

# Meeting of the Planning Committee

Thursday, 6 March 2025, 1.00 pm



SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL

Committee Members present	Other Members present
Councillor Charmaine Morgan (Chairman)	Councillor Zoe Lane
Councillor Penny Milnes (Vice-Chairman)	<b>Cabinet Members present</b>
Councillor David Bellamy	
Councillor Harrish Bisnauthsing	Councillor Phil Dilks
Councillor Pam Byrd	
Councillor Helen Crawford	<b>Officers</b>
Councillor Patsy Ellis	Emma Whittaker, Assistant Director of Planning & Growth
Councillor Tim Harrison	Phil Jordan, Development Management & Enforcement Manager
Councillor Gloria Johnson	Venezia Ross-Gilmore, Senior Planning Officer
Councillor Vanessa Smith	
Councillor Sarah Trotter	Joshua Mann, Democratic Services Officer
Councillor Paul Wood	

## 118. Register of attendance and apologies for absence

Apologies for absence were received from Councillor Paul Fellows.

## 119. Disclosure of interests

Councillor Charmaine Morgan and Councillor Tim Harrison declared an interest in application S25/0069 as members of Grantham Town Council. However, Councillor Morgan and Councillor Harrison confirmed they were approaching the application with an open mind.

Councillor Helen Crawford declared an interest in application S24/2100 as the Chairman of Bourne Town Council. However, Councillor Crawford confirmed they were approaching the application with an open mind.

## 120. Minutes of the meeting held on 23 January 2025

The minutes of the meeting held on 23 January 2025 were proposed, seconded, and AGREED as an accurate record.

## 121. Minutes of the meeting held on 6 February 2025

The minutes of the meeting held on 6 February 2025 were proposed, seconded, and AGREED as an accurate record.

## 122. Application S24/2100

**Proposal:** Installation of solar farm, comprising ground mounted solar photovoltaic panels, including mounting systems, inverters and transformers stock proof fencing, CCTV internal access tracks and associated infrastructure and landscaping for a temporary period of 40 years.

**Location:** Home Farm, Dyke Drove, Bourne

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

Noting comments in the public speaking session by:

District Ward Councillor	-	Councillor Zoe Lane
Lincolnshire Country Councillor	-	Councillor Sue Woolley ( <i>Written statement</i> )
For Applicant	-	Mr William Ash, Landowner Mr Stuart Hammond

Together with -

- Provisions within the South Kesteven (SK) Local Plan 2011-36, design guidelines for Rutland and SK Supplementary Planning Document, National Planning Policy Framework (NPPF), National Policy Statements for Energy and Renewable Energy.
- No objections received from Bourne Town Council.
- No objections received from the Defence Infrastructure Organisation.
- No objections were received from the Environment Agency subject to conditions.
- No objections were received from the Heritage Lincolnshire subject to conditions.
- No objections received from Lincolnshire County Councils (Highways and SuDS)
- No objections received from Lincolnshire Fire and Rescue.
- No objections received from Natural England.
- No objections received from SKDC Conservation Officer.
- No comments received from Morton Parish Council.

- No comments received from Civil Aviation Authority.
- No comments received from SKDC Environmental Protection.
- No comments received from Lincolnshire Wildlife Trust.

During questions to Public Speakers, Members commented on:

- Confirmation was given by the landowner that the land identified suffered from black grass, compromising its ability for effective food production. Although the landowner was committed to the growth of crops such as milling wheat, barley, oats and peas elsewhere on the farm. The applicant confirmed the presence of black grass was a key reason for choosing the site amongst several that they had considered within the area.
- Confirmation was also given that the landowner felt the necessity to diversify given the current financial pressure faced by farmers.
- Members queried the intentions of the landowner after the temporary 40-year period requested by the planning application. It was confirmed that this period would allow a period of respite for the land, breaking the cycle of the black grass. Subsequently, it was possible that the land could return to food production use.
- It was confirmed that whilst the site was known to some areas of surface water flooding, it did not regularly flood.
- Regarding biodiversity, the landowner confirmed their intention to plant wildflowers and the planning application had accounted for buffer zones to allow deer runs.
- The applicant also noted their intention of financial support for Dyke Village Hall to demonstrate their long-term commitment to the area. The Assistant Director of Planning and Growth noted that this was not a material consideration of Members within the merits of whether to grant planning permission.

Councillor Helen Crawford declared an interest as being on Dyke Village Hall Committee. However, Councillor Crawford remained open minded.

- It was queried where the solar panels had been sourced from. It was confirmed that the solar panels were yet to be sourced but initial efforts would be made to source locally. The Assistant Director of Planning and Growth reiterated that Members should consider the application on its planning merits and the sourcing of the solar panels were the applicants prerogative. It was confirmed that installation of the solar panels would likely be contracted.
- It was noted that the application had previously been amended to account for Skylarks in the area following a consultation.
- It was queried what lessons the applicant had learnt from their experience of managing similar sites nationwide. The applicant noted that the area of each site had to be respected for its individual ecological merits.

- Attention was drawn to the indicative transport management plan, outlining that no HGVs would be directed through Dyke village.

During question to Officers and debate, Members commented on:

- Members noted their support for the local farming industry.
- Some Members praised the efforts of the landowner to diversify their business and thanked the individual for their attendance. Praise was also given for the landowner and applicant's efforts to listen and engage with consultations which had resulted in amendments to the initial plans.
- Others Member noted their discomfort with the timeframe being a 40-year temporary period and who was liable for the site should the applicant's firm withdraw, or the site be decommissioned. It was confirmed that the landowner was legally responsible for adhering to the planning permission.

In summing up it was commented that the solar farm was relatively small scale. It represented a low percentage of land being used for agricultural purposes. Whilst high grade land was being used, the application would support the long term viability of the family farm thereby protecting the remaining land use for food production.

It was noted that the applicant was providing a significant increase in the provision of hedging, over 800% which was to be commended.

**Following discussions, it was proposed, seconded, and AGREED to authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions, and incorporating the following amendments:**

- **Condition Four be amended to reflect that the exported output to the National Grid of the solar farm hereby approved must not exceed 28 MW AC,**
- **Section 2.3 of the report be amended to reflect that the fences were to be 2 meters in height.**

#### 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).

#### Temporary Permission Limits

2) Written confirmation of the first export date shall be provided to the Local Planning Authority

no later than 20 days following the event. The development hereby permitted shall cease on or before the expiry of a 40 year period from the date of the first export of electricity from the solar farm to the electricity grid network; excluding electricity exported during initial testing and commissioning.

The land shall thereafter be restored to its former condition in accordance with a scheme of decommissioning work (“Decommissioning Scheme”) which shall make provision for the removal of the solar panels and all other associated equipment, and the subsequent restoration of the site.

The scheme shall include details of:

- (a) The extent of equipment and foundation removal, and the site restoration to be carried out;
- (b) The management and timing of any works;
- (c) A Traffic Management Plan to address the likely traffic impacts arising during the decommissioning period.
- (d) An Environmental Management Plan to include details of measures to be taken during the decommissioning period to protect wildlife, habitat features and trees on the site.
- (e) The location of any temporary compound and parking areas.
- (f) Full details of the removal of the solar arrays, associated buildings and plant, any access tracks and sub-surface cabling and all associated ground restoration, including trench backfilling.
- (g) Full details of all other works to the land to allow for renewed agricultural production following the removal of structures from the site.
- (h) A programme of implementation.

The Decommissioning Scheme shall be submitted to and approved in writing by the Local Planning Authority, no later than 39 years from the date of the first export of electricity and shall be subsequently implemented as approved.

Reason: The proposed development has a 40 year operational period, and to ensure that the site is fully restored to allow for agricultural use, and to maintain the rural landscape character of the area.

## **Approved Plans**

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

- (a) Proposed Site Layout Plan (Ref: INT1002-110 Rev12)
- (b) Compound Area Contextual Elevation Plan (Ref: INT1002-240 Rev06)
- (c) Compound Area (Ref: INT1002-140 Rev0)
- (d) Solar Array Elevation (Ref: INT1002-200 Rev01)
- (e) Project Control Room (Ref: INT1002-221 Rev03)
- (f) Spare Part Container Details (Ref: INT1002-222 Rev01)
- (g) Solar Transformer (Ref: INT1002-223 Rev04)
- (h) Access Track Section Details (Ref: INT1002-230 Rev01)
- (i) Fence & Gates Details (Ref: INT1002-231 Rev02)
- (j) CCTV Pole Mounting Details (Ref: INT1002-232 Rev0)
- (k) Auxiliary Transformer (Ref: INT1002-256 Rev03)

Unless otherwise required by another condition of this permission.

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

#### Power Output

- 4) The exported output of the solar farm hereby approved must not exceed 28 MW.

Reason: To define the permission and ensure that the output of the proposal remains below the limitations allowed under the Town and Country Planning Act.

#### **Before the Development is Commenced**

##### *Heritage / Archaeology*

##### Archaeological Mitigation Plan

- 5) Before the development hereby permitted is commenced, an Archaeological Mitigation Strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include:
  - a. A Written Scheme of Investigation for further archaeological evaluation of the site
  - b. A plan illustrating the location of archaeological remains on the site;
  - c. Areas which are designated for archaeological monitoring and recording;
  - d. Proposals to ensure that significant archaeological remains are protected or, if appropriate, set out a programme of further archaeological works to ensure that they are recorded in advance of works on site;
  - e. A programme for the implementation of the archaeological mitigation strategy.

Thereafter, all works on site shall be carried out in accordance with the approved Archaeological Mitigation Strategy.

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.

#### Materials Details

6) Before any part of the development hereby permitted is commenced, a specification of the materials to be used in the construction of external surfaces of the development shall be 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 and EN1 of the adopted South Kesteven Local Plan; and to ensure that the development does not result in any harm to nearby heritage assets as required by Policy EN6 of the adopted Local Plan.

#### *Biodiversity / Ecology*

#### Construction Environmental Management Plan

7) Before any part of the development hereby permitted is commenced, a detailed Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The submitted CEMP shall be based on the submitted Indicative Construction Traffic Management Plan (Andrew Moseley Associates) (November 2024) and shall include measures to mitigate against the adverse effects of vehicular movements and noise and means to manage the drainage and ecological impacts of the construction stages of the development. The detailed CEMP shall include:

- a. Details of access construction to ensure that the proposed development can be accessed by emergency vehicles and construction vehicles.
- b. Construction hours
- c. The routing and management of all construction vehicles to avoid conflicts on Dyke Drove
- d. The parking of all vehicles and site operatives
- e. The loading and unloading of all plant and materials
- f. The storage of all plant and materials used in constructing the development
- g. Wheel washing facilities
- h. Ecological Management Plan, including appointment of an Ecological Clerk of Works, and the implementation of Natural England licences as required.

- i. Relevant details of the archaeological mitigation strategy for the protection of retained features during the construction period.

The approved CEMP shall be strictly adhered to throughout the construction period.

Reason: To minimise the effects of the construction stage of the development on the highway, and ecological and archaeological assets.

### **During Building Works**

#### *Flood Risk and Drainage*

#### Flood Mitigation Scheme

8) The development of the essential infrastructure on site, namely the Project Control Room, Solar Transformer and Auxiliary Transformer, shall not commence until a detailed flood mitigation scheme to ensure that the development shall remain operational during a fluvial flood breach event with a 1 in 1000 (0.1%) chance of occurring in any year during its lifetime, has been submitted to and approved in writing by the Local Planning Authority.

The mitigation scheme shall be implemented as approved and subsequently shall be retained and maintained thereafter for the lifetime of the development.

Reason: To ensure that the development remains operational at times of flooding in accordance with Policy EN5 of the adopted South Kesteven Local Plan, Section 14 of the National Planning Policy Framework and Paragraph 079 of the Planning Practice Guidance.

#### *Biodiversity / Ecology*

#### Ecological Mitigation

9) All works on site during the construction period shall be carried out in accordance with the recommendations contained within Section 6 of the Ecological Impact Assessment (MKA Ecology) (November 2024), including reasonable avoidance measures for protected species and the provision and retention of skylark mitigation plots, as detailed in the accompanying appendices.

Reason: In the interests of best ecological practice and in accordance with Policy EN2 (Protecting Biodiversity and Geodiversity) of the adopted South Kesteven Local Plan.

### **Before the Development is Operational**

#### *Landscape and Visual Impact*

## Landscape and Ecological Management Plan

10) Before the solar development hereby permitted is operational, a Landscape and Ecological Management Plan (LEMP) shall have been submitted to and approved in writing by the Local Planning Authority and shall include details of the management and monitoring of the site during the operational period.

Reason: To protect and enhance the existing landscape features on the site, and to mitigate the harm to the landscape and visual characteristics of the area as a result of the development; and in accordance with Policy EN1 (Landscape Character), EN2 (Protecting Biodiversity and Geodiversity) and DE1 (Promoting Good Quality Design) of the adopted South Kesteven Local Plan.

## Landscaping Implementation

11) Before the end of the first planting / seeding season following the date when electrical power is first exported ("first export date"), all landscaping works shown on the approved Landscaping Strategy (Huskisson Brown) (Ref: HBA-942-001 (Rev L)) shall have been carried out in full, unless otherwise required by another condition of this permission.

Reason: To mitigate the harm to the rural character caused by the proposal and to secure a biodiversity net gain and in accordance with Policy EN1 (Landscape Character) and Policy EN2 (Protecting Biodiversity and Geodiversity) of the adopted South Kesteven Local Plan.

## External Material Implementation

12) Before the development is operational, the external appearance of all built form on the site shall have been completed in accordance with the details approved by Condition 6 above. Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 (Promoting Good Quality Design) of the adopted South Kesteven Local Plan.

## *Access / Highways*

## Operational Environmental Management Plan

13) Before the date of the first export of electricity from the development hereby permitted, an Operational Environmental Management Plan (OEMP) relating to any maintenance or repair works of the approved development shall be submitted to, and approved in writing by the Local Planning Authority.

Reason: To ensure that the solar farm continues to generate electricity; and to mitigate the impacts of any further construction works required for the repair or

replacement solar arrays; in accordance with Policy RE1 (Renewable Energy Generation) of the adopted South Kesteven Local Plan.

### *Flood Risk and Drainage*

#### Flood Warning and Evacuation Compliance

14) Before the date of the first export of electricity from the development hereby permitted, the Flood Evacuation and Emergency Plan (Andrew Moseley Associates) (November 2024) submitted as part of the application, shall be implemented and shall be retained for the lifetime of the development.

Reason: To ensure that the safety of all users during the lifetime of the development, as required by the Exception Test for flooding detailed in Policy EN5 of the adopted Local Plan and Section 14 of the National Planning Policy Framework.

### **Ongoing**

#### *Landscape and Visual Impact*

#### Lighting Details

15) No permanent illumination of the site shall be permitted unless otherwise agreed in writing by the Local Planning Authority. In such circumstances, prior to the erection of any external lighting on site, a lighting plan 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 and thereafter retained for the lifetime of the development.

Reason: To protect the rural character of the site and in accordance with Policy EN1 (Landscape Character) of the adopted South Kesteven Local Plan.

#### Compliance with LEMP

16) The approved development must be carried out in accordance with the approved Landscape and Ecological Management Plan.

Reason: To protect and enhance the existing landscape features, and to mitigate the harm to the landscape and visual characteristics of the area as a result of the development; and in accordance with Policy EN1 and DE1 of the adopted Local Plan.

#### Landscape Protection

17) Within a period of five years from the first export date, any trees or plants provided as part of

the approved Landscaping Plan 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, unless otherwise agreed by the Local Planning Authority.

Reason: To mitigate the harm to the rural character caused by the proposal and to secure a biodiversity net gain and in accordance with Policy EN1 (Landscape Character) of the adopted Local Plan.

#### Early Decommissioning

18) In the event that the site ceases to generate electricity for a period of 12 months prior to the cessation of the 40 year period, a scheme of Decommissioning Works ("Early Decommissioning Scheme") shall be submitted no later than 6 months from the end of the 12 month non-electricity generating period to the Local Planning Authority for approval in writing. The early decommissioning scheme shall include the same details required under the Decommissioning Scheme set out in Condition 2 of this permission. Thereafter, the early decommissioning scheme shall be carried out in accordance with the approved details.

Reason: To ensure that the solar farm continues to generate electricity or is otherwise removed to the benefit of the character and appearance, and agricultural productivity of the District; in accordance with Policy EN1 and RE1 of the adopted South Kesteven Local Plan.

### **123. Application S24//2037**

The Committee adjourned for a break at 14.35 and resumed at 14.58.

Councillor Vanessa Smith entered the Committee upon resumption.

**Proposal:** Section 73 application for the variation of condition 2 (approved plans) of planning permission S22/2308 (Erection of 21 affordable dwellings with associated access, landscaping, parking and cycle storage provision).

**Location:** Land to the rear of Larch Close and Shaw Road, Grantham.

**Recommendation:** To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions.

There were no public speakers.

Together with:

- Provisions within the South Kesteven (SK) Local Plan 2011-36, design guidelines for Rutland and SK Supplementary Planning Document, National Planning Policy Framework (NPPF), National Policy Statements for Energy and Renewable Energy.
- No objections were received from Grantham Town Council.
- No objections were received from SKDC Conservation Officer.
- No objections were received from National Highways.
- No objections were received from Lincolnshire County Council (Highways and SuDS).
- No further comments were made by SKDC Environmental Protection.
- No comments were received from Lincolnshire County Council (Education).
- No comments were received from Anglian Water.
- Historic England did not need to be notified or consulted on the application.
- There were no national gas assets affected in the area according to National Grid.
- Heritage Lincolnshire commented that any variation/removal of conditions attached to S22/2308 should be subject to the provisions of condition 3 requiring a scheme of archaeological works.

During question to Officers and debate, Members commented on:

- Confirmation was given that the application sought to replace the four-bedroom houses originally proposed with a two-bedroom semi-detached bungalow and a three-bedroom semi-detached bungalow.

**Following discussions, it was proposed, seconded, and AGREED to authorise the Assistant Director – Planning & 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 the S22/2308 planning permission.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

### **Approved Plans**

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

- i. Site Location Plan, drawing ref. 001-(PL)-8635 (received 22/11/22)
- ii. Proposed Site Plan, drawing ref. 2860/P 101 C (received 26/11/24)
- iii. Bungalow Plots 1 & 2, drawing ref. 2860/P 200 B (received 26/11/24)
- iv. House Plots 3-8, drawing ref. 2860/P 201 A (received 26/11/24)
- v. Apartments Plots 9-12, drawing ref. 2860/P 202 A (received 26/11/24)
- vi. Apartments Plots 13-21, drawing ref. 2860/P 203 A (received 26/11/24)

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**

#### Archaeological Investigation

3) Before the development hereby permitted is commenced, a written scheme of archaeological investigation shall have been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the archaeological investigations shall be completed in accordance with the approved details.

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.

#### Construction Management Plan

4) No development, including demolition of buildings hereby approved, shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan and Statement shall include measures to mitigate the adverse impacts during the construction stages of the permitted development and shall include:

- a. The phasing of the development, including access construction
- b. The on-site parking of all vehicles of site operatives and visitors
- c. The on-site loading and unloading of all plant and materials.
- d. The on-site storage of all plant and materials used in constructing the development.
- e. Dust suppression measures
- f. Wheel washing facilities
- g. A strategy stating how surface water runoff 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 (temporary or permanent) connect to an outfall (temporary or permanent) during all construction works.

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

Reason: In the interests of the residential amenity of the neighbouring properties.

#### Noise Impact Assessment Update

5) Before the development hereby permitted is commenced, a comprehensive noise assessment to determine the level of noise both internally and externally, shall have been completed in accordance with a scheme to be agreed in writing by the Local Planning Authority.

The written report(s) shall identify and consider the potential impacts on all identified receptors. All investigations must be carried out in accordance with the current best practice, and the written reports shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the residential amenity of future occupiers of the development.

#### Drainage Strategy

6) Before the development hereby permitted is commenced, a scheme for the treatment of surface water drainage shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the submitted Proposed Drainage Strategy (Ref: B24598-JNP-92-XX-DR-C-2002-P01) and the details must:

- a. Be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.
- b. Provide flood exceedance routing for storm events greater than the 1 in 100 year event.
- c. 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 runoff rate for the undeveloped site.
- d. Provide attenuation details and discharge rates which shall be restricted to 2 litres per second.
- e. Provide details of the timetable for and any phasing of implementation for the drainage

scheme; and

f. 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.

Thereafter, no dwelling shall be occupied until the approved scheme has been completed or provided on 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.

#### Ground Conditions

7) No works pursuant to this permission shall commence, unless otherwise agreed in writing by the Local Planning Authority, until there have been submitted to and approved in writing:

a. A detailed scheme for remedial works and measures to be undertaken to avoid risks from contaminants and / or gases when the site is developed and proposals for future maintenance and monitoring. Such a scheme 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 is suitable for the intended end users; and in accordance with Local Plan Policy EN4 (Pollution Control) and national guidance contained in the NPPF.

#### **During Building Works**

##### Remediation Scheme

8) If the Noise Assessment, required under Condition 5 above, determines that remediation is required, before any development above foundation level, a remediation strategy shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter, the development shall be carried out in accordance with the approved noise remediation scheme, including in accordance with any approved phasing scheme.

Reason: In the interests of the residential amenity of future occupiers of the development.

### Sustainable Building

9) No development above damp-proof course shall take place until details demonstrating how the proposed dwellings would comply with the requirements of Local Plan Policy SB1 have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of how carbon dioxide emissions would be minimised through the design and construction of the development, details of water efficiency; and the provision of electric car charging infrastructure.

The approved sustainable building measures shall be completed in full for each dwelling / unit, in accordance with the agreed scheme, prior to the first occupation of each dwelling / unit hereby permitted.

Reason: To ensure that the development mitigates against, and adapts to, climate change in accordance with Policy SB1 of the South Kesteven Local Plan.

### Construction Hours

10) Construction work on site shall only be carried out between the hours of 0730 and 1800 Monday to Friday, and 0900 to 1300 on Saturdays. Construction work shall not be carried out on Sundays or Public Holidays; unless otherwise agreed in writing by the Local Planning Authority.

The term “construction work” shall include all mobile and fixed plant and machinery, radios and the delivery of materials.

Reason: To minimise noise impacts on the adjacent residential dwellings.

### Ecological Mitigation

11) All works on site, including construction works, shall be carried out in accordance with the recommendations contained within the Preliminary Ecology Report (Andrew Chick) (Dated June 2021), including the installation of bat and bird roosting boxes, provided as part of the submission for S22/2308.

The scheme of bat roosting boxes are to be installed on site prior to first occupation of the development hereby permitted, and shall be retained for the lifetime of the development.

Reason: In the interests of best ecological practice and in accordance with Policy EN2 of the adopted South Kesteven Local Plan 2011-2036.

### Previously Unidentified Contamination

12) Should the developer, during excavation and construction works of the approved development site, find any area where it is suspected that the land is contaminated, then all works must stop and the Local Planning Authority notified immediately. An investigation and risk assessment must be undertaken and, where remediation is necessary, a remediation scheme must be prepared in accordance with current good practice and legislation, and submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved remediation scheme shall be implemented in accordance with the approved details.

Following the completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing by the Local Planning Authority prior to the first occupation of the dwellings hereby permitted.

Reason: Previous activities associated with the site may have caused, or had the potential to cause, land contamination and to ensure that any site investigation and remediation will not cause pollution, in the interests of the amenities of future residents and users of the development; and in accordance with Local Plan Policy EN4 (Pollution Control).

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

#### Noise Validation Testing

13) Before any dwelling hereby permitted is occupied, a verification report that scientifically and technically demonstrates the effectiveness of the noise remediation scheme, as required, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the residential amenity of future occupiers of the development.

#### Shaw Road Pedestrian Crossing

14) No part of the development hereby permitted shall be occupied before the works to improve the public highway (by means of an uncontrolled pedestrian crossing connecting people from Shaw Road over Trent Road) has been certified complete by the Local Planning Authority.

Reason: To ensure safe means of connectivity to the permitted development.

#### Estate Road Surface Levels

15) Before any dwelling hereby permitted is occupied, all of that part of the estate road and associated footways that form the junction with Shaw 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

that shall first 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 of time at dissimilar, interim construction levels.

#### Materials Implementation

16) Before the dwellings hereby permitted are first occupied, the external materials must have been completed in accordance with the approved external materials details.

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

#### Hard Landscaping Implementation

17) Before any part of the development hereby permitted is occupied, all hard landscaping works shall have been completed in accordance with the approved details.

Reason: Hard landscaping makes an important contribution to development and its assimilation with its surroundings, and in accordance with Policy DE1 and EN6 of the adopted South Kesteven Local Plan.

#### Contamination Verification

18) 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 have been submitted by the agreed competent person and identify that the approved remedial works have been implemented. The report shall include, unless otherwise agreed in writing:

- a. A complete record of remediation activities, and data collected, as identified in the remediation scheme to support compliance with the 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 future residents and users of the development, and in accordance with Policy EN4 of the adopted South Kesteven Local Plan and national guidance contained in the National Planning Policy Framework.

### **Ongoing**

#### Soft Landscaping Implementation

19) Before the end of the first planting / seeding season following the first occupation of the development hereby permitted, all soft landscaping works shall have been carried out in accordance with the approved soft landscaping works.

Reason: Soft landscaping makes an important contribution to the development and its assimilation with its surroundings, and in accordance with Policy DE1 and EN6 of the adopted South Kesteven Local Plan.

#### Soft Landscaping Protection

20) 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, unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscaping, in accordance with the approved designs and in accordance with Policy DE1 and EN2 of the adopted South Kesteven Local Plan.

## **124. Application S25//0069**

### **Proposal:**

Removal of a modern stud partition to enlarge an existing office and provide additional means of access/escape to the Mayor's Parlour within the Guildhall.

### **Location:**

Guildhall Arts Centre, St Peter's Hill, Grantham, Lincolnshire, NG31 6PY

### **Recommendation:**

To authorise the Assistant Director for Planning to GRANT listed building consent subject to conditions

There were no public speakers.

Together with:

- Provisions within the South Kesteven (SK) Local Plan 2011-36, design guidelines for Rutland and SK Supplementary Planning Document, and the National Planning Policy Framework (NPPF).
- No objections received from Grantham Town Council.

Councillors Charmaine Morgan and Tim Harrison advised they were Members of Grantham Town Council. Whilst present at the meeting where the required works were discussed at Grantham Town Council meetings, neither were party to any decision and retained an open mind.

During question to Officers and debate, Members commented on:

- It was confirmed that the works included reinstating the original design.

Following discussions it was proposed, seconded, and AGREED to authorise the Assistant Director for Planning & Growth to GRANT listed building consent subject to conditions.

### **Time Limit for Commencement**

1 The works hereby consented shall be commenced before the expiration of three years from the date of this consent.

Reason: In order to ensure that the works are commenced in a timely manner, as set out in Sections 18 and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

### **Approved Plans**

2 The works hereby consented shall be carried out in accordance with the following list of approved plans and reports:

- i) Location Plan received 14 January 2025
- ii) Proposed Ground Floor Plan, Drawing No 12903-WMS-ZZ-00-D-A-10401-S8-P1 received 14 January 2025
- iii) Heritage Statement received 14 January 2025
- iv) Design and Access Statement received 14 January 2025

Unless otherwise required by another condition of this permission.

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

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

The Assistant Director of Planning & Growth updated Members regarding the proposed Aldi site in Bourne. A start date for the appeal process had been sent to residents advising any comments to be sent directly to the Planning Inspectorate prior to the hearing in April 2025. The same applied for Members who could also request a speaking slot from the Planning Inspectorate.

A Member queried what was happening to the former Salvation Army site in North Street, Stamford. The Assistant Director of Planning & Growth noted that this was up to the landowner.

It was requested that a copy of the Local Plan was left in the Members Lounge following its review. Members were urged to access the document online.

*The Chairman concluded the meeting at 15.25 pm.*