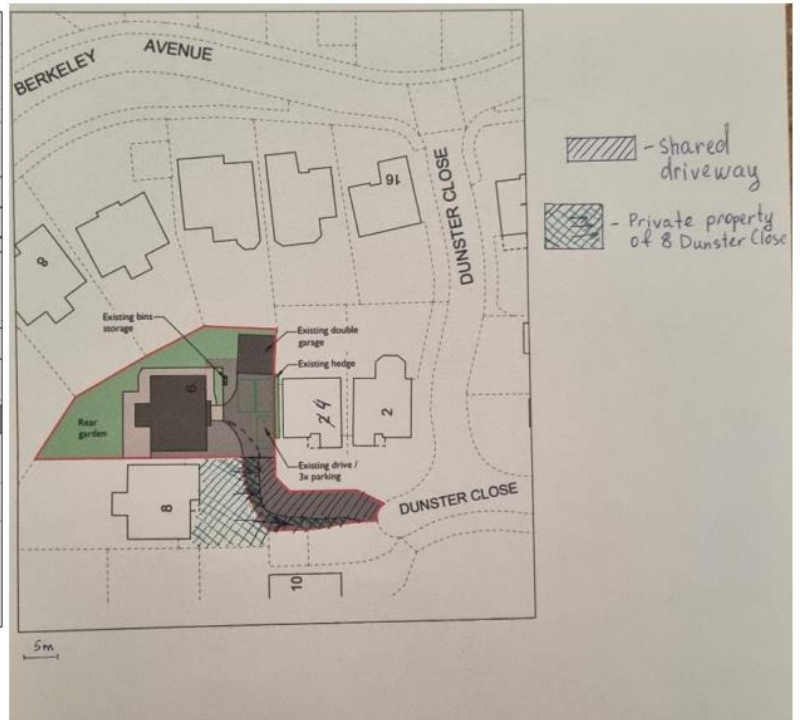
- Plot 224 – 6 Dunster close
- Plot 225 – 8 Dunster Close



The Drawing Presented with the Application



The Drawing Amended to reflect boundaries and scale in Deeds



2. No clear parking and/or traffic management plan.

This view clearly shows that there is no space to park 5 cars for the staff and visitors on the property's driveway as suggested in the application. 6 Dunster Close's driveway is where the 3 cars are parked on the left of this photo. The line on the pebbles (represented here by a length of wood) indicates the boundary between the 2 properties.



Moreover, the changeover of 5 cars at any given time, as suggested in the application, is not sustainable given the fact that this will be (as a minimum) a daily occurrence.

This is due to the size of the private space and the width of the exit point (2.4m) followed by a sharp bend which restricts the view to 5 metres.

There was no explanation given by the applicant as to how this can possibly be achieved.

There are no turning opportunities for vehicles at the property meaning all the cars have no choice but to reverse into the main road.

3. Incorrect Statement in the application that the property can be seen from a public road for site visits.

This is only partially correct. You can see only a small section of the southern part of the building and, even then, it can only be seen only at the very 'uppermost' end of Dunster Close.



4. Staffing Numbers are incorrect according to National Guidelines

Whilst the application form states that the site will employ five people, this is factually incorrect. At a minimum, there will need to be 5 full time and 4 part time employees to operate the use on an ongoing basis. This will have an impact on the stated swap-over times and parking requirements.

5. No information on children's specific circumstances and needs

The application lacks is any clear information about how the premises will operate and function: No indication of the ages of the children, their specific circumstances and needs; for example, it is not uncommon for looked-after children to have special medical or educational needs, or both, as well as specific behavioural traits. There are no medical facilities close and no specialist schools nearby and a reasonable assumption must therefore be that the children will need to be transported to and from these services, which are (at minimum) many miles from the property.

Conclusion:

All of the above strongly implies that a lot of the information presented with this application is either totally unreliable or incorrect and there is significant and relevant detail absent the lack of which presents 'reasonable' additional grounds to refuse this application.

Statement 2

Statement from Bryan Taylor, 8 Berkeley Avenue, regarding the planning application to change 6 Dunster Close into a care home

I am the owner of 8 Berkeley Avenue and live here with my wife and five children; my garden directly backs on to the garden of 6 Dunster close.

As per my previous written feedback, submitted regarding the planning application - we are gravely concerned, and formally object to the planning proposal.

I would like this statement and the following points to be formally included in, and be part of, the written record of the planning meeting on 12 June.

1. All properties on Berkeley Avenue, Dunster close and surrounding areas are private residential areas that are tightly situated next to each other. There is little privacy as lots of the properties directly overlook each other and you can visibly see into the rooms, gardens and properties generally. The lack of existing privacy is not ideal for children and adults - and is certainly not for a children's care home housing vulnerable young people.

2. 6 Dunster close is slightly elevated above my 8 Berkeley Avenue property, and they can see directly into our some of bedrooms, downstairs rooms, and garden. Likewise, 8 Berkeley Avenue can directly see into the bedrooms and garden of 6 Dunster close. That is wholly inappropriate for a care home with vulnerable children and our five children. (See the sample picture attached which is taken from the back of my garden looking into 6 Dunster close)

3. My wife works as a Pastoral Manager and is a designated safeguarding officer at the largest local high school in Grantham. Changing 6 Dunster close to a care home is wholly inappropriate due to the possibility of her having professional contact with:

- the children in 6 Dunster close
- the staff in 6 Dunster close
- the potential friends/acquaintances/family/professionals associated with the children or staff in 6 Dunster close.

Any potential profession contact with any of the people outlined above is wholly improper because of the highly confidential manner of safeguarding and the need for strict boundaries which support everybody involved.

Her current safeguarding responsibilities already involve many children living in challenging circumstances, e.g., who live in care hours, so this possibility is very real.

4. If the planning application was approved, the value of all adjacent properties would be significantly impacted, which is highly unfair and would adversely impact the lives and futures of myself, my wife and our five children. We have worked hard all our lives to own our property and do not want mine or my

children's futures adversely impacted.

5. Finally, we would have liked to have attending the meeting on 12 June, however, we were not informed about it, despite submitting our previous written feedback; it is only by chance that a neighbour informed us of the meeting three days ago. My job has national remit, and I am elsewhere in the country on Thursday and unable to change my plans due to the lack of / no notice. Similarly, my wife is at work at the school with several key meetings which she is unable to change or get time off at short notice.

We are gravely concerned and we wholly oppose the planning application to change 6 Dunster close to a care home.

Statement 3

Public statement by Chris Wagstaff No 2 Dunster Close, Grantham, NG31 8UB with reference to planning application S24/2103.

App No	Number of children	Max shift staff present at one time	Manager Included in Staff	Off street parking	On street parking	Approved	Turning space on property
S25/0203	2	5	Yes	5	0	No	Yes
S24/1707	2	5	Yes	5	0	Approved Conditionally	Yes
S23/2158	2	5	Yes	5	0	Approved Conditionally on Appeal	Yes for first 5 bays
S24/0386	3	6	Yes	8	0	Approved Conditionally	Yes

I do not believe the application is being considered with the same merit as others previously challenged on the grounds of parking. The table above highlights 4 of the most recent C2 to C3 conversions which have all required parking and on site turning space for the staff who attend on a daily basis .

In particular Saltersford Close (application S23/2158) was initially rejected for the Impact to highway safety. This estate is of an 'older' and more spacious design than Dunster close and also benefits from being a through road and having surfaced footpaths as oppose to a cul de sac with grass verges. Similarly there are minimal cars parked on the street and it is a very quiet street. Saltersford road was ultimately approved however conditions were applied to the parking and changes were made to the property to accommodate the daily staff parking requirements and changes to the boundary to protect the privacy amenity.

Upon successful appeal to the planning inspectorate he noted that visibility of the road being entered was good, there was ample alternative pedestrian access routes.

The access to No6 is around a 90 degree corner and therefore visibility is not good and combined with the lack of footpath and streetlighting in that area, will prove a increased danger to pedestrians at the staff changeover time where up to 5 cars could be present at any one time, 3 being in motion at once due to the proposed tandem parking arrangement.

I believe that the risks to residents and the impact to highway safety and the residential amenity are greater at Dunster Close than they were at Saltersford Road and the application should therefore be refused. It is also likely that unless conditioned, the staff will choose to park in the highway instead of the garage due to the additional inconvenience and time taken which will absorb roughly half of the available on street parking exclusively and permanently for one property of the 8 on the close, impacting the amenity. The result in overflow parking along the narrow road, blocking access to homes at Nos. 2, 4, 6, 10, and 5. Parking in Dunster Close is already under pressure during peak periods such as school holidays and Christmas. This proposal would turn occasional congestion into a daily reality. There is no guarantee that shift changeover will remain at 10am in the long term without some kind of management plan with conditions that the occupants and staff are required to comply with, or escalation route for residents should it be breached. In short, the parking and access arrangements are unfit for purpose, and the application lacks the clarity, realism, and planning compliance required for approval.

This all undermines SKDC Policy DE1, which requires development to minimise adverse impacts on neighbours. Moreover, we are at a complete loss as to why Highways has not highlighted these concerns in their review.

There are a worrying number of inaccuracies in the application, notably the absence of mention of a manager who will require parking, the dimensions of parking space (Not scaled) and the total parking requirement not being clearly outlined.

Officer Evaluation

Highway Safety

Lincolnshire County Council in its capacity as Highway Authority has confirmed that the additional information in relation to the available space for parking at the site does not change their advice. Any on street parking that does occur will not cause highway safety related concerns.

Parking

Whilst there is objection from the highway authority, noting the concerns from members of the public that notwithstanding the parking available on site, it may not be utilised by staff. It is considered that this can be appropriately controlled by a suitably worded condition that required the submission and approval of a management plan.

Suggested Condition:

Notwithstanding the submitted details, before the development hereby permitted is occupied, a site management plan shall be submitted to and approved in writing by the Local Planning Authority. The Site Management Plan shall include, but shall not be limited to, the following details:

- o Staff numbers
- o Ratio of children to staff
- o Supervision arrangements for occupants on and off site
- o Shift patterns
- o Staff parking management
- o Additional service requirement (including any scheduled visits for education or healthcare purposes)

Thereafter, the approved Site Management Plan shall be implemented prior to first use and shall be strictly adhered to throughout the operation of the use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the safety and amenity of the occupiers, and to protect the residential amenity of neighbouring properties, as required by Policy DE1 of the South Kesteven Local Plan.

Other Matters

Notification of Planning Committee

In relation to the notification of the planning committee, all individuals that have made representations on the planning application have been notified of the meeting by either letter or email. The majority of these notifications were undertaken by email on 3rd June 2025.

It is considered that the other matters raised in relation to residential amenity and visual amenity are considered within the main body of the officer report.

Recommendation

To grant planning permission subject to the conditions in the main officer report with the addition of the above management plan condition:

Updated 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 planning application form, and with the following list of approved plans: i. The Location Plan – DK246_LP Rev A. ii. Existing and Proposed Site Plan – DK246_300 Rev A. iii. Proposed Ground Floor Plan -DK246_301 iv. Proposed First Floor Plan -DK246_302 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

3 Notwithstanding the submitted details, before the development hereby permitted is occupied, a site management plan shall be submitted to and approved in writing by the Local Planning Authority. The Site Management Plan shall include, but shall not be limited to, the following details:

- o Staff numbers**
- o Ratio of children to staff**
- o Supervision arrangements for occupants on and off site**
- o Shift patterns**
- o Staff parking management**
- o Additional service requirement (including any scheduled visits for education or healthcare purposes)**

Thereafter, the approved Site Management Plan shall be implemented prior to first use and shall be strictly adhered to throughout the operation of the use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the safety and amenity of the occupiers, and to protect the residential amenity of neighbouring properties, as required by Policy DE1 of the South Kesteven Local Plan

Ongoing Conditions

4 The garage on site shall be available for the parking of vehicles at all times that the use, hereby permitted, is in operation.

Reason: To ensure adequate parking provision on the site.

5 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that order with or without modification) the premises shall be used only as a children's care home for up to two children and for no other purpose (including any other use falling within Class C2 of the Order).

Reason: To ensure that the development operates as assessed.

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 39 of the National Planning Policy Framework.

Agenda Item 5

S24/2110

Proposal: Erection of 11 dwellings with associated access, parking and landscaping.

Site Address: Wellington Way, Market Deeping

Information Received:

- Consultation response from SKDC Urban Designer

Summary:

The Council's Urban Designer was re-consulted regarding details of any replacement play equipment and responded as follows;

Due to existing and proposed dwellings having rear gardens facing the open spaces – it wouldn't now be appropriate to encourage play etc due to lack of natural surveillance and safety concerns and so we don't need this element.

Officer Evaluation

The comments have been considered, and it is acknowledged that ideally all of the dwellings would not have rear gardens facing the open space. However, the reduced number of dwellings and the layout as now proposed is regarded to be a preferred option. This was noted during the public consultation and representations made in terms of retaining as much of the public open space as possible, including footpath links and enhancement with planting etc. These points have been raised by other members of the public on the application. The comments have been responded to within the Committee Report.

In addition, it is noted that the approved plans condition listed within the main report did not include the full list of relevant documents and therefore, it is proposed to be updated as follows:

Approved Plans

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

- i. Location Plan Drg. No 010-(PL)-9026 received 6 December 2024
- ii. Amended Proposed Site Layout Plan Drg. No 003-(PL)-9026 P01 received 2 June 2025
- iii. Proposed 1B2P Flat Elevations Drg. No 204-(PL)-9026 received 6 December 2024
- iv. Proposed 2B3P Flat Elevations Drg. No 203-(PL)-9026 received 6 December 2024
- v. Proposed Terraced House Elevations Drg. No 202-(PL) 9026 received 6 December 2024
- vi. Proposed Semi Detached Elevations Drg. No 201-(PL)-9026 received 6 December 2025
- vii. Proposed 1B2P Flat Plans Drg. No 104-(PL)-9026 received 6 December 2024
- viii. Proposed 2B3P Flat Plans Drg. No 103-(PL)-9026 received 6 December 2024
- ix. Proposed Terraced House Plans Drg. No 102-(PL)-9026 received 6 December 2024
- x. Proposed Semi Detached Plans Drg. No 101-(PL)-9026 received 6 December 2024
- xi. Proposed Roof Plan Drg. No 002-(PL)-9026 received 6 December 2024
- xii. Existing And Proposed Site Sections Drg. No 301-(PL)-9026 received 6 December 2024
- xiii. Existing And Proposed Site Sections Drg. No 302-(PL)-9026 received 6 December 2024

Unless otherwise required by another condition of this permission.

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

The additional representation does not raise any new material considerations, and all matters have been addressed adequately within the main report. As such, the recommendation remains as set out within the main report, subject to the revised approved plans condition.

Agenda Item 6

S24/2198

Proposal: Outline application for up to 268 residential dwellings (Use Class C3), up to 80 bed care home (Use Class C2), local centre, and public open space, with associated access, landscaping, drainage and infrastructure (Access for approval only)

Site Address: Land at Exeter Fields, Stamford

Summary of Information Received:

- Updated Parameters Plan
- Applicant comments on the draft Heads of Terms.

Officer Evaluation

Updated Parameters Plan

An updated Parameters Plan (Rev G) has been submitted by the Applicant, which amends the position of the access so that it is consistent with the detailed access design which has been agreed with Lincolnshire County Council (as Local Highways Authority) during the planning application. As set out within the main report, Lincolnshire County Council Highways have confirmed that the proposed access arrangements are acceptable, and therefore, the revised Parameters Plan ensures consistency of the access details within the various plans referenced within the schedule of conditions.

In light of the above, it is necessary to amend Condition 4 of the schedule of conditions to read the following:

Parameter Plan

- 4) *The development hereby permitted shall be carried out in accordance with the broad principles of the following plans:*

- i. Parameter Plan (Ref: COMU3000_02/Rev G)*

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt, and to ensure that the development operates as assessed.

Comments on the draft conditions and Heads of Terms

Following further discussions between the Case Officer and Applicant, the Applicant's have also confirmed their agreement to an obligation which secures land within the Local Centre for a proposed health centre. Members will recall that the main Officer Report outlines how the schedule of conditions allowed for the health centre to come forward if the NHS engaged with the Applicant, but did not specifically safeguard the land for a designated period. In light of Officer's understanding of the NHS' current position in respect of the provision of a new health facility within Stamford, and the likely delivery of development, it is recommended that an obligation to retain land for a 450 sq. metre health centre for a period of 3 years (or less where the NHS have confirmed that the site is not required) would meet the relevant tests set out within the CIL Regulations. In the event that the land is called upon by the NHS, the financial contribution would be reduced by the cost of the land. Alternatively, if the land is not called upon within the 3 year period, the land would be released to the Applicant for other local centre uses.

In light of the above, it is understood that the delivery of the development is likely to be phased to allow for the site to be progressed in a timely manner, whilst also allowing for the end users for the Local Centre to be

appropriately identified i.e., to allow for the opportunity for the NHS to call upon the land for the health centre. As such, it is Officer's recommendation that it would be appropriate for a phasing plan to be required to be submitted prior to the determination of the 1st reserved matters application, and the remaining schedule of conditions to be amended to allow for these details to be provided as part of the relevant phase of development. The suggested phasing plan condition is as follows:

Prior to the determination of the first reserved matters application, a detailed phasing plan for the development demonstrating phasing of the construction of the development hereby approved, and the extent of each phase, shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approved details, unless alternative phasing details are submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development comes forward in a timely and co-ordinated manner.

Recommendation

Recommendation – Part 1

To authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to the completion of a Section 106 Agreement securing the necessary financial contributions set out within the Heads of Terms below, and subject to the proposed conditions detailed with the main report (with minor modifications to allow for the insertion of phasing), and subject to the additional and revised conditions set out above.

Recommendation – Part 2

Where the Section 106 Agreement has not been concluded prior to the Committee, a period not exceeding twelve weeks after the date of the Committee shall be set for the completion of the obligation.

In the event that the agreement has not been concluded within the twelve week period and where, in the opinion of the Assistant Director – Planning & Growth, there are no extenuating circumstances which would justify a further extension of time, the related planning application shall be refused for the following reason(s):

1. The applicant has failed to enter into a planning obligation to secure the required level of affordable housing, as well as necessary financial contributions to healthcare, education, open space and are required by Policy ID1, H2 and OS1 of the adopted South Kesteven Local Plan 2011-2036.

Updated Heads of Terms

- **Open Space** – 1.28 hectares as informal / natural greenspace, 0.1 hectares of equipped play space and 0.1 hectares of young persons play space, which is to be provided on-site as part of the development and £253,215.06 towards improving existing sports facilities in Stamford.
- **Affordable Housing** – 30% of all residential dwellings (Use Class C3) on site with the type and tenure to be agreed through an Affordable Housing Scheme, which will also set out details of the distribution of affordable housing within the application site. The Nominations Agreements will also be secured as part of the Section 106 Agreement.
- **Highways (Travel Plan)** - £5,000.00 towards the monitoring of the Travel Plan
- **Biodiversity Net Gain (Off-site management for net gain)** – Secures land outside the site boundary, but within the Applicant's ownership, for the delivery biodiversity net gain. This includes the requirement to complete a baseline habitat survey, net gain plan, and management and monitoring plan.
- **Biodiversity Net Gain (Monitoring Fee)** – Calculated based on the number of units to be provided: £31,458.00 payable with review mechanism.

- **Education** – Financial contributions towards expanding secondary and sixth-form education provision within the Stamford secondary planning area; calculated based on the number of dwellings confirmed at reserved matters.
- **Healthcare** – Land to be safeguarded for a 3 year period for a health centre of no less than 450 sq. metres. Financial contributions towards expanding healthcare capacity in the Primary Care Network; £660 per residential dwelling and £393.25 per care home bedroom; confirmed at reserved matters stage. If land is not required, full financial contribution will be payable.
- **Monitoring Fee** - £15,000.00

Financial Implications reviewed by: Not applicable

Legal Implications reviewed by: Not applicable