

Minutes

Planning Committee

Thursday, 8 May 2025, 1.00 pm

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



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Committee Members present

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

Councillor Harrish Bisnauthsing
Councillor Patsy Ellis
Councillor Tim Harrison
Councillor Gloria Johnson
Councillor Vanessa Smith
Councillor Max Sawyer
Councillor Sarah Trotter
Councillor Paul Wood

Other Members present

Councillor Zoe Lane

Officers

Emma Whittaker (Assistant Director of Planning and Growth)
Phil Jordan (Development Management & Enforcement Manager)
Adam Murray (Principal Development Management Planner)
Venezia Ross-Gilmore (Senior Planning Officer)
Amy Pryde (Democratic Services Officer)

Paul Weeks (Legal Advisor)

134. Chairman announcement

The Chairman provided a speech to commemorate the 80th anniversary of VE Day.

(The Council Chamber had a 2-minute silence in memory of the fallen during World War 2)

135. Register of attendance and apologies for absence

Apologies for absence were received from Councillors Paul Fellows, Pam Byrd, David Bellamy, Helen Crawford and Tim Harrison.

Councillor Max Sawyer substituted for Councillor Pam Byrd, for this meeting.

The Cabinet Member for Planning sent his apologies to this meeting.

136. Disclosure of interests

Councillor Max Sawyer declared he would not take part in the debate or vote for application S24/2191.

The Assistant Director of Planning declared a personal interest in knowing an objector to Application S25/0203, however, this would not prevent the Assistant Director of Planning giving advice to the Committee as decision makers.

137. Minutes of the meeting held on 3 April 2025

The minutes of the meeting held on 3 April 2025 were proposed, seconded and **AGREED** as a correct record.

138. Application S25/0203

Proposal: Change of use from Use Class C3 Residential Dwelling House to Use Class C2 Children's Care Home

Location: 9A School Lane, Colsterworth, Lincolnshire NG33 5NW

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:

Against:

Cllr David Bellamy

Ian Thorpe

Sirah Parkes

Darron Haylock

Applicants

Rachael Allen and Melanie Fletcher

Together with:

- Provisions within South Kesteven Local Plan 2011-2036 (Adopted January 2020), Design Guidelines for Rutland and South Kesteven Supplementary Planning Document, National Planning Policy Framework (NPPF) and Colsterworth and District Neighbourhood Plan 2016-2026.
- No comments received from Historic England.
- No comments received from SKDC Environmental Protection.
- Comments received from Lincolnshire County Council Highways.
- Comments received from Environment Agency.
- Comments received from Colsterworth Parish Council.
- No comments received from Lincolnshire Police Crime Prevention Design Adviser.

- Comments received from Conservation Officer.
- No comments received from Lincolnshire County Council Senior Commissioning Officer.

During questions to Public Speakers, Members commented on:

- It was queried whether there was a river close by to the proposed site.

The Public Speaker clarified that there was a river approximately 6 metres away from the boundary.

- It was stated that the river was prone to flooding. A query was raised on whether it caused disruption to traffic.

A Public Speaker stated that in 2024, the fire service was called due to the river flooding, where residents were rescued from the end of School Lane. The fire engine struggled to access certain properties on the lane.

- It was queried how frequently the area flooded.

The Public Speaker, who was a long-standing resident of the area noted that the river flooded at least annually.

- Whether any mitigation had been recommended to be put into place for flooding.

The Environment Agency had attended School Lane to clear drains and provide a flood defence mechanism. They had also attended to escort elderly people out of their homes prior to a flood taking place.

- It was queried whether any properties on School Lane had experienced internal flooding.

It was stated that recently residents that lived within 10 metres of the river had to be rescued from their properties and a number had experienced internal flooding.

- There was a boundary fence between 9 and 9a School Lane, it was queried who had responsibility of the boundary fence.

It was unknown who had responsibility of the boundary fence. The fence was 1.1m away from 9a School Lane and 1.5-2m away from 9 School Lane.

- The Public Speaker was requested to expand on their concerns of the river in relation to safety.

The Public Speaker clarified that recent flooding was excessive and floodwater came up to the doorstep of the proposed site and footpaths were not passable by foot or vehicles.

- Members requested further information on the location of flood photographs provided.

(Councillor Gloria Johnson left the Chamber at 13:53 and returned. She did not further participate in the vote).

- It was queried who would provide education and therapeutic support for the children from diverse backgrounds and what qualifications would be expected of them.

The Applicants confirmed the following teams that would make up the care of the children:

- Care team, level 3 in children and residential care
- Managers, level 5 in in children and residential care.
- Education team, qualified teachers or TA's.
- Clinical team, overseen by a Clinical Psychologist with qualifications relevant to the area of work.

It was clarified the children could attend a specialist school or an online service. Clinical appointments and therapy would be attended away from the home.

It was clarified that only 2 children would reside at the property, at any one time.

- It was noted that children would range from 6-17 years old. A query was queried whether any perimeter and mitigation fencing would be to protect the 6-17 year olds.

The Applicant stated that children would be placed in an area where environmental concerns were minimal. The home would be staffed on a 1-1 basis and the children would always be supervised.

- Concern was raised on parking for 5 vehicles and the monitoring of children during shift changes.

It was confirmed that a manager would always be onsite should any vehicles need to be moved. The allowance for constant supervision had been considered.

- Whether the Applicant had any plans to increase parking provision on site.

The Applicant felt the parking provision at present was sufficient. Further parking would be created if necessary.

- How far the specialist school was from the site and whether the young people would be transported to the school each day was queried.

A specialist school was located in Grantham, however, the type of education accessed would be specific to the children's needs.

- Clarification was sought around timings of shift changes.

It was confirmed staff members would work 24-hour shifts with a sleep-in period at the home. Shift changeovers would generally be between 8-10am.

- It was queried whether the children would come from within the District or the County.

The Applicant's stated that children from the local area would have priority, however, children that needed placement away from their local area would be considered.

A business development team work with local authorities such as Lincolnshire County Council to offer their services once the home was in operation.

- Further clarification was sought around plans for boundary mitigations.

The Applicant did not anticipate making any changes to the boundary at present. They were leasing the property, and no works had been undertaken by them at the property at present.

During question to Officers and debate, Members on:

- Clarification was sought around the dual planning uses as outlined within the report.

Class V was part of the General Permitted Development Order and covered the opportunity for an Applicant to identify multiple uses that they may wish to develop the property for. This application was for a children's care home (C2), Class V allowed the Applicant's to change the use within the class providing it met certain conditions of the permitted development order, for example the change of use for another institutional care home.

- Whether the permitted change of use meant that other forms of care could take place at the home, for example, an elderly care home.

C2 use covered residential institutions meaning that only forms of care accommodation could take place on site. Condition 3 restricted the manner in which the property could be used and the number of children that can reside in the property.

- How the Committee could be assured that conditions applied would be adequate for a future change of use without coming back to the Committee.

The Permitted Development Order stipulated that an Applicant could not undertake a change of use if it conflicted with a condition on the permission granted. Condition 3 would prevent the change of use from taking place.

The Assistant Director of Planning clarified the application was for the use of the property as a children's care home (C2). A recommended condition would control the use of the property.

- Whether the 10-year timescale was fixed.

Within legislation, the 10-year was fixed with any Class C application. The condition recommended removed the permitted development right meaning the use must stay as a children's home within the use class. The conditions would remain until removed, varied or replaced by a different planning permission.

- Whether concerns around flooding and health and safety concerns should be a material consideration for the Committee or the operators of the care home.

The Committee were to determine the change of use as a property and whether it was appropriate for a children's care home. Concerns raised on the operation of the care home were for Ofsted to consider.

- It was queried whether parking spaces were of specified width and whether any flood lighting was proposed to be within the scope of change of use.

The Planning Officer clarified that the proposed parking was of standard size (2.3 by 5m) with the double garage being around 2.7m by 5m wide. The Applicant's had not provided any details in relation to lighting, it was deemed inappropriate to have flood lighting on a residential property.

The property was within flood zone 1, however, access to the property did fall within flood zone 2. It was stated that a flood evacuation plan could be conditioned for the application, if necessary.

- Several Members felt the application location was out of character for the area and outlined further concerns on health and safety of children being close to the river and insufficient boundary treatments. It was questioned whether Highways had addressed any transport or traffic problems with the site.

The Planning Officer clarified the Committee could impose a condition to require details of boundary treatments and parking. They would need to be submitted prior to first occupation, which would provide an element of control to ensure appropriateness for the character of the area.

- Whether any evidence had been provided from Lincolnshire County Council that they would use the property to house local children and how this complied with Policy H4 (meeting the needs of households in the District).

Lincolnshire County Council had produced a recent 'Children in Care Sufficiency Strategy' which detailed Lincolnshire's position in terms of children in care. The population of children in care was increasing and they were keen to find

placements. The aim was to place children close to home, however, 53% of children were not being placed in Lincolnshire.

The Chairman clarified that the application plan before the Committee did not state removal of any trees but implied removal due to four trees being left in total on the plan presented to the Committee.

- It was questioned whether a condition could be included to protect any remaining trees.

The Assistant Director of Planning and Growth clarified the application was not seeking the removal of any trees. An existing block plan showed six trees shown which was the same as the proposed plan.

A condition could be imposed to require a landscaping scheme alongside a further condition to protect the landscaping within the first 5-year period.

Councillor Vanessa Smith proposed to authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions and the addition of a flood evacuation plan, parking management strategy, specific boundary treatment and to condition lighting and a landscaping scheme.

This proposal fell.

- Members raised further concern on the location and proximity of the site to the river in conjunction with the ages of the children that would be residing at the home and their safety.
- It was highlighted that the vegetation, trees and hedges contributed to the landscaping of the area and the setting of listed buildings within the vicinity.
- In addition to the concern around close proximity to open running water, the steepness of the site both down to the river at the side of the house and to the road from the house was raised.
- That the site would need to be accessed via an exceptionally steep set of steps, which would make it difficult to use as a family home. It was felt the gate at the bottom of the driveway would not be secure

The following concerns were raised on the open plan design of the property:

- Affords access to the kitchen area which could be hazardous.
- The open plan design may mean the only place staff could have a private discussion would be upstairs in a bedroom, as there was no designated office space.

The Chairman highlighted paragraph 115b of the National Planning Policy Framework which related to safe access, Paragraph 181e of the National Planning Policy Framework related to safe access and escape routes.

- It was queried whether the age of the children could be conditioned to older children who may be less attracted to the river.
- Concern was raised on the boundary between 9 and 9a School Lane and the boundary at the front of the property and the side boundary near the river.
- Comments were raised on the flooding concerns from objectors.
- One Member was not satisfied with the internal layout of the property taking needs of the children into consideration. The ground floor of the property was open plan.

Members were requested to differentiate between the current use of the building as a dwelling house and the proposed use. They considered the additional staff movements and the vulnerability of the type of children residing the care home.

Paragraph 181 of the National Planning Policy Framework stated that where a development or part of a development is located in a higher risk area (access to property in flood zone 2). Section E outlined that the development should provide safe access and escape routes where appropriate, as part of an agreed emergency plan.

The Assistant Director of Planning and Growth stated that Paragraph 102 of the National Planning Policy Framework outlined planning policies and decisions should promote public safety and take into account wider security and defence requirements by:

- a) Anticipating and addressing, where possible, malicious threats and other hazards were the natural 'man-made', especially in locations where large number of people are expected to congregate. Policies for relevant areas, such as town center and regeneration frameworks and the layout and design of development should be informed by the most up-to-date information available from the Police and other agencies about the nature of potential threats and their implications. This includes appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience, and ensure public safety and security. The safety of children and other vulnerable users in proximity to open water, railways and other potential hazards should be considered in planning and assessing proposals for the development.

A footnote stated that a) included hubs, nighttime economy venues, cinemas, theatres, sports stadiums/arenas, shopping centers, health and education establishments, places of worship, hotels, restaurants, attractions and commercial centers.

The Assistant Director of Planning and Growth noted that Paragraph 102 of the National Planning Policy Framework related to larger venue and facilities and was not aimed at the type of development proposed.

(Councillor Tim Harrison arrived at 15:10)

It was proposed, seconded and **AGREED** to **REFUSE** the application for the following reason:

The nature of the proposed use would involve occupation by vulnerable users, and the proposed development is located within close proximity to the River Witham without any secure boundary treatments. These safety concerns would require the implementation of revised boundary treatments, which would have an adverse impact on the character and appearance of the area, contrary to Policy DE1 of the Local Plan and Paragraph 135 of the National Planning Policy Framework.

(The Committee had a 10-minute break).

139. Application S24/2191

Proposal: Installation of solar farm with associated battery storage, comprising ground mounted solar photovoltaic panels, including mounting systems, inverters and transformers, electrical substation, underground cabling, stock proof fencing, CCTV, internal access tracks and associated infrastructure for a temporary period of 40 years

Location: Land adjacent to Spalding Road, Bourne, Lincolnshire

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:
Behalf of Applicant

Cllr Zoe Lane
Tony Gannon

Together with:

- Provisions within South Kesteven Local Plan 2011-2036, Design Guidelines for Rutland and South Kesteven Supplementary Planning Document, National Planning Policy Framework (NPPF), National Policy Statement for Energy (EN1) and National Policy Statement for Renewable Energy (EN3).
- No comments received from Black Sluice Internal Drainage Board.
- Comments received from Bourne Civic Society.
- Comments received from Bourne Town Council.
- No comments received from Civil Aviation Authority.
- No comments received from Defence Infrastructure Organisation.
- Comments received from Environment Agency.
- Comments received from Heritage Lincolnshire.
- Comments received from Lincolnshire County Council (Highways and SuDS)
- Comments received from Lincolnshire County Council (Planning Policy)
- No comments received from Lincolnshire Fire and Rescue.
- No comments received from Lincolnshire Wildlife Trust.
- No comments received from National Grid.
- Comments received from Natural England.
- Comments received from Peterborough City Council.

- Comments received from SKDC Conservation Officer.
- No comments received from SKDC Environmental Protection.
- Comments received from South Holland District Council.

During questions to Public Speakers, Members commented on:

- Clarification was sought around concern raised on contaminated water run-off to the land.

The District Councillor clarified that lithium-ion batteries were used for energy storage and if they were to catch fire, the waste and surface water would run-off from the site would go into the drains.

- It was discussed whether the batteries were lithium-ion or lithium-ion phosphate.
- It was highlighted that the Black Sluice Drainage Board had not raised any objections.

The Applicant confirmed that the final composition of the batteries had not yet been determined via a procurement exercise.

Included within the submitted plan was a water tank which would include enough water to extinguish any fires in addition to other fire measures. Any contaminated water would be captured and would not be directly released into the drains. A condition outlined the submission of a surface water management plan for approval which would address containment of water as a result of the use of a fire extinguisher.

- It was queried where the solar panels would be procured from.

The Applicant encouraged the use of local procurement, at present solar panels manufactured in the UK were limited and therefore be sourced overseas. The Applicant's were Members of the Solar Stewardship Initiative meaning the manufacturing of the panels would not incur any raw materials or exploitation of workers.

It was clarified that the application was of a temporary nature meaning there was not a permanent loss, and no land would be lost for agriculture as sheep grazing would be permitted on site.

- Whether the Applicant's had approached other landowners with lower quality land for the proposed site.

As part of a search site process, there were no other sites identified. Applicant's found difficulty in finding suitable areas with lower BMV land with a grid connection, due to most land being best and most versatile.

- Whether the Applicants could avoid installing solar panels on areas of the land which were best and most versatile.

It was confirmed that the site had been reduced to 34 hectares with the majority not being best and most versatile land in order to protect the land.

It was clarified that the site would be for temporary permission for 40 years. Following the 40-year period, the site would be decommissioned and returned to its original use and condition.

- Whether any mitigations could be put into place to increase the biodiversity net gain further.

The Planning Officer confirmed the application would bring a 18.79 unit increase and could not be quantified as a percentage as there was not an existing hedgerow.

- Whether the site being prone to flooding could impact the possibility of grazing sheep on the land.

The full site was not within flood zone 3 and the solar farm was designed to be compatible with flood zone 3 and would not impact sheep grazing.

- Whether the fencing would be raised to enable smaller mammals access to the site.

The fencing proposed was a standard agricultural fence, which would consist of 2 metres in height with large gaps to enable riparian corridors.

- Whether the Applicant had plans to undertake meadow flower planting in addition to hedgerow planting.

It was clarified that within the north-west of the site, a large area of biodiversity enhancement, which would include wildflower meadow planting.

- Whether the wildflower meadow planting would be native Lincolnshire seeding.

Within the site plan proposals, it was conditioned that any seeding from stakeholders would match the local environment.

*(It was **AGREED** to extend the meeting to 17:00)*

During question to Officers and debate, Members commented on:

- Clarification was sought on whether other solar farm applications had been approved near to the proposed site.

The Planning Officer confirmed and provided visuals on the other 2 solar farms within the close vicinity that had planning permission.

- Whether any objections had been received from neighboring properties to the site.

3 objection letters had been received on this application.

- Whether there was any provision to condition funding to cover decommissioning, in the event the business is unsuccessful.

The condition relating to the decommissioning of the site was in conjunction to the land rather than the operator of the land.

- Members raised concern on the loss of the best and most versatile land (BMV).
- The details of the amount of best and most versatile land temporarily lost to solar farms in the District was requested.

The Planning Officer confirmed this application had 16 hectares of BMV, the Church Farm application was 27 hectares of BMV, Ash Tree Solar Farm, Welby was 0.5 hectares of BMV and Pastures Farm, Welby was 40 hectares of BMV.

- One Member noted that weight should be given to the enhanced biodiversity of the schemes.

A landscape and ecological management plan which would ensure the requirement of sheep grazing.

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

Time Limit for Commencement

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:

The extent of equipment and foundation removal, and the site restoration to be carried out;

The management and timing of any works;

A Traffic Management Plan to address the likely traffic impacts arising during the decommissioning period.

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.

The location of any temporary compound and parking areas.

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.

Full details of all other works to the land to allow for renewed agricultural production following the removal of structures from the site.

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 (Rev I) (received 28 January 2025)

b) Standard Equipment Drawings Pack (Rev 5) (received 28 January 2025)

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 to the licenced Distribution Network must not exceed 20 MW (AC)

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 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
- 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

Landscape and Visual Impact

Detailed Soft Landscaping Plans

8) No development above ground shall commence until details of all soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. Details shall be in broad accordance with the submitted Landscape Ecological Management Plan (Ref: NEO01024_033/Rev A) and shall include:

- a. Planting plans;
- b. Written specifications (including cultivation and other operations associated with plant and grass establishment); and

c. 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 Policy EN1 and DE1 of the adopted South Kesteven Local Plan

Flood Risk and Drainage

Surface Water Management Plan

9) The development hereby permitted shall not be commenced until such time as a scheme for the disposal of surface water in the event of a fire within the battery energy storage system (BESS) have been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the approved scheme shall be implemented before the development hereby permitted is first brought into use, and shall be retained and maintained in full for the lifetime of the development.

Reason: To ensure that the proposed development does not give risk to an unacceptable risk of surface water flooding and groundwater pollution, as required by Policy EN4 and EN5 of the adopted South Kesteven Local Plan.

Flood Mitigation Scheme

10) The development shall be carried out in accordance with the submitted flood risk assessment undertaken by Neo Environmental Ltd [ref: Technical Appendix 4: Flood Risk and Drainage Scheme, dated 27 January 2025] and the following mitigation measures it details:

In particular the solar panels shall be set no lower than 1.15m above Ordnance Datum (AOD)

Reason To reduce the risk of flooding to the proposed development in line with Policy EN5 of the South Kesteven Local Plan

Biodiversity / Ecology

Ecological Mitigation

11) All works on site during the construction period shall be carried out in accordance with the recommendations contained within Table 2-11 and Table 2-12 of the Ecological Impact Assessment (Neo-Environmental) (January 2025).

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

12) 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

13) 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 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

14) 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

15) 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.

Ongoing

Landscape and Visual Impact

Lighting Details

16) 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

17) 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

18) 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

19) 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.

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

There were none.

141. Close of meeting

The Chairman closed the meeting at 16:45.