

Planning Committee



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Thursday, 6 February 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 Helen Crawford, Councillor Patsy Ellis, Councillor Paul Fellows,
Councillor Tim Harrison, Councillor Gloria Johnson, Councillor Vanessa Smith,
Councillor Sarah Trotter and Councillor Paul Wood

Agenda Supplement

6. **Application S24/1822** (Pages 3 - 5)
- Proposal:** Proposed demolition of Class Q consented 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
- Recommendation:** To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions

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Additional Information Report

This report sets out additional information in relation to planning applications for consideration at the Planning Committee on 6 February 2025 that was received after the Agenda was published.

Agenda Item 6

S24/1822

Proposal: Proposed demolition of Class Q consented barn and erection of a detached dwelling, hard and soft landscaping and formation of a re-wilding Zone

Site Address: Wildwood, Nightingale Lane, Aisby, NG32 3NE

Summary of Information Received:

- Since the publication of the Agenda, the following appeal decision has been made:
- Application S23/1913: Demolition of existing barn and erection of a detached dwelling, detached storage building and formation of a re-wilding zone.
SKDC Refusal 13 August 24
Appeal Dismissed 31 January 2025

The points made by the Inspector in the appeal decision are summarised as follows:

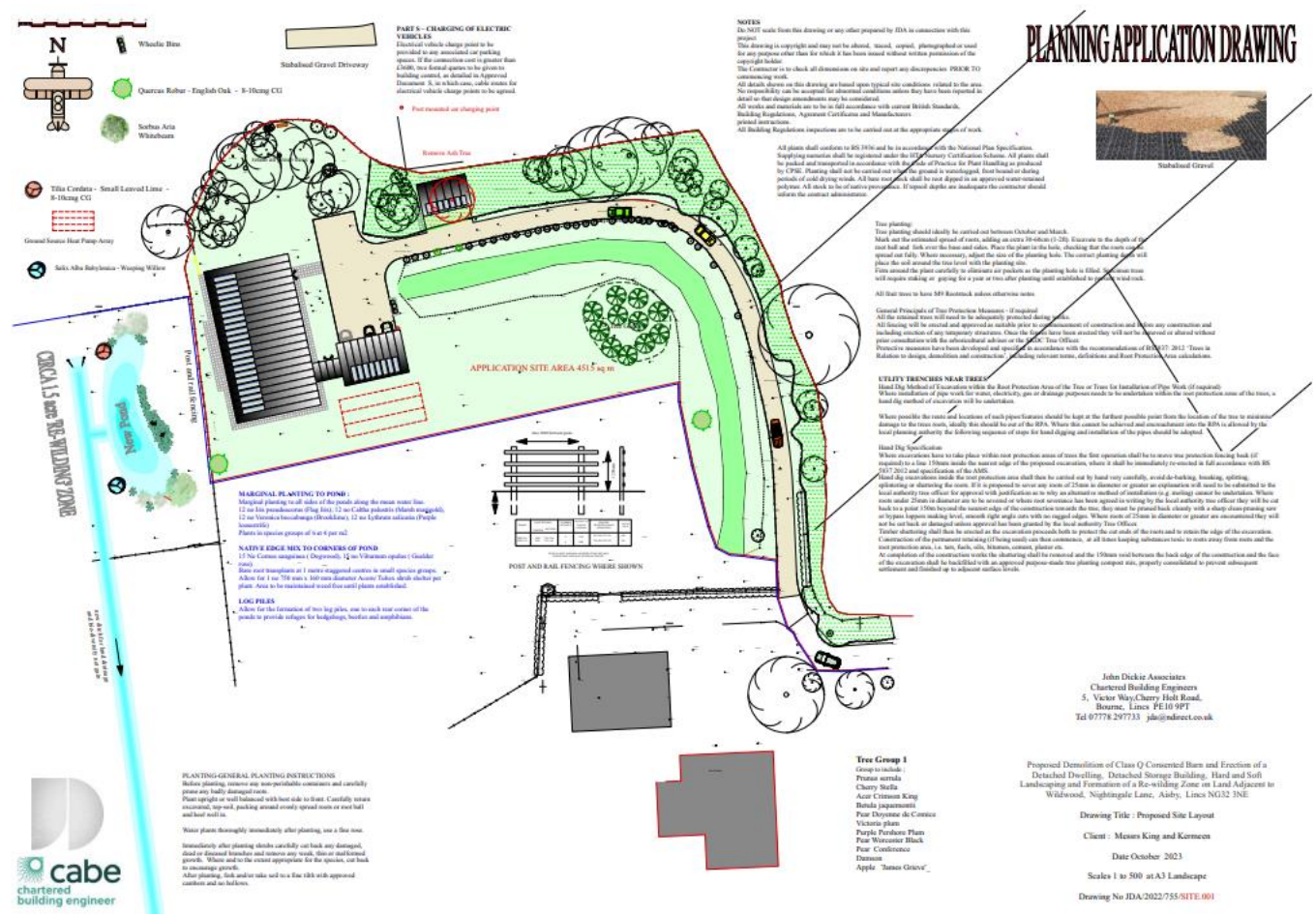
1. The proposal would conflict with the development plan with regards to the location of new housing development, albeit the weight afforded this conflict is reduced by the fallback position.
2. The proposal would result in harm to the character and appearance of the area. This conflict with the development plan was afforded great weight.
3. The proposed dwelling would represent a small site and would contribute towards boosting the supply of housing. This is a moderate benefit to the proposal. The economic benefits of the proposal both during construction and on occupation would also represent a minor benefit of the proposal.
4. The proposal would include a significant area of existing paddock being designated as a rewilding zone, however there are few details as to what this would entail. The result of any biodiversity improvement that would result from the proposal cannot be quantified, and therefore these factors are given modest weight.
5. It is stated that the proposed dwelling would be constructed of high thermal standards. Having regard to climate change, these factors weight in favour of the proposal, however given the modest scale of the scheme, were afforded minor weight.

6. When taken together, these benefits would not outweigh the harm or conflict with the development plan. Therefore, it was concluded that the proposal (as submitted under S23/1913) would conflict with the development plan, and there are no material considerations, including the Framework and the fallback position, that would outweigh that conflict. Accordingly, the appeal was dismissed.

Officer Evaluation

1. Appeal Decision S23/1913

- 1.1. As identified within the main report, application S23/1913 was refused planning permission on 13 August 2024. The proposed dwelling in that case was overall larger than the current proposal, included an attached outbuilding and was orientated differently on the site.



- 1.2. In that case, it was the LPA's assessment that whilst the site benefits from a fallback position, which has established the principle of a single dwelling on the site, the application proposals would result in a form of development which would be harmful to the character and appearance of the area and would not represent a betterment when assessed against the fallback position. Furthermore, the material considerations, including the betterment provided by the proposed rewilding area, would not outweigh the conflict with the adopted development plan.

Conclusion

Taking all of the above into account, Officers remain of the view that the current proposal adequately address the previous reasons for refusal, and would not be harmful to the character of the surrounding area and complies with Local Plan Policy DE1, and has regard to section 12 of the NPPF. The material considerations in this case outweigh the conflicts with policy and the proposal is therefore recommended remains as set out within the main Committee Report.

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