

# Planning Committee



SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL

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Thursday, 17 October 2024 at 1.00 pm  
Council Chamber - South Kesteven House,  
St. Peter's Hill, Grantham. NG31 6PZ

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

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

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## Agenda Supplement

3. **Minutes of the meeting held on 3 October 2024** (Pages 3 - 24)
5. **Application S23/2199** (Pages 25 - 26)
- Proposal:** Construction and operation of a solar photovoltaic farm with battery storage and associated infrastructure
- Location:** Land At High Dike Road, Londonthorpe
- Recommendation:** To authorise the Assistant Director – Planning & Growth to GRANT planning permission subject to the conditions set out within the original report, with the exception of the revised Condition 6 enclosed in the agenda supplement.
7. **Application S24/1180** (Pages 27 - 28)
- Proposal:** Construction of an extension to the existing car park, comprised of 146 parking bays, including 11 accessible bays and 8 EV charging parking bays
- Location:** Car Park, Station Road, Stamford, Lincolnshire PE9 2JL

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

## Minutes

### Planning Committee

Thursday, 3 October 2024, 1.00 pm

Council Chamber – South Kesteven House,  
St. Peter's Hill, Grantham, NG31 6PZ



SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL

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#### Committee Members present

Councillor Charmaine Morgan (Chairman)  
Councillor Penny Milnes (Vice-Chairman)

Councillor David Bellamy  
Councillor Harrish Bisnauthsing  
Councillor Pam Byrd  
Councillor Helen Crawford  
Councillor Patsy Ellis  
Councillor Paul Fellows  
Councillor Tim Harrison  
Councillor Vanessa Smith  
Councillor Sarah Trotter  
Councillor Paul Wood

#### Cabinet Members present

Councillor Phil Dilks (Cabinet Member for Planning)  
Councillor Rhys Baker (Cabinet Member for Environment and Waste)

#### Other Members present

Councillor Zoe Lane

#### Officers

Emma Whittaker (Assistant Director of Planning and Growth)  
Phil Jordan (Development Management and Enforcement Manager)  
Adam Murray (Principal Development Management Planner)  
Miranda Beavers (Senior Development Management Planner)  
Amy Pryde (Democratic Services Officer)

James Felton, Legal Services Lincolnshire (Legal Advisor, Virtual)

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#### 50. Register of attendance and apologies for absence

Apologies for absence had been received from Councillor Gloria Johnson.

*(Councillor Tim Harrison arrived at 13:12)*

#### 51. Disclosure of interests

Councillor Helen Crawford and Councillor Paul Fellows declared an interest on application S24/0569, as the application had previously been considered by Bourne Town Council. Councillor Helen Crawford and Councillor Paul Fellows came to this Committee with an open mind.

Councillor Harrish Bisnauthsing declared an interest on application S22/1591, however, came to the meeting with an open mind.

Councillor Patsy Ellis declared an interest on application on S24/1467, in her capacity as a Director of Leisure SK Ltd. Councillor Patsy Ellis would not take part in the debate or vote for this item.

## **52. Minutes of the meeting held on 5 September 2024**

The minutes of the meeting held on 5 September 2024 were proposed, seconded and **AGREED** as a correct record.

## **53. Application S22/1591**

<b>Proposal:</b>	Full Planning Application for the erection of 111 dwellings including affordable housing provision, open space including access to the river, soft and hard landscaping including tree lined streets, car and cycle parking including EV charging provision, and vehicular link with the adjacent Vistry site.
<b>Location:</b>	Land to the north of Uffington Road, Stamford
<b>Recommendation:</b>	To authorise the Assistant Director of Planning & Growth to GRANT planning permission, subject to completion of a planning obligation and subject to conditions outlined in the report.

Noting comments in the public speaking session by:

Agent Rosanna Metcalfe (Associate Director, Strutt & Parker)

Together with:

- Provisions within SKDC Local Plan 2011-2036, National Planning Policy Framework (NPPF) and Stamford Neighbourhood Plan.
- Comments received from Stamford Town Council.
- Comments received from Stamford Civic Society.
- Comments received from Environmental Protection Services (SKDC).
- Comments received from LCC (as Local Highway Authority and Lead Local Flood Authority).
- Comments received from Anglian Water.
- Comments received from Fire Authority.
- Comments received from Historic England.
- Comments received from LCC Minerals and Waste.

- Comments received from LCC Education.
- No comments received from Lincolnshire Police.
- Comments received from Environment Agency.
- Comments received from NHS England.
- Comments received from Heritage Lincolnshire.
- Comments received from Conservation Officer.
- No comments received from The Gardens Trust.
- No comments received from Cadent Gas.
- Final comments received from Lincolnshire County Council (as Local Highway Authority).

During questions to Public Speakers, Members commented on:

- Whether the footpath/cycle path across the two sites would include lighting?
- Whether there was a proposed access to Ryhall Road.

The Development Management & Enforcement Manager advised that a link to Ryhall Road would involve third party land and therefore could not be delivered by this scheme.

- Members queried how the site could be accessed and the length of time for a construction period.

It was noted the access junction to the site was the same access to the Aldi development.

The agent for the application highlighted that a construction management plan would be submitted following approval. There were 2 access points to the site and the construction timespan would be 5-6 years.

- Whether any consideration had been given to properties closest to the Aldi development in terms of noise mitigations.

An acoustic fence had been proposed in order to mitigate noise from the nearby the Aldi development.

During questions to Officers, Members commented on:

- Whether comments from Lincolnshire County Council on a crossing could be conditioned.

The Development Management & Enforcement Manager clarified that Lincolnshire County Council had specified their request for a puffin crossing. The additional condition recommended by the late items paper would require submission of details and consideration of technical matters and traffic flow impacts in consultation with Lincolnshire County Council.

- Whether any Section 106 agreement funds had been secured for Education.
- One Member requested further clarification on section 9.9 of the report which stated that the application proposals would accord with the adopted Development Plan, including the Stamford Neighbourhood Plan, when taken as a whole. There were no material considerations that indicate that planning permission should not be granted; although appropriate conditions and obligations are recommended.

Lincolnshire County Council (Education) were satisfied with current provision and had sufficient capacity in existing schools to accommodate this site.

There were policies within the Local Plan to encourage Brownfield Development. Whilst there was a conflict with the affordable housing policy, the Local Plan was silent regarding Vacant Building Credit, which is allowed by national policy. Taking this into account, the proposed development was considered to accord with the Development Plan, when taken as a whole.

- Concern was raised on the condition relating to a crossing and whether this should include a 'minimum standard of improvement'.

An informative note would be included on the decision notice to advise the developer that they must first consider the possibility of a Puffin crossing. A puffin crossing was the Committee's preferred option.

Following a query, it was confirmed that extensive discussion had taken place as Design Pad for this application.

- Whether infrastructure connections allowed connectivity to the town.

The layout accorded with masterplan and provided connections to the Vistry development and the existing network on Uffington Road.

- Members discussed the north of the site, where surface water within open space was common. Queries were raised on drainage and biodiversity impacts. This land could be utilised for employment land and a possible circular route.

The Development Management & Enforcement Manager noted the layout facilitated connections to the land to the north. The Council or Applicant's had no further control over what would happen with the site in the north.

- Whether a condition on ecology could be considered in relation to loss of habitats for bats roosting and badgers.

Condition 7 secured an Ecological Impact Assessment to be submitted.

- Whether affordable homes within the scheme were clustered together on site or dotted around individually.

There were 13 affordable homes clustered together on the site, which was deemed acceptable. The affordable homes were placed closest to the Aldi development.

- Clarification was sought around the height of the acoustic fencing and how this would relate to the height of the houses.

The acoustic fencing would be used to mitigate noise and would be 4 metres in height.

- Whether the travel plan could be maintained, and changes be made following Lincolnshire County Council requesting funding.

The travel plan would be reviewed and could be updated on an annual basis.

- Concern was raised on the Section 106 request for the NHS, the nearest doctor's surgery was 9 miles away in Castle Bytham, which seemed too far away.

One Member noted that the site could also utilise NHS facilities in Stamford. The NHS were responsible for submitting a request for a contribution to accommodate a new site, if they felt the provision and need was required. A S106 request had been submitted for £73,260 towards Lakeside Healthcare and Glenside Country Practice.

It was proposed, seconded and **AGREED** to authorise the Assistant Director of Planning and Growth to **GRANT** planning permission, subject to completion of a planning obligation and subject to conditions outlined in the report:

### **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:

- Location Plan drawing no. BW251EC-OP4-PL-01 Rev C
- Development Layout drawing no. BW251EC-OP12-PL-02 Rev E
- Detailed Layout BW251EC-OP12-PL-03 Rev C
- House type drawing nos. BW251EC-HA-MNLa-01 Rev B Manciple – MNLa, BW251EC-HA-TIa-01 Rev B Tillman – Tia, BW251EC-HT-AKa-01 Rev B Arkwright – Aka, BW251EC-HT-BXa-01 Rev B Baxter – Bxa, BW251EC-HT-CHa-01 Rev B Chandler – Cha, BW251EC-HT-CHb-02 Rev C Chandler – CHb, BW251EC-HT-JOa-01 Rev C Joiner – Joa, BW251EC-HT-JOa-02 Rev C Joiner – Job, BW251EC-

HT-MAa-01 Rev B Mason – Maa, BW251EC-HT-MAb-02 RevC Mason – Mab, BW251EC-HT-MIa-01 Rev B Milliner – Mia, BW251EC-HT-SCa-01 Rev B Scriviner – Sca, BW251EC-HT-TAa-01 Rev B Tailor – Taa, BW251EC-HT-TAb-02 Rev B Tailor – Tab, BW251EC-HT-THa-01 Rev B Thespian – Tha, BW251EC-HT-THb-02 Rev B Thespian – THb, BW251-AP-POL-01 Rev B Floor Plans, BW251-AP-POL-02 Rev B Elevations, BW251EC-GR-01 Rev B Garages

Unless otherwise required by another condition of this permission.

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

## **Pre-Commencement**

### **Archaeology**

3 Before the development hereby permitted is commenced, the archaeological investigations must have been completed in accordance with the submitted RPS Group WSI (ref: JAC27693 v2).

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policy EN6 of the adopted South Kesteven Local Plan and the NPPF (section 16).

### **Demolition and Construction Management Plan**

4 The development hereby approved shall be undertaken in accordance with a Demolition and Construction Management Plan and Method Statement which shall first be approved in writing by the Local Planning Authority. The Plan and Statement shall indicate measures to mitigate against the impacts of traffic movement and the drainage of the site during the construction stage of the proposed development and shall include;

- i) the phasing of the development to include access construction;
- ii) the parking of vehicles of site operatives and visitors;
- iii) the loading and unloading of plant and materials;
- iv) the storage of plant and materials used in constructing the development;
- v) wheel washing facilities;
- vi) a strategy stating how surface water run off on and from the development will be managed
- vii) method statement for how demolition and removal works for the concrete base pad and buried infrastructure will be undertaken

Reason: In the interests of the safety and free passage of those using the neighbouring highways 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 in accordance with Policies EN4 and DE1 of the South Kesteven Local Plan

### **Surface Water drainage**

5 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.

The scheme shall:

- be based on 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;
- 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 dwelling 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 and to be in accordance with Policy EN5 of the South Kesteven Local Plan.

### **During Building Works**

#### **Materials**

6 Notwithstanding the submitted details, before any of the works on the external elevations of the dwellings in each phase are begun, details of the materials to be used in the construction of the external surfaces for the dwellings in that phase shall have been submitted to and approved in writing by the Local Planning Authority. Details must include:

- Facing brickwork, stonework and/or any render to be used;

- Roof tiles;
- Porches;
- Chimneys;
- Finish of verges and eaves;
- Header and cill detail.

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

### **Hard Landscaping**

7 Before any development above dpc 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;
- iii. car parking layouts;
- iv. other vehicle and pedestrian access and circulation areas;
- v. hard surfacing materials;
- vi. minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.).
- vii. timetable for implementation.

The works must be completed in accordance with the approved timetable for implementation.

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

### **Soft Landscaping**

8 Before any development above dpc 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;
- iv. timetable for implementation.

The works must be completed in accordance with the approved timetable for implementation.

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.

### **Ecological Appraisal**

9 The development must be carried out in accordance with the mitigation and enhancement recommendations in the SES Ecological Impact Assessment (Sept 2024).

Reason: To provide ecological enhancement and comply with Policy EN2 Adopted South Kesteven Local Plan and Section 15 of the NPPF

### **Tree protection**

10 During works on site, all existing trees shown on the approved plan to be retained shall have been fenced off to the limit of their branch spread in accordance with BS 5837. No works including:

- i. removal of earth,
- ii. storage of materials,
- iii. vehicular movements or
- iv. siting of temporary buildings

shall be permitted within these protected areas, with all works to be in accordance with the recommendations of Trees and construction, Implications Assessment and Method Statement, Cotswold Wildlife Surveys, April 2021.

Reason: To prevent unnecessary damage to existing trees and in accordance with Policies EN2 and OS1 of the adopted South Kesteven Local Plan.

### **Accessible and Adaptable**

11 Before any development above dpc is commenced, details demonstrating that at least 10% of the dwellings would be constructed as "Accessible and Adaptable" in line with the standard set-out in Part M4(2) of the Building Regulations must be submitted to and approved in writing by the Local Planning Authority.

The development must be carried out in accordance with the approved details.

Reason: To ensure the development meets the needs of all potential future occupiers in accordance with Local Plan Policy DE1.

### **Before the Development is Occupied**

#### **Noise mitigation**

12 The development hereby permitted shall not be occupied or brought into use until mitigation measures identified within the noise report (acoustic fencing to certain boundaries) (LF Acoustics, Sept 2024) have been implemented. These mitigation measures shall be retained in perpetuity.

Reason: To mitigate any noise impact to dwellings resulting from neighbouring land uses and to comply with Policy EN4 of the South Kesteven Local Plan.

### **Verification report**

13 The development hereby permitted shall not be occupied or brought into use until a verification report has been submitted to and approved in writing by the Local Planning Authority. The report shall be submitted by the agreed competent person and identify that approved remedial works have been implemented. The report shall include, unless agreed in writing:

- (a) A complete record of remediation activities, and data collected as identified in the remediation scheme (Additional Contamination Assessment & Remedial Strategy (ref: BRD3988-0R3-B, dated April 2024) by BRD Environmental), to support compliance with agreed remediation objectives;
- (b) As built drawings of the implemented scheme;
- (c) Photographs of the remediation works in progress; and
- (d) Certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the approved remediation 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 Policy EN4 of the adopted South Kesteven Local Plan.

### **Energy efficiency**

14 Prior to occupation of each dwelling, works shall be undertaken to conform with the recommendations of the Sustainability Statement (JSP Sustainability, Sept 2024).

Reason: To ensure the scheme is energy efficient and in accordance with Policy SB1 of the South Kesteven Local Plan.

### **Estate Roads**

15 Before any dwelling is occupied, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and

constructed to finished surface levels in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority.

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

16 The permitted development shall be undertaken in accordance with an Estate Road Phasing and Completion Plan, which shall first be approved in writing by the Local Planning Authority. The Plan shall set out how the construction of the development will be phased and standards to which the estate roads on each phase will be completed during the construction period of the development.

Reason: To ensure that a safe and suitable standard of vehicular and pedestrian access is provided for residents throughout the construction period of the development.

### **Ongoing Conditions**

17 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, EN2 and OS1 of the adopted South Kesteven Local Plan.

18 The approved Travel Plan (19113/GTP (B)) must be implemented and adhered to in accordance with the timetable contained in the plan.

Reason: In order that the local planning authority conforms to the requirements of the National Planning Policy Framework, a Travel Plan has been conditioned to ensure that access to the site is sustainable and reduces dependency on the car.

19 No part of the development hereby permitted shall be occupied until such time as a new or improved pedestrian crossing linking the footway at the site access with bridleway (Stamford BW1) has been completed, with details having first been submitted and approved in writing by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate measures of access to the permitted development and to accord with Policies DE1 and ID2 of the South Kesteven Local Plan.

Informative: Details required by condition 19 must first consider the potential for a Puffin crossing, as requested by Lincolnshire County Council (as Local Highway Authority). Only in the event that such a crossing is evidenced as not technically deliverable or viable should other options be considered.

#### 54. Application S24/0569

**Proposal:** Demolition of the existing grain store and erection of five dwellings  
**Location:** Grain Store, Station Road, Twenty, PE10 0AZ  
**Recommendation:** To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions

Noting comments in the public speaking session by:

District Ward Councillor                      Councillor Zoe Lane  
Applicant    Simon Thompson

Together with:

- Provisions within SKDC Local Plan 2011-2036, National Planning Policy Framework (NPPF) and Supplementary Planning Document.
- Comments received from LCC Highways & SuDS.
- Comments received from Lincolnshire Wildlife Trust.
- No comments received from Bourne Town Council.
- Comments received from Environmental Protection.
- No comments received from Environment Agency.
- Comments received from Natural England.
- Comments received from Bourne Civic Society.

*(Councillor Vanessa Smith joined the meeting at 13:36).*

During questions to Public Speakers, Members commented on:

The Assistant Director of Planning raised significant concerns in planning law, following a statement read provided by the District Ward Councillor. There was clear case law in this instance that indicated fallback position being a material consideration and must be given regard to. In doing so, three tests would need to be applied:

- Whether there was lawful ability to undertake the fallback position and whether the permission could be legally undertaken.
  - Likelihood or real prospect of it occurring, if so;
  - The third test would be to make a comparison between the proposed development and the fallback position.
- Clarification was sought on footprint changing.

The current application was slightly larger site with a larger footprint as the proposal was for a number of dwellings opposed to the conversion of a single building, as previously submitted. This meant a potential conflict in terms of the plan for a different site.

Members were requested to consider whether in planning terms, this proposal was a betterment from the fallback position in relation to harm.

- Whether the proposal site contradicted Policy SP4.

The Case Officer evaluated the application on Policy SP5 and assessed the application in terms of its compliance with the development plan. This included making an assessment against the spatial policies. Once an assessment had been completed, the fallback position would then be taken into account.

The report set out that making the spatial assessment and a clear conflict with the spatial policy had been identified. The fallback position would be taken into account that establishes the principle of five dwellings on the site. Planning considerations were important to consider in relation to character, appearance and impact on residential amenity. The fallback position was a material consideration that outweighed the conflict of policies.

- Clarification around the increase in size of the application, in relation to the previous application.

This application was 34sqm larger than the previous application.

- Whether the brick and stonework of the proposed dwellings would be within keeping of the local area.

The buildings would be brick with slate or pantile roofing, which would be within keeping of the local area.

- Concern was raised on ridge height and the chimneys proposed due to net zero carbon ambitions.

The ridge heights and chimneys were proposed to be in keeping with the current site.

- Whether the site had access to any sewage facility and what sewage arrangements would be in place for the site.

The site was close to a communal off site sewage facility that may have capacity for this site. Alternatively, a private package termination unit or a digester unit would be installed for each dwelling, which was common for rural locations.

- Whether the buildings would be rendered.

It was clarified that the buildings were not rendered and were just a brick design.

- Further information was requested on sewerage arrangements and whether the footprint of the site would need to be expanded to cater for a sewerage facility.

Sewerage arrangements had not yet been explored fully due to the application not receiving approval at present. Ideally, the site would be connected to the existing sewerage treatment plant.

During questions to Officers, Members commented on:

The Development Management Planned clarified that Environment Agency had made comment regarding sewerage within the report. The sewerage was to be disposed of using a septic tank, other sewerage arrangements were suggested within guidance. The type of sewerage arrangements made would be subject to environmental permits and building control, which would be dealt with separately.

- That this proposal was similar to existing buildings surrounding the site.

It was clarified that the proposal was south facing, therefore, more light would be coming through to the existing, surrounding properties.

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

#### Time Limit for Commencement

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

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

- i. Drawing No.115210 Proposed Block Plan
- ii. Drawing No.115211 Proposed Elevation Plans Plots 1 and 2
- iii. Drawing No.115212 Garage Floor and Elevation Plan Plot 1
- iv. Drawing No.115213 Garage Floor and Elevation Plan Plots 2 and 3
- v. Drawing No.115214 Proposed Elevation Plans Plots 2, 3 and 5
- vi. Drawing No.115215 Garage Floor and Elevation Plan Plots 4 and 5
- vii. Site Location Plan

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

No development shall take place until a Construction Management Plan and Method Statement has been submitted to and approved in writing by the Local Planning Authority which shall indicate measures to mitigate against traffic generation and drainage of the site during the construction stage of the proposed

development. The Construction Management Plan and Method Statement shall include:-

- phasing of the development to include access construction;
- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- wheel washing facilities;
- the routes of construction traffic to and from the site including any off-site routes for the disposal of excavated material;
- 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 (permanent or temporary) connect to an outfall (temporary or permanent) during construction.

The Construction Management Plan and Method Statement shall be strictly adhered to throughout the construction period.

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.

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

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.

'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.

The term 'construction work' shall include mobile and fixed plant/machinery, (e.g., generators) radios and the delivery of construction materials.

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.

During construction work, deliveries of construction materials shall only take place between 8:00 am and 5:00 pm, Monday to Friday and between 9:00 am and 5:00 pm on a Saturday. No deliveries shall take place on a Sunday or Public Holiday.

Reason: In order to minimise noise impacts on the occupiers of adjacent residential dwellings, in accordance with Policy DE1 of the South Kesteven Local Plan.

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.

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

The development shall be carried out in accordance with the submitted flood risk assessment undertaken by S M Hemmings, dated 14 March 2024, and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 2.6 metres above Ordnance Datum (AOD)
- The development shall have at least two storeys  
These mitigation measures shall be fully implemented prior to occupation and subsequently shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants in line with Policy EN5 of the South Kesteven Local Plan.

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.

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.

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.

The development hereby permitted shall not be occupied before a footway to connect the development to the existing footway network, has been provided in accordance with details that shall first have been submitted to, and approved in writing by, the Local Planning Authority. The works shall also include appropriate arrangements for the management of surface water runoff from the highway.

Reason: To ensure the provision of safe and adequate pedestrian access to the permitted development, without increasing flood risk to the highway and adjacent land and property.

#### Ongoing

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.

*(The Committee adjourned at 14:50 for 10 minutes).*

*(Councillor Paul Fellows left the meeting at 14:50).*

#### **55. Application S24/1467**

**Proposal:** Installation of 574 Solar PV panels  
**Location:** Grantham Meres Leisure Centre, Trent Road, Grantham, NG31 7XQ  
**Recommendation:** To authorise the Assistant Director – Planning to GRANT prior approval

Together with:

- Provisions within SKDC Local Plan 2011-2036, National Planning Policy Framework (NPPF) and Supplementary Planning Document.
- Comments received from LCC Highways & SuDS.
- No comments received from Grantham Town Council.
- No comments received from Environmental Protection.

*(Councillor Patsy Ellis declared an interest in the application in her capacity as a Director of Leisure SK Ltd. She did not participate in the debate or vote).*

During questions to Officers, Members commented on:

Clarification was sought on why the application had been brought to the Committee.

The application had been brought to Committee due to the Council being the Applicant.

It was proposed, seconded and **AGREED** to authorise the Assistant Director of Planning and Growth to **GRANT** prior approval.

#### **56. Application S24/1225**

**Proposal:** Proposed single storey rear elevation extension, internal alterations to garage / store, and installation of 3no skylights to main 2-storey property.  
**Location:** White Farm Cottage, 16 Pond Street, Harlaxton  
**Recommendation:** To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions.

Together with:

- Provisions within SKDC Local Plan 2011-2036, Design Guidelines Supplementary Planning Document and National Planning Policy Framework.
- No comments received from Harlaxton Parish Council.
- No comments received from Lincolnshire County Council (Highways & SuDS).
- Comments received from SKDC Conservation Officer.

*(Councillor Patsy Ellis returned to the meeting).*

It was proposed, seconded and **AGREED** to authorise the Assistant Director of Planning and 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:
  - a. Proposed Plans and Elevations (Ref: 0257-02/Rev C)

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) Before any part of the development hereby permitted is occupied/brought into use, the external elevations shall have been completed in accordance with the materials stated in the submitted application forms, 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.

#### **Ongoing Conditions**

- 4) The annexe hereby permitted shall only be occupied for residential purposes which are ancillary to the residential use of the host dwelling; White Farm Cottage, 16 Pond Street, Harlaxton. The annexe 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 vehicular 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 the site would give rise to conditions detrimental to the amenity of the existing and proposed accommodation.

## 57. Application S24/1150

<b>Proposal:</b>	Application for works to OJSX (T6) - Fagus Sylvatica - Crown Lift to maximum of 6m, 4m only over driveway and OJSW (T7) - Fagus Sylvatica Purpurea - Crown lift to a maximum of 3m, bark wound <30%
<b>Location:</b>	Highgrove Gardens, Stamford, PE9 2GR
<b>Recommendation:</b>	To authorise the Assistant Director – Planning to GRANT Consent, subject to conditions.

Together with:

- No comments received from Stamford Town Council.

During questions to Officers, Members commented on:

- Confirmation on where the expertise advice had come from.

The Council's asset team had commissioned an arboriculturist who worked on behalf of North Kesteven District Council to carry out an independent survey of the trees.

- Whether Officer's were satisfied with the overall shape of the tree given the difference in heights of the trees.

The height provided within the report was a maximum height of 6 metres. The recommended condition included required the actual works to maintain a balanced appearance to the tree.

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

- (1) Crown lifting shall be to a maximum height above ground level as described in the accompanying paperwork. This work shall involve the removal of low branches to the height specified and result in a tree of balanced appearance. Those branches to be removed shall be cut at their origin and all branch collars shall be left intact.

Climbing irons or 'spikes' shall not be used and the works shall have regard to the BS3998 (2010) Tree Work-Recommendations.

Reason: In the interests of visual amenity and tree health and for the avoidance of doubt.

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

There were none.

**59. Close of meeting**

The Chairman closed the meeting at 15:28.

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SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL



## Planning Committee

17 October 2024

### Additional Information Report

This report sets out additional information in relation to planning applications for consideration at the Planning Committee on 17 October 2024 that was received after the Agenda was published.

### Agenda Item 5

#### S23/2199

**Proposal:** Construction and operation of a solar photovoltaic farm with battery storage and associated infrastructure

**Site Address:** Land At High Dike Road, Londonthorpe

#### Summary of Information Received:

- Additional public representation
- Revised elevations for battery storage units

#### Additional representation

An additional public representation has been received that points out the battery units shown on the site layout plan PLE-01 show each unit covering an area of 1.7m x 7.8m, as opposed to the stated size of 12.2m x 2.6m on Battery container drawing SD-28. The representation raises concern that this plan therefore misrepresents the impacts of the battery storage units.

#### Officer comment

This point was raised with the applicants, who have submitted an amended elevational drawing for the battery units ref: TES-HWYLG1118.2kW-0001.

As outlined within the Planning, Design and Access Statement, the planning application is based on the principles of the Rochdale Envelope. That is, the submitted plans are based on an assumed worst-case scenario in respect of parameters and associated impacts. This ensures that the applicant is able to respond to changing technologies and detailed design which would forward in the event the scheme is granted planning permission.

The initially submitted battery container elevation shows a 12.2m (40ft) battery container which is 2.9m in height. As noted in the above representation, the green boxes indicating the BESS units on the site layout are smaller. The applicant has clarified that these are based on a smaller BESS container which is currently

the preferred technology for sites in construction. Updated elevational details for this unit have been submitted which match the dimensions on the submitted layout plan.

Notwithstanding above, it is noted that the submitted layout plan does not form part of the approved plans as part of the officer recommendation. Condition 6 requires submission of the final details of the scheme including the layout and location of the battery storage areas. Condition 7 requires an updated noise assessment and any necessary mitigation based on the final design of the scheme.

As such, to ensure the impacts associated with the battery storage units remain the same as previously assessed, it is recommended to update condition 6 as follows:

Prior to the commencement of the development, full details of the layout and appearance (including the specification and colours of external materials to be agreed) of the development, including the solar arrays, inverters, batteries, DNO substation, access tracks, CCTV cameras, fencing, and other associated infrastructure must be submitted to and approved in writing by the local planning authority. The details must be limited to the extent of the Development Zone Plan (LCS104-DZ-03 Rev 04) and not exceed the maximum dimensions shown on drawing nos. (LCS-SD-01.2) DNO Substation Elevations and Dimensions plan, (LCS-SD-02.1) Customer Substation Elevations and Dimensions, (LCS-SD-14 DNO) Substation Floor Plan, (LCS-SD-15) Customer Substation Floor Plan, (LCS-SD-16) Inverter Floor Plan, (TES-HWYLG1118.2kW-0001) Battery Unit Container, (LCS-SD-04.1) Security/Stock Fence and CCTV Elevation, (LCS-SD-06.2) Access Track, (LCS-SD-32) Gateway Plan, (LCS-SD-33) 20ft Spare parts container, (LCS-SD-36) O&M Building, (LCS-SD-39.4) Solar Panel Elevation 3.0m.

The development must be constructed and operated fully in accordance with the approved details.

Reason: To ensure that the final appearance of the scheme is appropriate and that any necessary mitigation measures required by condition 9 (archaeology) and 7 (noise mitigation) can be taken into account.

As such, the recommendation to Committee is to **authorise the Assistant Director – Planning & Growth to GRANT planning permission subject to the conditions set out within the original report, with the exception of the revised Condition 6 above.**

## Agenda Item 7

### S24/1180

**Proposal:** Construction of an extension to the existing car park, comprised of 146 parking bays, including 11 accessible bays, and 8 EV charging parking bays.

**Site Address:** Station Road, Stamford

#### **Summary of Information Received:**

- Representation from Stamford Town Council
- Additional public representation

#### **Representation from Stamford Town Council**

A formal written representation has been received from Stamford Town Council which objects to the application scheme.

The comments are as follows:

*“Following a review of the proposed car parking charges increase, it was recommended that there should be a further assessment completed on the future capacity requirements for additional parking in Stamford. This was ratified at the SKDC Cabinet meeting on September 24<sup>th</sup>. This can be noted in point 6 of the minutes. Therefore, we would like to object to the current application until the revised assessment has been completed – once this assessment has been received, we will comment further”.*

#### **Additional representation**

An additional public representation has been received, which objects to the proposed development, and raises the following material planning considerations:

- Increased parking capacity in Stamford will suppress demand for public transport and therefore does not comply with parts of Policy ID2.
- Questions whether the proposed development makes effective use of vacant land within the centre of Stamford.

#### **Officer Evaluation**

The suitability of the site for the proposed use has been considered as part of the main Officer Report. The site is understood to have been vacant since October 2010 and has not been subject to any planning applications for alternative uses other than as a car park. The Local Planning Authority have a duty to assess the proposals as submitted, and should not consider whether alternative uses for the site may be more appropriate.

With regards to the requirement for additional parking within Stamford, as set out within the main Officer Report, the application has been accompanied by a Transport Assessment which has assessed the occupancy levels of the existing Cattlemarket Car Park. The completed surveys indicates that the existing car park exceeds the capacity during lunchtime hours, particularly during market days. Therefore, the proposed development would increase the availability of off-street parking within the town centre, and therefore reduce the likelihood of congestion within the town centre.

Whilst the comments made in relation to encouraging public transport use are noted, it is Officers' assessment that ensuring that there is sufficient parking capacity within the town centre does not directly suppress the use of public transport. Encouraging modal shift to public transport is dependent on a multitude of factors, including ensuring that public transport is cost-effective and convenient for use. In the context of this, the provision of adequate parking capacity and, therefore, the removal of congestion within the town

centre may enable the provision of a more timely public transport system. In this context, it is Officers' assessment that the application would accord with Policy ID2 when taken as a whole.

Finally, the comments from Stamford Town Council are noted. As referenced above, the application has been accompanied by a Transport Assessment which has considered the need for additional parking within Stamford; this assessment has included the completion of parking surveys in November 2023. The resolution of Cabinet in September 2024 relates to the completion of updated parking surveys to consider the impacts of changes to parking charges on the availability of parking within the District, and any associated impacts on local businesses.

It should be noted that planning applications should be determined on the basis of the evidence available at the time of determination. In this context, the resolution of the Committee to request a 6-monthly review of parking capacity does not override the obligation for planning decisions to be made in a timely manner. The evidence available at the time of determination of the current application indicates that there is an existing capacity issue within Stamford, and therefore, there is a clear need for additional capacity to be delivered.

### **Recommendation**

Taking all of the above into account, the recommendation remains to authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions.