

# Planning Committee



SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL

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Thursday, 28 August 2025 at 1.00 pm  
Council Chamber - Council Offices,  
St. Peter's Hill, Grantham. NG31 6PZ

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**Committee Members:** Councillor Charmaine Morgan (Chairman)  
Councillor Penny Milnes (Vice-Chairman)  
Councillor Harrish Bisnauthsing, Councillor Pam Byrd, Councillor Patsy Ellis,  
Councillor Paul Fellows, Councillor Tim Harrison, Councillor Gloria Johnson,  
Councillor Vanessa Smith, Councillor Sarah Trotter, Councillor Mark Whittington,  
Councillor Paul Wood and Vacancy (Conservative)

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## Agenda

This meeting can be watched as a live stream, or at a later date, [via the SKDC Public-I Channel](#)

- 1. Register of attendance and apologies for absence**
- 2. Disclosure of interests**  
Members are asked to disclose any interests in matters for consideration at the meeting
- 3. Minutes of the meeting held on 31 July 2025** (Pages 3 - 30)

### Planning matters

To consider applications received for the grant of planning permission – reports prepared by the Case Officer.

*The anticipated order of consideration is as shown on the agenda, but this may be subject to change, at the discretion of the Chairman of the Committee.*

- 4. Application S23/0404** (Pages 31 - 46)

**Proposal:** Proposed Office and Production Building  
**Location:** Land Off Hards Lane, Frognall  
**Recommendation:** That the application is approved conditionally

5.	<b>Application S23/0401</b>	(Pages 47 - 63)
	<b>Proposal:</b> Proposed Industrial Park	
	<b>Location:</b> Frogmire, Village Streets, Hards Lane, Frogmire	
	<b>Recommendation:</b> That the application is approved conditionally	
6.	<b>Application S25/1123</b>	(Pages 65 - 75)
	<b>Proposal:</b> Weston Marsh to East Leicestershire Grid Upgrade stage 1 consultation	
	<b>Recommendation:</b> That the Committee endorse the draft response to the National Grid and delegate authority to the Assistant Director of Planning & Growth, in consultation with the Portfolio Holder, to issue the final response.	
7.	<b>Application S25/0760</b>	(Pages 77 - 84)
	<b>Proposal:</b> Replacement of existing glass shop front with black painted aluminium frame and glazing	
	<b>Location:</b> 6 High Street, Grantham, Lincolnshire, NG31 6PN	
	<b>Recommendation:</b> To authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions.	
8.	<b>Application S25/1268</b>	(Pages 85 - 89)
	<b>Proposal:</b> Use of the existing basketball court as a skate park	
	<b>Location:</b> Wyndham Park, Avenue Road, Grantham	
	<b>Recommendation:</b> To authorise the Assistant Director – Planning & Growth to GRANT the Lawful Development Certificate	
9.	<b>Application S25/0254</b>	(Pages 91 - 96)
	<b>Proposal:</b> Single storey rear extension	
	<b>Location:</b> 28 Canberra Crescent, Grantham, Lincolnshire, NG31 9RD	
	<b>Recommendation:</b> To authorise the Assistant Director – Planning to GRANT the prior notification	
10.	<b>Any other business, which the Chairman, by reason of special circumstances, decides is urgent</b>	

## Minutes

### Planning Committee

Thursday, 31 July 2025, 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 Harrish Bisnauthsing

Councillor Pam Byrd

Councillor Patsy Ellis

Councillor Paul Fellows

Councillor Tim Harrison

Councillor Gloria Johnson

Councillor Mark Whittington

Councillor Max Sawyer

#### **Officers**

Emma Whittaker (Assistant Director of Planning and Growth)

James Welbourn (Democratic Services Manager)

Adam Murray (Principal Development Management Planner)

Kevin Cartwright (Senior Planning Officer)

Hannah Noutch (Development Management Planner)

Arianne Buschmann (Conservation Officer)

Amy Pryde (Democratic Services Officer)

Paul Weeks (Legal Advisor)

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#### **19. Register of attendance and apologies for absence**

Apologies for absence were received from Councillors Vanessa Smith, Sarah Trotter and Paul Wood.

Councillor Max Sawyer substituted for Councillor Vanessa Smith.

#### **20. Disclosure of interests**

The Chairman made the following statement:

'With regards to items 7 and 8 of the Agenda, I make a declaration on behalf of all members that whilst it is acknowledged that the applicant is the Council, this will not

affect how members of the planning committee determine the application. All members have been trained and will determine the applications in accordance with their planning training and with an open mind. Any member who does not feel they are open minded to determine the applications should make a declaration to that effect and not vote on the application.'

The Chairman made a personal disclosure of interest in relation to agenda item 5. She had been lobbied by the Ward Member, however, remained open-minded on the application.

Councillor Harrish Bisnauthsing made a personal disclosure of interest in relation to agenda item 5. He had been lobbied by the Ward Member, however, remained open-minded on the application.

## **21. Minutes of the meeting held on 3 July 2025**

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

## **22. Application S24/1453**

<b>Proposal:</b>	Application for reserved matters relating to layout, scale, appearance, landscaping and access following outline planning permission S22/1065
<b>Location:</b>	The Gables, Honington Road, Barkston, Lincolnshire, NG32 2NG
<b>Recommendation:</b>	To authorise the Assistant Director – Planning & Growth to GRANT reserved matters consent, subject to conditions

Noting comments in the public speaking session by:

District Ward Councillor Barkston and Syston Parish Council	Cllr Ian Stokes (Against) Cllr Peter Connor
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Together with:

- Provisions within SKDC Local Plan 2011-2036 and National Planning Policy Framework (NPPF).
- No comments received from LCC Highways.
- Comments received from Parish Council.
- Comments received from Environmental Protection.

During questions to officers and debate, Members commented on the following:

- Whether the south facing wall would impact or cause light deprivation to a neighbouring plot.

The Officers assessment of the south facing wall was that the amount of light deprivation would not be unacceptable. There may be an impact on outlook from the neighbouring dwelling, however, this was not a material planning consideration. Light tracking was not necessary for the application and an assessment had been made on submitted details.

- Whether the neighbouring property was an issue raised within the original appeal and whether the height of the wall was higher than the existing fence.

It was confirmed the height of the wall would be higher than the existing fence.

At the time of the previously refused application there was no mention of the two plots in question in terms of amenity.

- It was noted that the previous application of the site was refused due to being cramped. A query was raised on how the current proposal had been changed to become within the character of the area.

The Officer clarified the previously refused application was out of character of the area by being too cramped. The proposed layout had been changed and addressed the concern of being within the character of the area, due to existing properties within the vicinity being of a similar distance apart.

It was the Officers assessment that the application met Policy DE1 and did not have a negative impact on the character and appearance of the area.

The Principal Development Management Planner highlighted that the back-to-back relationship from plot 3 and 4 to the properties at the back of the site was around 45 metres, in terms of single storey to the back elevation.

The previous scheme where the Inspector described the site as cramped and contrived related to open frontage. By the change of layout and retaining the openness at the frontage, which Officers felt was more in keeping of the area.

- Clarification was sought over the report where it stated 'adverse impacts are acceptable, not only unless they outweigh the benefits, but unless they significantly outweigh the benefits'.

The Assistant Director of Planning and Growth confirmed the context of the phrase was in relation to paragraph 11D of the National Planning Policy Framework (NPPF) and outlined a tilted balance position in terms of the Council's housing land supply. The NPPF applied a tilted balance in favour of the presumption of sustainable development, unless there was demonstrably harm that outweighed the positive impact.

- One Member felt there was not enough intrusion on neighbouring properties and layout to warrant a refusal of the application.

- One Member requested further clarity around the impact on amenity within Policy DE1 of the Local Plan, where it states the adverse impact on neighbouring units in terms of noise, light and loss of privacy.

It was confirmed there may be an impact between the proposal and the existing dwellings; however, the Committee were responsible for assessing whether it would be an unacceptable adverse impact.

- Whether the current proposal had been through a design pad.

The proposal had not been taken to the design pad, however, the Council had assessed the proposal using the published guidance on design.

- It was questioned whether any weight could be given to the cumulative impact of five, two-storey dwellings.

The Assistant Director of Growth and Culture confirmed any weight given to harms of benefits was at the discretion of the Committee. The application had an outline planning permission for five properties on the site; the Committee would need to consider the impact or harm of cumulative impact.

- Further concern was raised on modelling not being completed on the overshadowing and visual dominance of plot 3 overlooking plot 1. It was queried whether any weight could be given to modelling.

The modelling of the application was one way in which the assessment could be made. However, Officers also considered the 45 degree rule and 25 degree rule that are set out in design guides to make an informed judgement of impact.

In terms of sun tracking, plot 3 was to the north of the site, meaning the existing property may potentially overshadow the garden of plot 3.

A condition within the report stated measures in order to protect the existing bat population.

- Clarification was sought on whether the proposed dwellings had garages as comments from the Parish Council stated they did not. It was queried whether a condition could be implemented for garages to not be converted.

The comments from Parish Council were received prior to the submission of amended plans, which did include garages. If the integral garage was to be converted internally, it would not require permission. However, a change of use would require submission of an application.

The Assistant Director of Planning and Growth noted a condition could be included to require the garages only be used for the parking of motor vehicles with the inclusion of motorcycles. This would require any request for a change of use of the garage would require the condition to be removed for the plot.

It was noted the properties would be fitted with air source heat pumps, however, the dwelling design had chimneys as part of the design and character.

- One Member reiterated comments made from the Inspector around character of the area, mix of dwelling types, edge of settlement and the design of wide frontages. It was discussed whether the application had addressed the Inspectors' concerns of a previous refusal.
- It was requested that some trees be planted on the green space the area of the communal land on the southern boundary to create a buffer and visual screening.

Following a query in relation to the area to the North of the site, it was clarified that planning permission had expired in 2020 and there was no longer an extant planning permission for the adjacent site.

- A query was raised on the ownership of the grass area on the proposed site and who would maintain tree planting and landscaping on site.

It was confirmed the developers would be responsible for any grass, trees and landscaping within the site boundary.

A request was made for a site management plan to be conditioned. Officers confirmed that this would be covered by a Landscape Management Plan.

A question was raised about maintenance of the access road and whether there would be a legal agreement put in place for it.

The Officer provided the landscaping plan and provided details of proposed material for the site.

- Whether obscure glazing windows could be included.

A condition on obscure glazed windows was not required, as the specific type of windows would need to be agreed.

- The distance between the two plots was 36 metres and therefore, it was not necessary to condition obscure glazed windows.

The Assistant Director of Planning and Growth reiterated that plots 3 and 4 of the current plans were similar. However, the Committee and the Inspector did not have concerns over cramping between the two plots.

- The relationship between plot 4 and plot 2 were queried in relation to windows and overlooking of living areas.

The Principal Development Management Planner confirmed that both overlooking elevations of both plots were blank.

- A query was raised on a paragraph in the refusal statement from the Inspector and whether the development would conflict with policies DE1 and SP2 in regard to scale, density and massing given the context of the area. Clarification was sought on whether this paragraph related to plots 2 and 3 or was a generic statement regarding original design.

The paragraph within the appeal statement was generic and a conclusion of the Inspectors assessment of the scheme as a whole against policies in the plan. The preceding paragraphs made it clear that the concerns were in relation to Plots 2 and 3 only.

- One Member queried whether the Committee could condition and request a tarmac surface driveway rather than gravel.

Officers confirmed that conditions could be imposed to require the submission of revised details, with an informative highlighting the Committee's position regarding gravel being unacceptable.

#### **Final Decision:**

It was proposed, seconded and **AGREED** to authorise the Assistant Director – Planning & Growth to **GRANT** reserved matters consent, subject to conditions with the final wording of conditions to be agreed in consultation with the Chairman:

#### **Approved Plans**

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

- i. Site Location Plan re. 2237SP01 received 21 August 2025
- ii. Proposed Block Plan re. 2237SP03 REV 05 received 23 May 2025
- iii. Proposed Landscaping Plan re. 2237SP04 REV 05 received 23 May 2025
- iv. Proposed SB1 Illustrative plan re. 2237SP05 REV 05 received 23 May 2025
- v. Plot 1 and 2 South and North Elevation re. 2237P1 01 REV 01 received 23 May 2025
- vi. Plot 1 and 2 East and West Elevation re. 2237P1 02 REV 01 received 23 May 2025
- vii. Plot 1 and 2 Ground Floor Plan re. 2237P1 03 REV 01 received 23 May 2025
- viii. Plot 1 and 2 First Floor Plan re. 2237P1 04 REV 01 received 22 July 2025
- ix. Plot 3 and 4 East and West Elevation re. 2237P3 01 REV 01 received 22 July 2025
- x. Plot 3 and 4 North and South Elevation re. 2237P3 02 REV 01 received 22 July 2025

Unless otherwise required by another condition of this permission.

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

#### During Building Works

2 Notwithstanding the submitted details, before any development above damp-proof course, details of additional tree planting, and a scheme for the retention of the existing landscaping, within the area of communal land on the southern boundary, 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 details prior to first occupation of the development hereby permitted.

Reason: Soft 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.

3 Notwithstanding the submitted details, before any development above damp-proof course, revised details of the hard surfacing of the access road within the site 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 details prior to first occupation of the development hereby permitted.

Reason: To ensure that the proposed hard surfacing materials assimilate with the character of the area and does not give rise to any unacceptable adverse impacts on residential amenity of neighbouring occupiers; as required by Policy DE1 of the adopted Local Plan.

#### Before the Development is Occupied

4 Before any part of the development hereby permitted is occupied, the works to provide the boundary treatments shall have been completed in accordance with the approved boundary treatment details on 'Proposed Landscaping Plan' re. 2237SP04 REV 05 and 'Proposed Materials Plan' re. 2237SP06.

Reason: To provide a satisfactory appearance to any boundary treatments and by screening rear gardens from public view, in the interests of the privacy and amenity of the occupants of the proposed and neighbouring dwellings and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

5 Prior to the occupation of the dwelling hereby permitted, 1 bird box and 1 bat box shall have been installed for each dwelling.

Reason: To support biodiversity provision on site in line with Policy EN2 of the SKDC Local Plan.

6 Following first occupation of any part of the development hereby permitted, the approved Landscape Management Plan shall be adhered to in full, unless otherwise agreed in writing by the Local Planning Authority.

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

7 Before any part of the development hereby permitted is occupied, the external surfaces shall have been completed in accordance with the 'Proposed Materials Plan' re. 2237SP06.

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

8 Before any part of the development hereby permitted is occupied / brought into use, a Landscape Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- i. Long term design objectives
- ii. Management responsibilities; and
- iii. Maintenance schedules for all landscaped areas, other than privately owned domestic gardens.

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

9 The approved sustainable building measures detailed within the Sustainability Statement received 21 August and 'Proposed SB1 Illustrative Plan' re. 2237SP05 REV 05 and shall be completed in full, in accordance with the agreed scheme prior to the first dwelling hereby permitted is occupied.

Reason: To ensure the development mitigates and adapts climate change in accordance with Local Plan Policy SB1 and SD1

10 Before any part of the development hereby permitted is occupied, all hard and soft landscape works shall have been carried out in accordance with the approved hard and soft landscaping details shown on 'Proposed Landscaping Plan' re. 2237SP04 REV 05 unless otherwise required by another condition of this permission.

Reason: Hard and soft 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.

## Ongoing Conditions

11 Within a period of five years from the first occupation of the final dwelling 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.

12 The approved parking facilities including all garages for vehicles shall not be used for any purpose other than the parking of motorised vehicles or bicycles, and access shall be maintained at all times to allow them to be used as such.

Reason: To ensure that the development is provided with adequate parking to prevent the likelihood of on-street parking and therefore to achieve good quality design, as required by Policy DE1 of the adopted Local Plan.

*(The Committee had a five-minute break).*

## 23. Application S25/0672

<b>Proposal:</b>	Proposed change of use of outbuildings to short term holiday accommodation
<b>Location:</b>	Fortescue Arms, 27 High Street, Billingborough, NG34 0QB
<b>Recommendation:</b>	To authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions

Noting comments in the public speaking session by:

Fortescue Arms Community Committee  
Applicant's Agent

Ari Volanakis  
Statement read out

Together with:

- Provisions within SKDC Local Plan 2011-2036 and National Planning Policy Framework (NPPF).
- Comments received from Environmental Protection.
- Comments received from SKDC Conservation Team.

During questions to Public Speakers, Members commented on the following:

It was confirmed that Councillor Murray Turner was the Chairman of the Fortescue Arms Community Committee.

- Whether the community were content with the changes of use.

It was confirmed the Community Group had undertaken a survey. There had been no investment into the main building of the pub for the past 10 years and other issues with the pub's roof, electricity, health and safety. The survey found a high amount of dissatisfaction from residents with the condition of the site.

- Whether the loss of outside seating area had a positive or negative impact on tourism capacity.

The Public Speaker confirmed the use of outside seating area was positive for improving tourism capacity of the village and wider area. It was felt the pub would receive better business during the summer months.

- Whether stakeholders were contacted on the application.

The Public Speaker confirmed the Parish Council, the Fortescue Arms Community Committee and landlord were not consulted by the Applicant upon the application being submitted. Moreover, the Applicant was not legally required to consult with local communities.

The Chairman clarified a condition was in place that the letting of the short-term holiday accommodation was tied to the operation of the pub.

During questions to officers and debate, Members commented on the following:

The Principal Development Management Planner updated the Committee with comments received from Billingborough Parish Council:

*'Members of Billingborough Parish Council wish to inform the Planning Committee with the following information.*

*The beer garden borders the outbuildings in question. The proposed development details windows and doors leading out onto the beer garden area which would necessitate losing a large proportion of this amenity.*

*This social space which enables families to take children with them without having to go into the pub environment currently forms a very popular area of the premises, especially in the summer months. This space not only helps to support the pub economically but is valued as an area which facilitates social cohesion within the village.*

*The Parish Council supports the development of the site that would help secure the future of the public house, however, it is aware that a planning application to*

*develop a residential property within the same site has been submitted previously, although refused.*

*The Parish Council questions the logic of investing in the development of a new property on the site whilst the pub itself is in great need of repair and refurbishment and would question why the Applicant requests planning permission for short-term renting, potentially limiting its income rather than a C1 application.*

*If the Parish Council is correctly informed, recent changes have taken place that enable this type of application, if successful to be classed as a C5 property. It is believed this classification attracts permitted development rights, enabling it to be changed to a residential C3 property without planning permission needing to be sought, unless local authorities remove these permitted development rights by making an Article 4 direction.*

*The Parish Council can therefore not support this application for the reasons described above, but should the application be successful, it urges the District Council to use its authority to make an Article 4 direction to ensure that any future change would also require planning permission’.*

- Clarification was sought around objector's concern on loss of outdoor space.

The Officer clarified that the proposal did not include any proposals to close the outdoor space or minimise it. Some outdoor seating may be moved for the holiday-lets to have a clear access route.

Condition 13 strictly tied the occupation of the dwelling as a holiday let to the continued operation of the pub.

Condition 14 specifically ties the dwelling to occupation for holiday purposes only. This meant that any changes of use would need to be submitted as a new application.

- A query was raised on whether the Listed Building Consent Application had been submitted as advised by the Conservation Officer.

The Applicant's had been advised they required Listed Building Consent and could not proceed with any change of use works until this was obtained and submitted.

- Whether the development, if approved would comply with fire regulations.

It was confirmed several aspects, including fire regulations would be dealt with under building regulations.

- Concern was raised that several paragraphs within the report referred to a 'lack of information'. Clarification was sought on whether the concerns had been dealt with.

The Officer confirmed all 'lack of information' stated within the report had been addressed and the information had been received.

- One Member felt the development would improve the business plan for the pub and further investment.
- It was noted that plan did not show a kitchenette facility and whether this was a concern.

It was clarified that facilities provided are for a short-term accommodation linked to the operation of the pub and it was hoped any visitors would utilise the pub's amenities.

- Whether a condition could be implemented to bring the external view of the holiday lets to a high standard, alongside sufficient insulation.

The Applicant's proposed to alter the windows in the holiday lets, subject to condition whereby the details would be submitted prior to works taking place. The Planning Authority only had powers to condition urgent works or repairs notices to listed buildings and the responsibility lied with the owners of the building.

- One Member commented on the entertainment space and flexible outdoor seating area which could support the long-term viability of the public house.

### **Final Decision:**

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 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:

- i. Site Location Plan received 30 May 2025
- ii. Proposed Floor Plans re. 22.2820.25B received 11 July 2025

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**

- 3) No works shall commence until a programme of building recording at Level 2 as defined by Historic England in Understanding Historic Buildings: A Guide to Good Recording Practice is produced, submitted to and approved by the Local Authority.

The Building Recording will be undertaken in accordance with the approved scheme of work prior to development commencing.

Reason: To ensure the development is in accordance with Paragraph 218 of the NPPF and Policy EN6: The Historic Environment of South Kesteven District Council's Local Plan.

- 4) Before the development hereby permitted is commenced, a construction management plan detailing the controlling of construction noise and dust during the development of the site shall have been submitted to and approved by the Local Planning Authority.

Reason: To protect neighbouring properties the working methods will need to be carefully considered in accordance with Policies EN4 and DE1 of the SKDC Local Plan.

## **During Building Works**

- 5) During building works, any historic flooring identified during the historic building recording shall be retained and preserved through the installation of a false floor unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the satisfactory preservation of this listed building and in accordance with Policy EN6 of the adopted South Kesteven Local Plan.

- 6) Before any of the works on the external elevations for the building(s) hereby permitted are begun, samples 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.

- 7) Before the installation of any of the new external windows and/or doors hereby consented, full details of all proposed joinery works for those windows/doors, including 1:20 sample elevations and 1:1 joinery profiles, shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the satisfactory preservation of this listed building and in accordance with Policy EN6 of the adopted South Kesteven Local Plan.

- 8) Prior to any internal works hereby permitted, a method statement for the insulation of the property, including the material details and specification for installation, shall have been submitted to and approved by the Local Planning Authority. The insulation shall be installed in accordance with the approved details prior to the building first being brought into use.

Reason: To ensure the satisfactory preservation of this listed building and in accordance with Policy EN6 of the adopted South Kesteven Local Plan.

### **Before the development is occupied**

- 9) Before any part of the development hereby permitted is 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.

- 10) Before the part of the building being altered is first brought into use, the joinery works shall have been completed in accordance with the approved joinery details.

Reason: To ensure the satisfactory preservation of the building and in accordance with Policy EN6 of the adopted South Kesteven Local Plan.

- 11) Before any part of the development hereby approved is brought into use, the rooflights indicated to the south elevation; shall have been installed and be of a conservation type, fitted flush with the adjoining roof surface so as not to project above the plane of the roof and shall be retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy EN6 of the adopted South Kesteven Local Plan.

- 12) Before any part of the development hereby approved is brought into use, 2 bird boxes and 2 bat boxes shall have been installed on site.

Reason: To support biodiversity provision on site in line with Policy EN2 of the SKDC Local Plan.

### **Ongoing Conditions**

- 13) The holiday accommodation hereby permitted shall solely be used in connection with the operation of the public house 'Fortescue Arms, 27 High Street, Billingborough'.

Reason: To define the permission and protect the community facility in accordance with Policy SP6 of the adopted South Kesteven Local Plan.

14) The accommodation hereby approved shall be occupied only in strict accordance with the following requirements:

- i. The accommodation shall be occupied for holiday purposes only.
- ii. The accommodation shall not be occupied as a person's sole, or main place of residence.
- iii. A register of occupancy of the accommodation, to include the details of motor vehicle registration numbers, the names and addresses of all occupants and their arrival and departure dates, shall be kept by the site manager and shall be made available at all reasonable times for inspection by officers of the local planning authority.

Reason: To ensure that the permitted accommodation is not occupied for permanent residential use having regard to the retention of the community facility and noise amenity of occupiers in accordance with Policies SP6 and DE1 of the adopted South Kesteven Local Plan.

15) The development hereby permitted shall be carried out in accordance with Section 3 of the Acoustic Survey and Assessment Prepared by MES Ltd dated August 2024.

Reason: To prevent disturbance to the amenities of the occupants of the site and in accordance with Policies EN4 and DE1 of the adopted South Kesteven Local Plan.

## 24. Application S22/2371

<b>Proposal:</b>	Erection of twelve self-contained flats with associated hard and soft landscaping, cycle and bin storage and detached storage building
<b>Location:</b>	Land Off Burghley Street, Bourne
<b>Recommendation:</b>	To authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to the completion of a Section 106 legal agreement

Noting comments in the public speaking session by:

District Councillor	Councillor Anna Kelly
	Councillor Helen Crawford – Statement read out
Applicant's Agent	Jason Murray

Together with:

- Provisions within SKDC Local Plan 2011-2036 and National Planning Policy Framework (NPPF), Design Guidelines for Rutland and South Kesteven and Bourne Conservation Area Appraisal and Management Plan.

- Comment received from Environmental Protection Services (SKDC).
- Comments received from LCC Highways & SuDS Support.
- Comments received from NHS Lincolnshire Integrated Care Board.
- Comments received from Lincolnshire Fire and Rescue.
- Comments received from Anglian Water.
- Comments received from Heritage Lincolnshire.
- No comments received from Historic England.
- Comments received from Lincolnshire County Council (Education).
- Comments received from Bourne Town Council.
- Comments received from Conservation Officer.
- Comments received from Affordable Housing.

During questions to Public Speakers, Members commented on the following:

*(Councillor Paul Fellows declared he was a Member of Bourne Town Council, however, he had not participated or voted in any decisions on the application and came to the meeting with an open mind).*

- Whether the Applicant's agent was concerned about the egress and entry to the site.

The access to the site was substandard as Highways had pointed out. The current use of the site (13 garages) were used by local residents in the area due to limited on-street parking. It was stated that no reported accidents had taken place in the past 27 years when the site was being used as garages.

- Concern was raised around delivery vans entering and leaving the site alongside the inability of a fire engine being able to access the site.

The fallback position advised by fire and rescue was the use of sprinklers in the proposed properties. It was noted that several fire engines could access the road parallel to the development.

The Assistant Director of Planning and Growth confirmed comments received from the fire brigade were all matters that were covered by the building regulations. This would come under a separate consenting regime that the developer, if approved, would need to follow.

The Committee were reassured that the Council had enforcement powers to provide stop notices, if a developer started building without meeting building control legislation.

- Concern was raised that sprinkler systems were not infallible and required water pressure, regular maintenance, management and control. It was queried what further measures would be put into place to ensure the sprinkler systems did not fail.

The agent clarified a fire engine would be able to access land to the North of the site via the parallel road in the event of an emergency.

- One Member suggested the possible use of fire hydrants for the site.
- Specific concern was raised on safety of pedestrians. A query was raised on the distance from the front door of Block B to the road and distance from the backdoors to the boundary.
- Whether the site had any proposed safety at night in regard to illumination of front doors opening onto the road.

The Senior Planning Officer clarified the depth of the rear garden of Block B was 2.2 metres. The front elevation to the beer garden to the south was 3.9 metres, with a pathway immediately around the doorways that was scaled to approximately 0.5 metres.

The proposed lighting scheme met required standards and regulations. A condition could be added on lighting, if the Committee wished to do so.

The submitted hard landscaping for the site proposed that the parking areas and access would be block paved. There was no scope for any footpath.

- Whether any visual aids were proposed to put on the opposite side of road to assist vehicles egressing the site and have sight of emerging traffic.

The agent was open to suggestions and recommendations of traffic mirrors and calming measures.

During questions to officers and debate, Members commented on the following:

- Further concern was raised in relation to fires and whether people would be able to be rescued from a burning building, in the event of a fire.

Fire safety and rescue was fully covered by building regulations and the Committee should be satisfied that a solution would be resolved through the building regulations. Document B required fire tenders to get within 45 metres of a building.

- It was noted the fire brigade had stated fire safety failed to meet minimum standards and sprinkler systems should be mitigated. It was queried whether sprinklers could be condition and how the Council could enforce it post occupation.
- Further concern was raised on the substandard access and visibility between 9 and 11 Burghley Street, it was felt mitigation was needed for pedestrian and vehicle safety.

*(It was proposed, seconded and AGREED to extend the meeting to 17:00).*

- Further concern of overdevelopment was raised. Members agreed that the site did need developing, however, on a smaller scale.

## **Final Decision:**

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

The proposed site layout would appear cramped and contrived resulting in an unacceptable risk of conflict between vehicular access and pedestrian movements leading to a risk of safety for all users contrary to Policy DE1 of the adopted South Kesteven Local Plan.

The development proposed would conflict with the development plan when taken as a whole, and material considerations are insufficient to indicate that the decisions should be otherwise than in accordance with it, including the presumption in favour of sustainable development contained in the Framework.

## **25. Application S25/0992**

<b>Proposal:</b>	Section 73 application to vary Condition 2 (Approved Plans) of planning permission S22/2308 (Erection of 21 affordable dwellings with associated access, landscaping, parking and cycle storage provision)
<b>Location:</b>	Land rear of Larch Close and Shaw Road, Grantham
<b>Recommendation:</b>	To authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions.

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) and South Kesteven Local Plan Review 2021 – 2041.
- Comments received from Anglian Water.
- No comments received from Cadent Gas.
- No comments received from Gardens Trust.
- No comments received from Grantham Town Council.
- No comments received from Historic England.
- No comments received from Lincolnshire County Council (Education).
- Comments received from Lincolnshire County Council (Highways & SuDS).
- No comments received from Ministry of Defence (Defence Infrastructure Organisation).
- No comments received from National Highways.
- No comments received from NHS Lincolnshire Integrated Care Board.
- No comments received from SKDC Environmental Protection.

During questions to officers and debate, Members commented on the following:

- Clarification was sought on whether the access road was being adopted or not and how this would affect any long-term maintenance of the road.
- Whether there were any risks of future ransom scenarios.

The Officer confirmed that if the road was adopted, Lincolnshire County Council would be responsible for it. However, in this case, the road would be privately maintained by the Council as the developer. The Council would be held responsible for the road, subject to the payment code providing security that it would be maintained appropriately.

- Whether any play equipment could be included within a grassed area of the site.

The Assistant Director of Planning and Growth clarified the proposed application was a material minor amendment to the original scheme.

- A query was raised in relation to the bund and whether any form of landscaping and planting would take place.

It was confirmed a soft landscaped bund as opposed to a soil bund had been proposed.

### **Final Decision:**

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 planning permission S22/2308.

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 Site Plan (Ref: 2860/P101/Rev H)
  - b. Bungalow – Plots 1 and 2 (Ref: 2860/P200/Rev E)
  - c. House – Plots 3-6 (Ref: 2860/P201/Rev C)
  - d. House – Plots 7-8 (Ref: 2860/P204/Rev A)
  - e. Apartments – Plots 9-21 (Ref: 2860/P202/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 Commenced**

#### Archaeological Investigation

- 3) Before the development hereby permitted is commenced, the archaeological investigations shall be completed in accordance with the Written Scheme of Archaeological Investigation approved under S25/0019, unless otherwise agreed in writing by the Local Planning Authority.

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 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 against any 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.

#### Drainage Strategy

- 5) 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 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.

### **During Building Works**

#### **Materials details**

- 6) No development above damp proof course of each building hereby permitted shall begin until a detailed specification of the materials (including the colour of any render, paintwork or colourwash) to be used in the construction of the external surfaces of the building 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 Local Plan.

#### **Sustainable Building**

- 7) 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 competed 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

- 8) Construction work on site shall only be carried out between the hours of 0730 and 1800 Monday to Friday, and 0900 and 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

- 9) 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.

The scheme of roosting boxes are to be installed on site prior to the first occupation of the development, 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

- 10) 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 first occupation of the dwellings hereby permitted.

Reason: Previous activities within 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.

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

#### **Noise Mitigation Implementation and Validation Testing**

- 11) Before each dwelling hereby permitted is occupied, the noise mitigation measures identified for that dwelling in the Noise Impact Assessment (PEAK Acoustics) (Ref: 1110243NR) (Dated December 2024) shall be implemented in accordance with the approved details.

Thereafter, before each dwelling is occupied, a verification report that scientifically and technically demonstrates the effectiveness of the noise mitigation, 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**

- 12) 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**

- 13) 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

14) Before any dwelling hereby permitted is occupied, the external materials for that building 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

15) 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 of the adopted South Kesteven Local Plan.

### Contamination Verification

16) 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 include, unless otherwise agreed in writing:

- A complete record of remediation activities, and data collected, as identified in the remediation scheme to support compliance with the agreed remediation objectives.
- As built drawings of the implemented scheme
- Photographs of the remediation works in progress; and
- 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.

### Ongoing

#### Soft Landscaping Implementation

17) 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 scheme.

Reason: Soft 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 Protection

18) 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 of the adopted Local Plan.

### **26. Application S25/1158**

<b>Proposal:</b>	Remove the bell turret from the building intact using a crane and to take it off site to a suitable joinery workshop facility to be deconstructed, assessed, repaired and then remounted on the building at a later date.
<b>Location:</b>	Guildhall Arts Centre, St Peter's Hill, Grantham, Lincolnshire, NG31 6PY
<b>Recommendation:</b>	To authorise the Assistant Director for Planning & Growth to APPROVE listed building consent subject to conditions

Together with:

- Provisions within South Kesteven Local Plan 2011-2016, Design Guidelines for Rutland and South Kesteven Supplementary Planning Document and National Planning Policy Framework (NPPF).
- No comments received from Historic England.

During questions to officers and debate, Members commented on the following:

- Whether the bell turret had a bell inside that could be heard.

The Conservation Officer confirmed a bell was inside, however, it was silent and had no clapper or rope inside the bell.

### **Final Decision:**

It was proposed, seconded and **AGREED** to authorise the Assistant Director for Planning & Growth to **APPROVE** 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) Site Location Plan received 23 June 2025
- ii) Heritage Statement received 23 June 2025
- iii) Design and Access Statement received 23 June 2025

Unless otherwise required by another condition of this permission.

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

### **During Building Works**

- 3 Within 3 months of any alterations to the bell turret, a record of the dismantled bell turret shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a full record of the fabric of the turret is maintained and appropriate methods are utilised in replacing fabric in accordance with Policy EN6 and DE1 of the adopted South Kesteven Local Plan.

- 4 Prior to any repairs to the bell turret, a methodology for the proposed replacement of deteriorated material shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that appropriate methods are utilised in replacing fabric in accordance with Policy EN6 and DE1 of the adopted South Kesteven Local Plan.

- 5 Before any of the works to the refurbishment of the turret and building hereby permitted are begun, samples of the materials (including type of timber and lead, colour of any paintwork) to be used in the construction 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.

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

- 6 Before the part of the building being altered is first occupied/brought into use, the repair of the Bell Turret shall have been completed in accordance with the approved method statement and material.

Reason: To ensure the satisfactory preservation of this listed building and in accordance with Policy EN6 of the adopted South Kesteven Local Plan.

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

There were none.

#### **28. Close of meeting**

The Chairman closed the meeting at 16:40.

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SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL



## Planning Committee

28 August 2025

### S23/0404

Proposal:	Proposed Office and Production Building
Location:	Land Off Hards Lane, Frogmire
Applicant:	Garford Farm Machinery Ltd
Agent:	G R Merchant Ltd
Application Type:	Full/Major
Reason for Referral to Committee:	Member call in Cllr Phil Dilks – Impact on the character and appearance of the area
Key Issues:	Principle of development, Scale of development, Design/layout, Impact on residential amenity, Drainage, Highway safety, Sustainability
Technical Documents:	<ul style="list-style-type: none"><li>(i) Planning, Design &amp; Access Statement</li><li>(ii) Flood Risk Assessment</li></ul>

#### Report Author

Kevin Cartwright – Senior Planning Officer

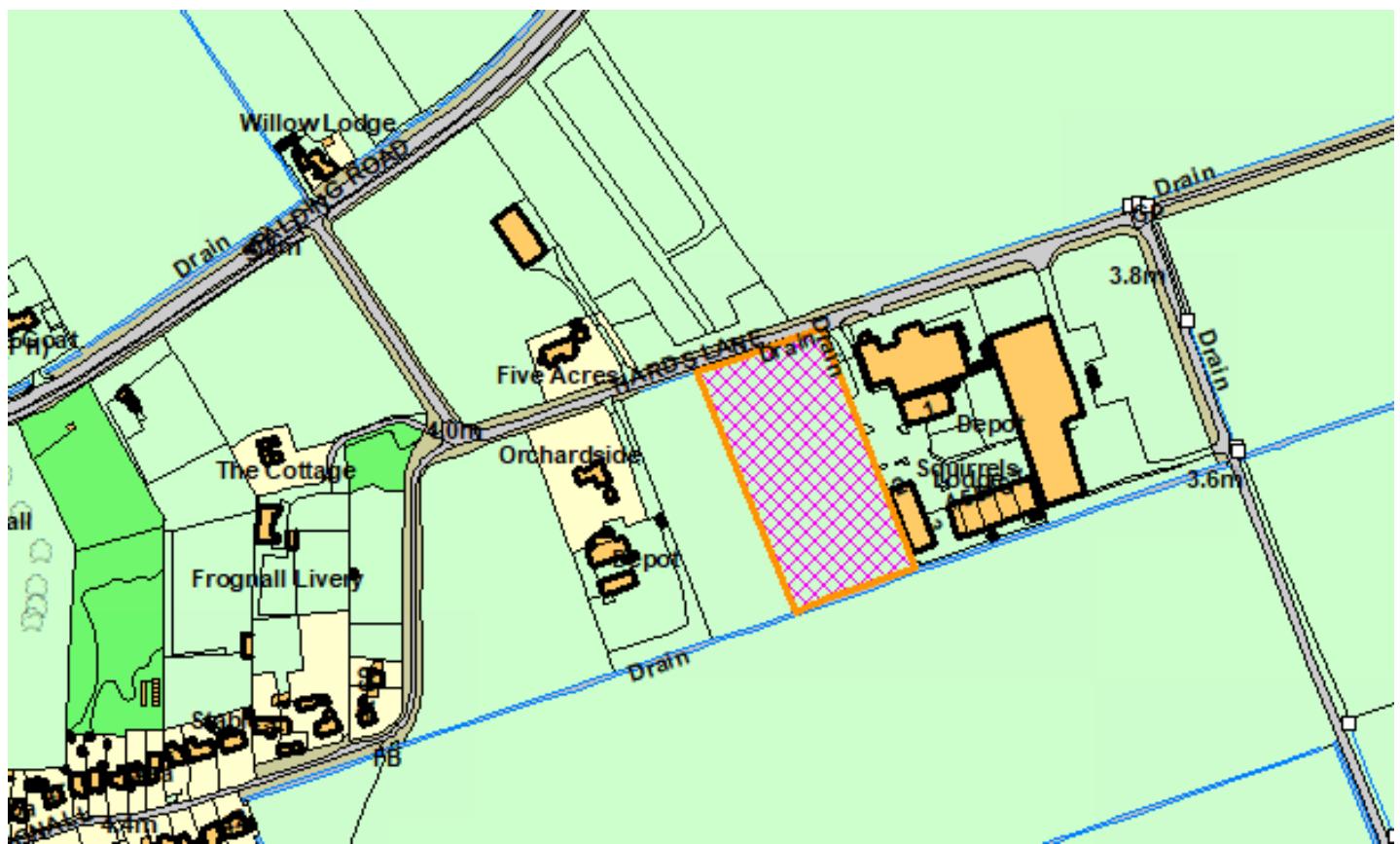
01476 406186

[kevin.cartwright@southkesteven.gov.uk](mailto:kevin.cartwright@southkesteven.gov.uk)

Corporate Priority:	Decision type:	Wards:
Growth	Regulatory	Deeping St James
Reviewed by:	Phil Jordan – Development Management & Enforcement Manager	15 August 2025

#### Recommendation (s) to the decision maker (s)

That the application is approved conditionally



## 1 Description of Site

- 1.1 The application site is situated on the south side of Hards Lane, the unclassified public road leading east from Frognall out into agricultural land.
- 1.2 The ground is generally flat; the site is a long rectangular field stretching south from Hards Lane to a linear field drain (site length approximately 164m, width 87m = 1.42 hectares). There are no enclosures or trees on the site of any note.
- 1.3 To the west is the remainder of the gap site between the current application site and a well-established industrial/commercial area 'This site/area includes a dwelling known as Orchardside.
- 1.4 To the east is the industrial/commercial site currently occupied by Garford Farm Machinery (main occupier) and a range of subsidiary businesses in smaller units.
- 1.5 Further to the east is the large commercial site operated by Kyoto Futons Ltd.
- 1.6 On the opposite side of Hards Lane is 'Five Acres' – a farm including an agricultural dwelling.
- 1.7 The gap mentioned in 1.3 above is also the subject of a current application, planning ref. S23/0401, for an industrial park. The application was submitted at the same time as S23/0404; and is considered elsewhere within this agenda.
- 1.8 There are no specific planning constraints relating to the site.

## 2 Description of Proposal

- 2.1 The submitted documentation indicates that the site would be developed for a single commercial building having a gross internal floorspace of 7324m<sup>2</sup>. This would be occupied by Garfords Farm Machinery Ltd.
- 2.2 Within the Planning, Design and Access Statement, it is stated: "*The aim of the new warehouse and offices is to combine the two premises they have one to the North of the site along Hards Lane and a premises at Spitfire Park 4.5 miles away. Along with the combining of the two premises will include expansion and allow for future expansion when required.*"
- 2.3 The submitted plans show that the building would occupy a substantial part of the overall site with its footprint being aligned with the western site edge, and its longest dimension being north-to-south. At its longest, the building would be 121m; at its widest (across the front elevation) it would be 71m.
- 2.4 The building would in effect be three conjoined blocks with the front section being 10.1m in height to a parapet roof edge; the remainder would have a maximum ridge height of 10.1m and eaves height of 8m. The roller-shutter doors in the east elevation would each be 5m high.

- 2.5 The accommodation is arranged so that the production section would occupy the rear two-thirds of the length (although this is the narrower part of the building); the widest front section would provide flexible office/utility/training space; and the section in between would be for storage and sub-assembly.
- 2.6 The office section would extend over two floors, over the entire footprint of this 'block'; with a small amount of floorspace above that again to provide additional w/c facilities via stairs and a lift. Although the intended purpose of each room is identified on the drawings, it is clear that the layout would be flexible and therefore it is not necessary to set out in detail which rooms would be designated for specific purposes.
- 2.7 The access point for the overall site would be situated to the west of the row. It would be shared with the development proposed under ref. S23/0401 to the west.
- 2.8 External colours are all stated within the application form to be grey/dark grey.
- 2.9 Enclosures are generally formed using 1.8m high green weldmesh fencing.
- 2.10 81 Parking spaces are proposed within the site to serve the development for staff and visitors. These would be within a single car park between the buildings and the road.
- 2.11 The application form indicates that the development would connect into a sewage treatment plant rather than the mains sewer; and that surface water would be diverted to an underground water harvesting tank. These elements are reflected in the site plans.
- 2.12 The plans indicate that a 9m x 87m wildflower meadow would be created on an easement strip at the southern end of the site. With limited landscaping along the frontage of the site. No specific landscaping details have been provided in relation to planting along the frontage of the site.
- 2.13 Air conditioning, solar panels and electric car charging points would be included/provided, although as yet no details of these items have been provided.
- 2.14 Within the Conclusion section of the Statement it is stated: "*This development will combine two premises which needs to work more efficiently with an expanding business. They have looked over the last few years whether to invest where they currently are or invest abroad such as Germany or the USA. They have chosen to invest in this area and have managed to purchase a field next to their current and long standing premises*"
- 2.15 Garford's Farm Machinery have experienced expansion over a number of years with the number of employees increasing from thirty-two in 2017 to sixty-two in 2023.

### **3 Relevant History**

- 3.1 None relevant to the current application site. Although this application should be read in conjunction with S23/0401 considered elsewhere within this agenda.

### **4 Policy Considerations**

#### **4.1 SKDC Local Plan 2011 - 2036**

Policy E5 – Expansion of Existing Businesses  
Policy E7 – Rural Economy  
Policy EN1 – Landscape Character  
Policy EN2 – Protecting Biodiversity and Geodiversity  
Policy EN4 – Pollution Control  
Policy EN5 – Water and Flood Risk Management  
Policy ID2 - Transport and Strategic Transport Infrastructure  
Policy DE1 - Promoting Good Quality Design  
Policy SB1 – Sustainable Building  
Policy SD1 – The Principles of Sustainable Development in South Kesteven  
Policy SP1 – Spatial Strategy  
Policy SP2 – Settlement Hierarchy  
Policy SP5 – Development in the Open Countryside

#### 4.2 **National Planning Policy Framework (NPPF)**

Section 4 – Decision making  
Section 6 – Building a strong, competitive economy  
Section 9 - Promoting sustainable transport  
Section 12 - Achieving well-designed places  
Section 15 – Conserving and enhancing the natural environment

#### 4.3 **Deepings Neighbourhood Plan**

Policy DNP4 – Protecting Local Employment Opportunities  
Policy DNP9 – Promoting best practice in design

### **5 Representations Received**

#### 5.1 **Environmental Protection Services (SKDC)**

5.1.1 Requested Noise Assessment; conditions recommended relating to (i) provision of a construction management plan; (ii) potential site contamination; (iii) limitation of operational hours.

#### 5.2 **LCC Highways & SuDS Support**

22.3.23 - Requests further information – Drainage Strategy and Flood Risk Statement  
12.09.24 – No objection subject to a planning condition in relation to a Construction Management Plan.

#### 5.3 **Welland & Deepings IDB**

5.3.1 No objection stated; advises regarding use of SUDS for surface water drainage; and requirements relating to its own consent regime.

#### 5.4 **Environment Agency**

30.3.23 – Objects on the basis that the proposed development as submitted involves the use of a non-mains foul drainage system in circumstances where it may be reasonable for the development to be connected to a public sewer; no justification has been provided for the use of a non-mains system.

19.09.23 - This additional information includes drawing 'Drainage General Arrangement Extended View' (drawing number: 0336-JCE-00-SI-DR-C-3002, dated 01 August 2023)

which confirms the development will connect to the main foul sewerage network rather than use a package treatment plant. Following this we can therefore remove our objection to this application.

#### 5.5 **Heritage Lincolnshire**

5.5.1 11.4.23 - Advises that the site is of archaeological potential and that an evaluation should be undertaken on site (during consideration period i.e. pre-determination).

5.5.2 22.05.24 - The archaeological report dated 1st May 2024 is satisfactory and has been approved by this office.

#### 5.6 **Deeping St James Parish Council**

5.6.1 Supports the application in principle; suggests several issues require further consideration: (i) highway safety (ii) parking arrangements for this & adjoining site (iii) improved landscaping.

### **6 Representations as a Result of Publicity**

This application has been advertised in accordance with the Council's Statement of Community Involvement and 1 no. letter of representation has been received. This item has been submitted by the Deepings Neighbourhood Plan Group, and identifies that the principle is supported notwithstanding that it may be a departure from the development plan; also that a number of matters require resolution, namely:

- archaeological evaluation
- improvement of landscaping
- undertaking of ecological assessment
- improvement to local road network
- provision of improved access for all users e.g. pavement/path/lighting to connect to Frognall

### **7 Evaluation**

#### **7.1 Principle of Development**

7.1.1 The application site is relatable to the adjoining commercial site, and other nearby sites by virtue of its intended usage, scale, layout, orientation and road frontage. It would occupy part of what is effectively a gap created by previous development in a location already partially re-characterised through implementation of commercial developments. There is, therefore, logic in seeking to augment existing circumstances by adding relatable development in between. This could not be described as an exception to local, previously applied approaches to supporting economic development; and the land is to some extent contained either side by existing development.

7.1.2 The site is within the open countryside and therefore although the principle could potentially accord in a broader sense with the development plan (for example, Local Plan policies SP1, E5, E7) in terms of siting, scale, location and context, Policy SP5 of the Local Plan would need to be satisfied in terms of justifying the need for the development to be in this location.

- 7.1.3 Local context and circumstances cannot be ignored, and with precedents already active on land adjacent to this gap, with established businesses operating there is a noteworthy logic for infilling.
- 7.1.4 The intention to develop this, and the neighbouring site has been generated by existing businesses operating locally. It seeks to use existing momentum and to build on the existing resource. Enabling a strong and well-established business to both expand close to its existing premises and to remain in the District are important factors.
- 7.1.5 The applicant has provided the following information in support of the application:
- 7.1.6 “Garford Farm Machinery wish to invest in manufacturing capacity to fulfil increased demand for our products in markets around the world. They also desire to return to a single site, for efficiency reasons, which can accommodate the required operation. This is the reason the site has been chosen for this planning application which is immediately adjacent to the existing factory on Hards Lane, Frognall”.
- 7.1.7 “In the process of selecting the site for the application many alternatives were investigated in the surrounding areas of Market Deeping, Bourne, Peterborough, and sites internationally. After consideration of many options, the desire to maintain continuity with the existing staff skills and experience, was a key factor in the selection of the proposed site as our preferred option”.
- 7.1.8 “However, meeting and discussions have taken place for several years meaning that if Planning Permission is not sought on this site, then the business would have to re-locate further afield even overseas to other offices and warehouses across the world. If the Planning Application is successful there may be a further expansion into the units to the rear of Planning Application S23/0401, which will be then owned and managed by Garford Farm Machinery”.
- 7.1.9 Taking into account the above matters it is considered that any tension in relation to local plan policy SP5 is outweighed by the need and logic for the site adjacent to the existing operations to be used to enable expansion of the business.
- 7.1.10 In relation to the Deepings Neighbourhood Plan, Policy DNP4 criteria 1(a) to (f) are planning considerations that are discussed elsewhere in this report including design, access, amenity highway safety and capacity and drainage.
- 7.1.11 In relation to criteria 2, it is considered that that this is not engaged in that the site is not part of existing employment safeguarded land, and in any event the proposal itself is for an employment generating use.

## 7.2 Scale of the development

- 7.2.1 The scale of the proposed development is relatable to adjacent buildings, although arguably it could tend to be the most obvious and dominant development in this section of ‘street scene’. The intention of the design appears to be to introduce an element of statement building within the street-scene so that the premises would make a strong ‘presence’ statement.

- 7.2.2 It is considered that the proposal would occupy a site with an evident relationship with existing development, including the shared access arrangement. On this basis it would not be out of the ordinary, having regard to the way earlier projects have re-characterised the south side of Hards Lane.
- 7.2.3 As such there is no fundamental or overriding planning concern with regard to the scale of the development in this specific scenario, which would enable it to be a reasonable fit in terms of local economic development.
- 7.2.4 The application, therefore, would not be in conflict with Policies E5, E7 and DE1 of the Local Plan in respect of development scale. Neither would it be in conflict with The Deepings Neighbourhood Plan, in particular Policy DNP4.

### 7.3 **Design/Layout**

- 7.3.1 The layout and design of the site loosely follows the approach taken for the Kyoto site, east of the existing Garfords premises. Aerial photography demonstrates that the Kyoto footprint is comparable with that of the new development proposed under this application.
- 7.3.2 There is no fundamental difference to this approach than has been previously taken, and the arrangement of the buildings and their appearance would not be fundamentally out of character with existing developments.
- 7.3.3 Noting the concerns of the Parish Council and the Deepings Neighbourhood Plan Group), in that landscaping is not integral to the development proposals and noting the existing developments along this side of Hards Lane are fairly well landscaped in terms of their roadside presence. It would, therefore, be highly desirable for a consistent approach to be taken with this new proposal.
- 7.3.4 An amended plan has been received in relation illustrating how access to the site would be shared with the adjacent property and an area, albeit limited landscaping along the frontage of the site. The actual details and species of this landscaping could be secured by an appropriately worded condition.

With this in mind, the application would be able to accord with the objectives of Policies E5, E7, DE1, SD1 and SP5 of the Local Plan, and with commensurate sections of the NPPF; and with the Deepings Neighbourhood Plan

### 7.4 **Impact on Residential Amenity**

- 7.4.1 The proposed development would be located adjacent to the existing employment uses along Hards Lane and planning application S23/0401 that is considered elsewhere within this agenda. As such it is considered that there would be an appropriate relationship with the adjacent occupiers and adequate separation to Orchardside and Five Acres.
- 7.4.2 On this basis it is considered that the proposal would not result in conflict with the development plan in this regard, in particular E5 and E7; also DE1 and EN4. It is also not in conflict with Policy DNP4 and DNP9 of the adopted Neighbourhood Plan.

## 7.5 **Highway Issues**

- 7.5.1 The proposed development has been assessed by the highway authority. Their final comments confirm no objection to the scheme subject to a planning condition in relation to a construction management plan.
- 7.5.2 Taking into account the above comments it is considered that the scheme would be acceptable from a highway safety and capacity perspective and as such accord with local plan policy ID2 and NPPF Section 9.

## 7.6 **Drainage**

- 7.6.1 Whilst concerns were initially raised by the Environment Agency in that the proposed development intended to utilise a package treatment plant. Revised details have been provided that demonstrate connection to the main foul sewer network.
- 7.6.2 Compliance with this arrangement can be secured by an appropriately worded condition.
- 7.6.3 Surface water drainage details have been provided this matter can again be adequately addressed by an appropriately worded condition.
- 7.6.4 Taking into account the above matters, the proposal is considered to accord with local plan policy EN5.

## 7.7 **Ecology**

- 7.7.1 An explanatory statement in relation to the ecological value of the site. Stating:
- 7.7.2 "This application is only for 63% of the field, the remaining part of the field will be developed under another Planning Application under another owner. The site is an agricultural field and has been in continuous arable rotation for years, the baseline ecology is consistent with intense arable systems, typical of Lincolnshire and its surrounding".
- 7.7.3 "There is a hedgerow of mainly hawthorn and blackhorn on the Western boundary along with an open drain and grass bank to the Southern. The Eastern boundary is of a metal fence with existing planting. The hedgerow, grass bank and existing planting will all remain allowing for additional landscaping and tree planting to be added to the site as per drawing 02D".
- 7.7.4 Whilst this is considered to be a reasonable assessment of the ecological potential of the site it is considered reasonable to require the submission of a formal ecological appraisal.
- 7.7.5 Whilst it is considered that there is limited opportunity for the main body of the site to have any ecological/wildlife merit. It is considered appropriate to require an ecology assessment of the site prior to the commencement of any development. This can be achieved by an appropriately worded condition.

## 7.8 **Sustainability**

7.8.1 Local plan policy SB1 requires development proposals to mitigate against and adapt to climate change, and to reduce carbon emissions and energy use. On this basis it is considered appropriate to require details in this respect to be submitted to and approved in writing by the local planning authority. This can be achieved by an appropriately worded condition.

## 7.9 **Biodiversity Net Gain**

7.9.1 This application was lodged with the local planning authority as significant period of time ago. This was before the relevant legislation was in pace. In this instance the planning application was made before day one of mandatory BNG on the 12<sup>th</sup> February 2024 the development is exempt from BNG.

## 7.10 **Archaeology**

7.10.1 During the life of the planning application investigatory trial trenching has been undertaken. The findings of which have been submitted in support of the application.

7.10.2 The Archaeological Trail Trenching Evaluation has been assessed by Heritage Lincolnshire who have confirmed that the report is satisfactory and has been approved by their office

## 8 **Crime and Disorder**

8.1 It is considered that the proposal would not result in any significant crime and disorder implications.

## 9 **Human Rights Implications**

9.1 Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is considered that no relevant Article of that act will be breached.

## 10 **Conclusion and Planning Balance**

10.1 The proposal is in accordance with Local Plan Polices E5, E7, EN1, EN2, EN4, EN5, ID2, DE1, SB1, SD1, SP1, SP2 and SP5 and , (Policies DNP4 and DNP9 of the Deepings Neighbourhood Plan) and Sections 4, 6, 9, 12 and 15 of the NPPF and whilst concerns are raised in relation to visual amenity, highway safety and capacity, ecology and loss of agricultural land they are not considered to outweigh the policies referred to above.

**RECOMMENDATION: that the development is Approved subject to the following 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:
  - i. Site Plan Proposed Dwg. No. 02D
  - ii. Ground Floor Plan – Proposed -Dwg. No. 03A
  - iii. First Floor Office – Second Floor Office -Proposed Dwg. No. 06B
  - iv. Elevations Proposed – Dwg. No. 04A

Unless otherwise required by another condition of this permission.

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

## **Pre-commencement**

- 3 No development (including any site clearance/preparation works) shall be carried out until a Construction Environmental Management Plan has been submitted to the Local Planning Authority for approval in writing. Details shall provide the following, which shall be adhered to throughout the period of development:
  - a) the parking of vehicles of site operatives and visitors;
  - b) loading/unloading and storage of construction materials
  - c) wheel cleaning facilities and road cleaning arrangements;
  - d) measures to control the emission of dust and noise during construction;
  - e) a scheme for recycling/disposing of waste resulting from site preparation and construction works;
  - f) hours of construction work, site opening times, hours of deliveries and removal of materials; and
  - i) routeing of construction traffic

Reason: To minimise detrimental effects to the neighbouring amenities and the amenities of the area in general, having regard to Local Plan Policy DE1 and the National Planning Policy Framework.

- 4 Prior to the commencement of the development hereby permitted details demonstrating how the proposed units would comply with the requirements of Local Plan Policy SB1 and SD1 must be 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; the provision of charging points and a timescale for implementation.

The approved sustainable building measures shall be completed in full, in accordance with the agreed scheme prior to the occupation of each unit.

Reason: To ensure the building includes sustainable building measures in accordance with Policy SB1 of the adopted South Kesteven Local Plan.

5 Prior to the commencement of the development hereby permitted an ecological survey of the site shall be undertaken, the findings of which shall be submitted to and approved in writing by the local planning authority.

Any identified mitigation shall be undertaken in accordance with details to be submitted to and approved in writing by the local planning authority.

The development shall be undertaken in accordance with the approved details

### **During building works**

6 The surface and foul water drainage works shall be undertaken in accordance with Dwg No. 0336-JCE-00-SI-DR-C-3000 and Dwg. No. 0336-JCE-00-SI-DR-C-3001 with Drainage General Arrangement Extended View Dwg. No. : 0336-JCE-00-SI-DR-C-3002.

Reason: To ensure a satisfactory means of drainage including connection to the mains system.

7 Before any part of the development hereby permitted is occupied/brought into use, the works to provide the surface and foul water drainage shall have been completed in accordance with the approved details.

8 Notwithstanding the submitted details 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**

9 Before any part of the development hereby permitted is occupied/brought into use, the works to provide the surface and foul water drainage shall have been completed in accordance with the approved details.

Reason: To ensure the provision of satisfactory surface and foul water drainage is provided in accordance with Policy EN5 of the adopted South Kesteven Local Plan.

10 Before the end of the first planting/seeding season following the occupation/first use of any part of the development hereby permitted, all soft landscape works shall have been carried out in accordance with the approved soft landscaping details.

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.

11 Before any part of the development hereby permitted is brought into use, the external elevations shall have been completed using only the materials stated in the planning 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**

12 The external areas of the development hereby permitted shall be used for parking, turning and unloading. There shall be no manufacturing or fabrication undertaken outside of the buildings hereby permitted.

Reason: To define the permission, for the avoidance of doubt and in the interests of the amenity of neighbouring occupiers.

13 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.

## **Notes to Applicant:**

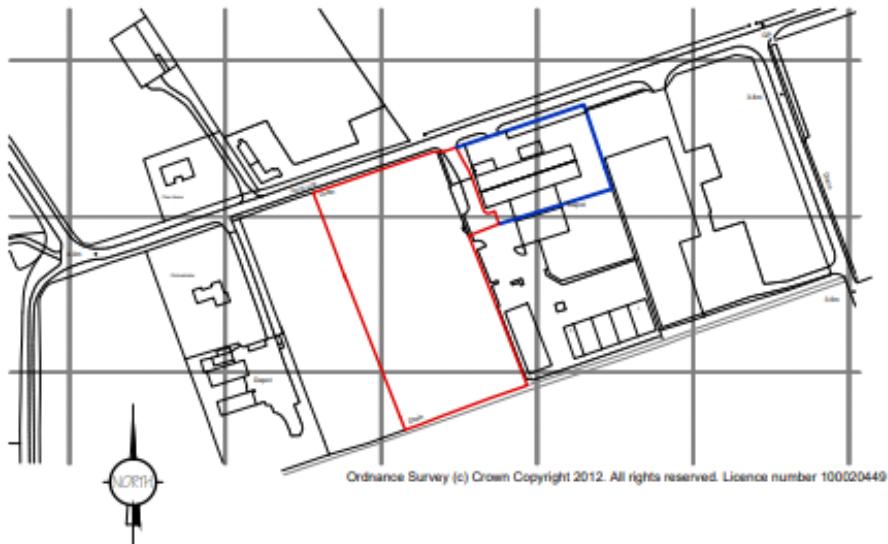
- In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 38 of the National Planning Policy Framework.
- Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections, Section 50 licences and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works. For further guidance please visit the Highway Authority's website via the following link: Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>
- The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition") that development may not begin unless:
  - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
  - (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be South Kesteven District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun as the application was made before day one of mandatory BNG on the 12<sup>th</sup> February 2024.

## Location Plan

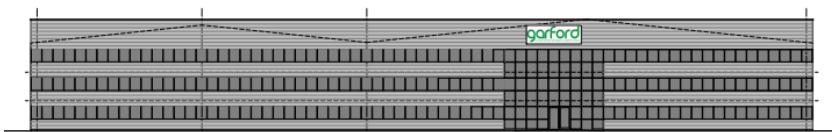


LOCATION PLAN 1:2500

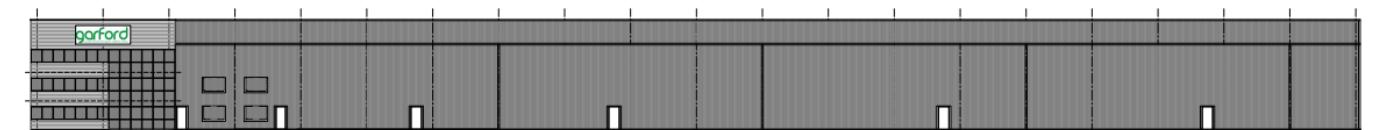
## Site Plan



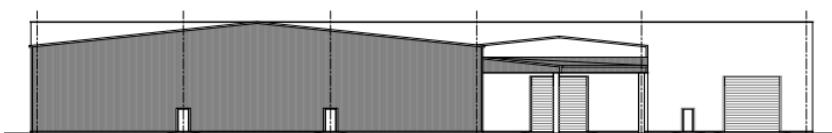
## Elevations



FRONT ELEVATION 1:200



SIDE ELEVATION 1:200



REAR ELEVATION 1:200



YARD ELEVATION 1:200



## S23/0401

Proposal:	Proposed Industrial Park
Location:	Frognall Livery, Village Streets, Hards Lane, Frognall
Applicant:	Squirrels Private Pension Scheme
Agent:	G R Merchant Ltd
Application Type:	Full/Major
Reason for Referral to Committee:	Member call in Cllr Dilks – Impact on the character and appearance of the area
Key Issues:	Principle of development, Scale of development, Design/layout, Impact on residential amenity, Drainage, Highway safety, Sustainability
Technical Documents:	(i) Planning, Design & Access Statement (ii) Archaeology Assessment

### Report Author

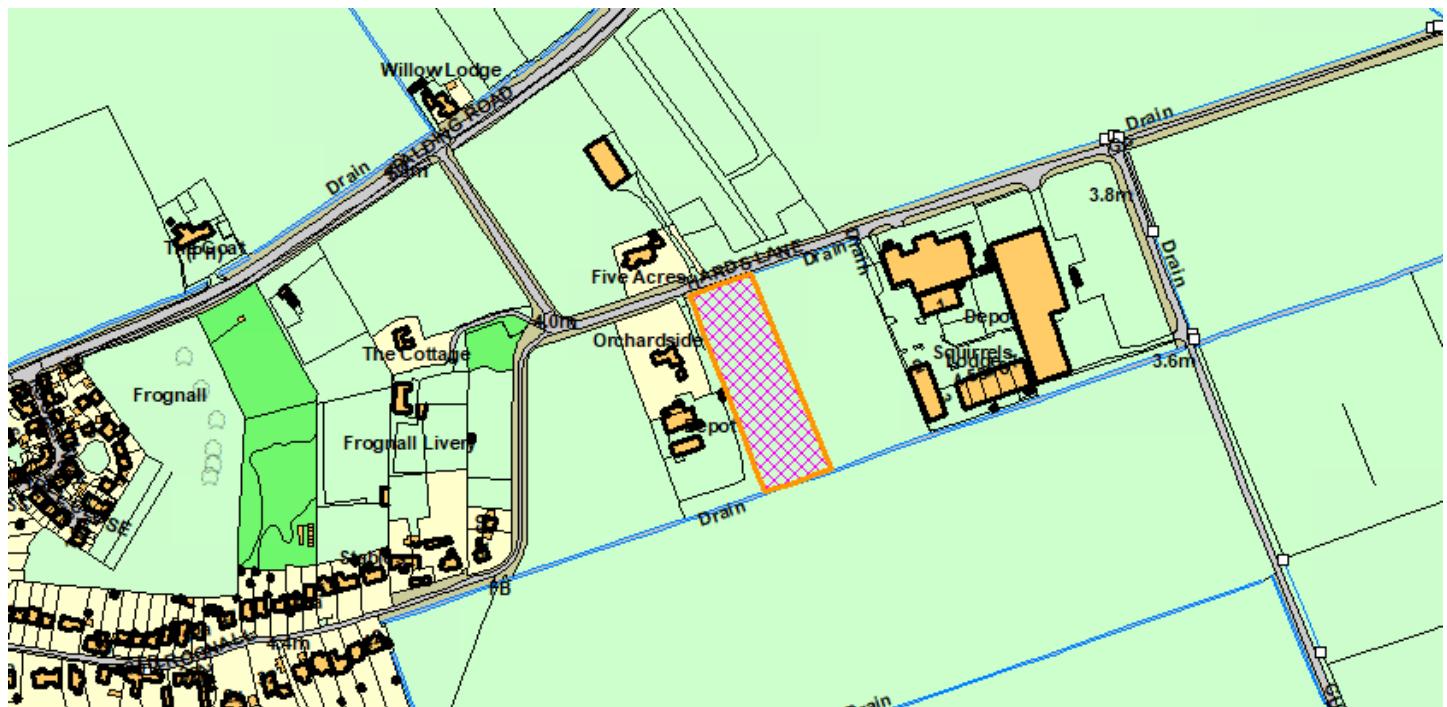
Kevin Cartwright – Senior Planning Officer

01476 406186

Kevin.cartwright@southkesteven.gov.uk

Corporate Priority:	Decision type:	Wards:
Growth	Regulatory	Deeping St James
Reviewed by:	Phil Jordan, Development Management & Enforcement Manager	15 August 2025
Recommendation (s) to the decision maker (s)		
That the application is approved conditionally		

S23/0401 - Frognall Livery, Village Streets, Hards Lane, Frognall



## 1 Description of Site

- 1.1 The application site is situated on the south side of Hards Lane, the road leading east from Frognall out into agricultural land.
- 1.2 The ground is generally flat; the site is a long rectangular field stretching south from Hards Lane to a linear field drain (site length approximately 164m, width 50m with an overall area of approximately 0.82 hectares). There are no enclosures or trees on the site of any note. There is an existing hedgerow along the western boundary of the site.
- 1.3 To the west, including a dwelling known as Orchardside, is a well-established industrial/commercial area 'Squirrel's Lodge', currently providing accommodation for a number of businesses.
- 1.4 To the east is the remainder of the gap between the site mentioned in 1.3 above and a further industrial/commercial site currently occupied by Garford Farm Machinery (main occupier) and a range of businesses in smaller units.
- 1.5 Further to the east is the large commercial site operated by Kyoto Futons Ltd.
- 1.6 On the opposite side of Hards Lane is 'Five Acres' – a farm including an agricultural dwelling.
- 1.7 The gap mentioned in 1.4 above is also the subject of a current application, planning ref. S23/0404, for an office and production building. The application was submitted at the same time as S23/0401 and is discussed elsewhere in this agenda.

## 2 Description of Proposal

- 2.1 The submitted documentation indicates that the site would be developed for a range of commercial units having a gross internal floorspace of 2290m<sup>2</sup>.
- 2.2 Within the Planning, Design and Access Statement, it is stated: "*At the frontage of the site is a development of 10 small industrial units for rental to small local businesses with 7 No larger industrial units at the rear for individual or full site rental with turning facilities for larger vehicles and HGV's*".
- 2.3 The submitted plans show that 4 no. individual buildings would be placed within the site, creating 17 no. units in total. Two parallel rows of 5 units would be sited closest to the public road. A further row of 4 units would be sited to the south of that and a block of 3 units towards the rear/southern section of the site.
- 2.4 The back of Units 1-5 would be seen from the road. This block would have a mono-pitched roof, eaves to rear/north 5.5m height and front roof edge 7m. Units 6-10 would have the same dimensions and would mirror the northernmost block. Units 11-13 would be formed within a dual-pitched building with 6m eaves and 7.8m ridge heights. Units 14-17 would be under a mono-pitched roof and would have a 6m high rear/south eaves line and a front edge, facing north into the site, of 8.2m.

- 2.5 The access point for the overall site would be situated to the east of this row. It would be shared with the development proposed under ref. S23/0404 to the east.
- 2.6 External colours are all stated within the application form to be grey/dark grey.
- 2.7 Enclosures are generally formed using 1.8m high green weldmesh fencing.
- 2.8 56 Parking spaces are proposed within the site to serve the development for staff and visitors.
- 2.9 The application form indicates that the development would connect into a sewage treatment plant rather than the mains sewer; and that surface water would be diverted to an existing watercourse. These elements are reflected in the original plans.
- 2.10 Amended details have been provided demonstrating connection to a foul package pumping station with a connection into the exiting Anglian Water network.
- 2.11 An archaeological report has also been prepared and submitted following trench evaluation works.
- 2.12 The plans indicate that a 9m x 52m wildflower meadow would be created on an easement strip at the southern end of the site. Some shrub planting is proposed in the northern part of the site, in between the access and the 2 units closest to the road. No details have been provided in relation to the planting.
- 2.13 Within the Conclusion section of the Statement it is stated: *“These industrial units are a part of an extension to Squirrels Lodge as all units are rented and more people and businesses are asking for when any will be available. Therefore, as this land has now become available with the demand for more units this site will be very good.”*

### **3 Relevant History**

- 3.1 None relevant to the current application site. Although this application should be read in conjunction with S23/0404 considered elsewhere within this agenda.

### **4 Policy Considerations**

#### **4.1 SKDC Local Plan 2011 - 2036**

- Policy E5 – Expansion of Existing Businesses
- Policy E7 – Rural Economy
- Policy EN1 – Landscape Character
- Policy EN2 – Protecting Biodiversity and Geodiversity
- Policy EN4 – Pollution Control
- Policy EN5 – Water and Flood Risk Management
- Policy ID2 - Transport and Strategic Transport Infrastructure
- Policy DE1 - Promoting Good Quality Design
- Policy SB1 – Sustainable Building
- Policy SD1 – The Principles of Sustainable Development in South Kesteven
- Policy SP1 – Spatial Strategy

Policy SP2 – Settlement Hierarchy  
Policy SP5 – Development in the Open Countryside

4.2 **National Planning Policy Framework (NPPF)**

Section 4 – Decision making  
Section 6 – Building a strong, competitive economy  
Section 9 - Promoting sustainable transport  
Section 12 - Achieving well-designed places  
Section 15 – Conserving and enhancing the natural environment

4.3 **Deepings Neighbourhood Plan**

Policy DNP4 – Protecting Local Employment Opportunities  
Policy DNP9 – Promoting best practice in design

## 5 Representations Received

5.1 **Environmental Protection Services (SKDC)**

5.1.1 No objection; conditions recommended relating to (i) provision of a construction management plan; (ii) potential site contamination; (iii) limitation of operational hours.

5.2 **LCC Highways & SuDS Support**

5.2.1 22.3.23 - Requests further information – Drainage Strategy and Flood Risk Statement

5.2.2 12.09.2024 – No objection subject to condition in relation to the submission of a Construction Management Plan.

5.3 **Welland & Deepings IDB**

5.3.1 No objection stated; and requirements relating to its own consent regime.

5.4 **Environment Agency**

5.4.1 Initial comments – Objects on the basis that the proposed development as submitted involves the use of a non-mains foul drainage system in circumstances where it may be reasonable for the development to be connected to a public sewer; no justification has been provided for the use of a non-mains system.

5.4.2 Final Comments – Remove our objection as the proposal demonstrates connection to the main foul sewerage network. We will leave it to your judgement as to whether a condition is necessary to ensure that the development does connect to the mains system.

5.5 **Heritage Lincolnshire**

5.5.1 4.4.23 - Advises that the site is of archaeological potential and that an evaluation should be undertaken on site (during consideration period i.e. pre-determination).

5.5.2 22.5.2024 – The archaeological report dated 1<sup>st</sup> May 2024 is satisfactory and has been approved by this office (Heritage Lincolnshire).

5.6 **Deeping St James Parish Council**

5.6.1 Supports the application in principle; suggests several issues require further consideration: (i) highway safety, (ii) parking arrangements for this & adjoining site (iii) improved landscaping.

5.6.2 Comments on amended information - Layout changes. The minor changes to the front do not address our previous concerns that the loss of countryside is not offset by good planting and screening. The planted area at the front has been increased by only about 0.5m in depth, so Units 1-5 thereby will still appear very close to the road. This element of the scheme will be unduly prominent relative to the main permanent commercial buildings to the east (that are generally set back from the road). The site is thereby being overdeveloped. It fails SKLP Policy SP4 by extending obtrusively into the countryside.

5.6.3 Biodiversity net gain (BNG). Whilst statutory requirements do not yet require this, SKLP Policy EN2 does require BNG. No such assessment is apparent. Overall, the above modest requirements are reasonable, and proportionate. On Archaeology, we welcome the new work that is presently under way.

## **6 Representations as a Result of Publicity**

6.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and 2 no. letters of representation have been received. One is a clear objection raising the following points of relevance to planning:

- the increase of HGV's using the blind bend on Hards Lane
- the loss of productive agricultural land
- industrial development on a greenfield site

6.2 The second, which has been submitted by the Deepings Neighbourhood Plan Group, identifies that the principle is supported notwithstanding that it may be a departure from the development plan; also that a number of matters require resolution, namely:

- archaeological evaluation
- improvement of landscaping particularly to the northern and southern faces to respect the countryside location
- undertaking of ecological assessment
- improvement to local road network
- provision of improved access for all users e.g. pavement/path/lighting to connect to Frognall
- repair work is undertaken to Hard's lane from the junction with Spalding Road to the Kyoto entrance.

## 7 Evaluation

### 7.1 Principle of Development

7.1.1 The application site is relatable to the adjoining commercial site, and other nearby sites by virtue of its intended usage, scale, layout, orientation and road frontage. It would occupy part of what is effectively a gap created by previous development in a location already partially re-characterised through implementation of commercial developments. There is, therefore, logic to the proposal in that it would add relatable development in between existing commercial developments.

7.1.2 The site is in open countryside and on greenfield land; therefore although the principle could potentially accord in a broader sense with the development plan (for example, Local Plan policies SP1, E5, E7) in terms of siting, scale, location and context, Policy SP5 of the Local Plan would need to be satisfied in terms of justifying the need for the development to be in this location.

7.1.3 The premise upon which the application is submitted is that this type of development is already present, and that more similar units would expand upon existing economic/employment activity in a location already partially characterised in this way; and on a gap site adjacent to existing development of a similar nature.

7.1.4 It is considered that the above matters cannot be ignored and this local context and circumstances coupled with the precedents already present along Hards Lane there is a noteworthy logic in infilling what has been started here in terms of an employment hub.

7.1.5 The circumstances are rather unusual if not unique, with the 'gap site' having been created in-between the existing commercial activities. Taking this into account it would be hard not to consider this to be a positive opportunity for appropriate economic development in this location. Transport links are established, are known and could adequately support the additional traffic associated with the site.

7.1.6 Having regard to the above appraisal, it can be accepted that the development principle, although at first appearing to be a degree of tension with the Local Plan, would have the potential to be acceptable in the light of the NPPF Section 6, in particular Paragraphs 85 and 89; which state:

7.1.7 Para 85 - Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.

7.1.8 Para 89 - Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its

surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

- 7.1.9 It should be noted that Deepings Neighbourhood Plan Policy DNP4 safeguards the land to the east and west of the application site for employment uses. As such it is considered that the proposal is a logical infill of comparable development whilst accepting that the site is technically open countryside.
- 7.1.10 Taking into account the above, on balance the proposal is considered to be acceptable in principle. Compliance with Policies SP5, E5 and E7 of the Local Plan. are discussed elsewhere in this report.

## 7.2 **Scale of the development**

- 7.2.1 The scale of the proposed development is comparable with other similar schemes adjacent. It would be subservient and proportionate in the overall context and would occupy a logical site in terms of its relationship with existing development. It is considered that it would not be out of character having regard to the way earlier projects have re-characterised the south side of Hards Lane with a commercial appearance.
- 7.2.2 The application, therefore, would not be in conflict with Policies E5, and DE1 of the Local Plan in respect of development scale. Neither would it be in conflict with The Deepings Neighbourhood Plan, in particular Policy DNP4.

## 7.3 **Design/Layout**

- 7.3.1 The layout and design of the site loosely follows the approach taken for the Squirrel's site although that entails a large, primary building in the northern part and smaller units south of it; whereas, the proposals for this site spread the 17 individual units over the site in blocks/rows of 5, 4 and 3.
- 7.3.2 There is no fundamental difference to this approach than has been previously taken, and the arrangement of the buildings and their appearance would not be out of character with existing developments.
- 7.3.3 The comments of the Parish Council and the Deepings Neighbourhood Plan Group are noted in relation to landscaping in that it is not integral to the development proposals. Existing developments along this side of Hards Lane are fairly well landscaped in terms of their roadside presence. It would, therefore, be highly desirable for a consistent approach to be taken with this new proposal.
- 7.3.4 An amended plan has been received that demonstrates appropriate landscaping along the frontage of the site in the form of a 9.6m landscape strip. Details of the planting and species could be secured by an appropriately worded condition.

7.3.5 With this in mind, the application would be able to accord with the objectives of Policies E5, DE1, SD1 and SP5 of the Local Plan, and with commensurate sections of the NPPF; and with the Deepings Neighbourhood Plan.

#### **7.4 Impact on Residential Amenity**

7.4.1 The consultation response of the SKDC Environmental Protection is important in this respect. There is no indication that, for example, assessment of noise either affecting or emanating from the development would be required. I have no reason to disagree with this stance.

7.4.2 Clarification has been sought from the applicant in relation to business operations and it has been stated that any manufacturing processes will be carried out within the industrial units. Only vehicle parking will be external.

7.4.3 On this basis it is considered that the proposal would not result in conflict with the development plan in this regard, in particular E5 and E7; also DE1 and EN4. It is also not in conflict with Policy DNP4 and DNP9 of the adopted Neighbourhood Plan.

#### **7.5 Highway Issues**

7.5.1 The application site would be accessed via Hards Lane. As discussed above there are a number of existing businesses operating adjacent to the site that are similarly accessed. There would be appropriate parking and turning for the proposed units.

7.5.2 A new access into the site is proposed which has been designed to accommodate the proposed development.

7.5.3 The local highway authority has confirmed no objection to the proposed development subject to a condition in relation to construction management. I have no reason to come to a differing conclusion.

7.5.4 Taking into account the above matters the proposal is considered to accord with local plan policy ID2 and NPPF Section 9.

#### **7.6 Drainage**

7.6.1 The Environment Agency initially expressed concern in relation to the foul drainage arrangements in that the proposal did not connect to the existing foul drainage network. Amended drainage details have been provided that demonstrate a package treatment plant with a connection to the existing Anglian water network. On this basis the Environment Agency removed the objection and suggested consideration that these drainage details are secured by an appropriately worded condition. This is considered appropriate in this instance.

7.6.2 In relation to surface water drainage, the submitted details have been accessed by the Lincolnshire County Council in its capacity as Local Lead Flood Authority. No objection

has been raised with their comments stating that they do not consider that the proposal would increase flood risk.

7.6.3 Taking into account the above matters, the proposal is considered to accord with local plan policy EN5.

## 7.7 **Ecology**

7.7.1 A statement entitled Ecology Report has been provided by the applicant stating that:

7.7.2 "This application is for 37% of the field as the remaining part is under a separate application for Garford Farm Machinery Ltd. The site is an agricultural field and has been in continuous arable rotation for years, the baseline ecology is consistent with intense arable systems, typical of Lincolnshire and its surrounding".

7.7.3 "There is a hedgerow of mainly hawthorn and blackhorn on the Western boundary along with an open drain and grass bank to the Southern. The Eastern boundary is of a metal fence with existing planting. The hedgerow, grass bank and existing planting will all remain allowing for additional landscaping and tree planting to be added to the site as per drawing 01E."

7.7.4 On this basis it is considered that there is limited opportunity for the main body of the site to have any ecological/wildlife merit. There is potential for the hedgerow running along the western boundary of the site to be of ecological merit particularly as a linear foraging feature.

7.7.5 On this basis it is considered appropriate to require an ecology assessment of the site prior to the commencement of any development. This can be achieved by an appropriately worded condition.

## 7.8 **Sustainability**

7.8.1 Local plan policy SB1 requires development proposals to mitigate against and adapt to climate change, and to reduce carbon emissions and energy use. On this basis it is considered appropriate to require details in this respect to be submitted to and approved in writing by the local planning authority. This can be achieved by an appropriately worded condition.

## 7.9 **Biodiversity Net Gain**

This application was lodged with the local planning authority as significant period of time ago. This was before the relevant legislation was in place. In this instance the planning application was made before day one of mandatory BNG on the 12<sup>th</sup> February 2024 the development is exempt from BNG.

## 7.10 **Loss of Agricultural Land**

7.10.1 Whilst it is accepted that the proposal would result in the loss of agricultural land, it is not considered to be a significant loss to justify a refusal of planning permission.

The matter has been discussed in a number of planning applications and recent appeals the conclusion of which being that adequate agricultural land would remain to ensure that food production within the District and wider area would not be undermined.

## 7.11 Archaeology

- 7.11.1 During the life of the planning application investigatory trial trenching has been undertaken. The findings of which have been submitted in support of the application.
- 7.11.2 The Archaeological Trail Trenching Evaluation has been assessed by Heritage Lincolnshire who have confirmed that the report is satisfactory and has been approved by their office.

## 8 Crime and Disorder

- 8.1 It is considered that the proposal would not result in any significant crime and disorder implications.

## 9 Human Rights Implications

- 9.1 Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is considered that no relevant Article of that act will be breached.

## 10 Conclusion and Planning Balance

- 10.1 The proposal is in accordance with Local Plan Polices E5, E7, EN1, EN2, EN4, EN5, ID2, DE1, SB1, SD1, SP1, SP2 and SP5 and , (Policies DNP4 and DNP9 of the Deepings Neighbourhood Plan) and Sections 4, 6, 9, 12 and 15 of the NPPF and whilst concerns are raised in relation to visual amenity, highway safety and capacity, ecology and loss of agricultural land they are not considered to outweigh the policies referred to above.

**RECOMMENDATION: that the development is Approved subject to the following 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:
  - i. Site Plan, Location Plan, Street Scene – Proposed – Drawing No. 01E

- ii. Units 1-5 Ground Floor – Elevations Proposed Drawing No. 02C
- iii. Units 6-10 Ground Floor – Elevations – Proposed Drawing No. 05A
- iv. Units 11-13 Ground Floor - Elevations – Proposed Drawing No. 03C
- v. Units 14-17 Ground Floor - Elevations – Proposed Drawing No. 04A

Unless otherwise required by another condition of this permission.

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

### **Pre-commencement**

3 No development (including any site clearance/preparation works) shall be carried out until a Construction Environmental Management Plan has been submitted to the Local Planning Authority for approval in writing. Details shall provide the following, which shall be adhered to throughout the period of development:

- a) the parking of vehicles of site operatives and visitors;
- b) loading/unloading and storage of construction materials
- c) wheel cleaning facilities and road cleaning arrangements;
- d) measures to control the emission of dust and noise during construction;
- e) a scheme for recycling/disposing of waste resulting from site preparation and construction works;
- f) hours of construction work, site opening times, hours of deliveries and removal of materials; and
- i) routeing of construction traffic

Reason: To minimise detrimental effects to the neighbouring amenities and the amenities of the area in general, having regard to Local Plan Policy DE1 and the National Planning Policy Framework.

4 Prior to the commencement of the development hereby permitted details demonstrating how the proposed units would comply with the requirements of Local Plan Policy SB1 and SD1 must be 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; the provision of charging points and a timescale for implementation.

The approved sustainable building measures shall be completed in full, in accordance with the agreed scheme prior to the occupation of each unit.

Reason: To ensure the building includes sustainable building measures in accordance with Policy SB1 of the adopted South Kesteven Local Plan

5 Prior to the commencement of the development hereby permitted an ecological survey of the site shall be undertaken, the findings of which shall be submitted to and approved in writing by the local planning authority.

Any identified mitigation shall be undertaken in accordance with details to be submitted to and approved in writing by the local planning authority.

The development shall be undertaken in accordance with the approved details.

### **During building works**

6 The surface and foul water drainage works shall be undertaken in accordance with Dwg No. 0335-JCE-00-SI-DR-C-3000 and Dwg. No. 0335-JCE-00-SI-DR-C-3001 with Drainage General Arrangement Extended View Dwg. No. : 0335-JCE-00-SI-DR-C-3002.

Reason: To ensure a satisfactory means of drainage including connection to the mains system.

7 Before any part of the development hereby permitted is occupied/brought into use, the works to provide the surface and foul water drainage shall have been completed in accordance with the approved details.

Reason: To ensure the provision of satisfactory surface and foul water drainage is provided in accordance with Policy EN5 of the adopted South Kesteven Local Plan.

8 Notwithstanding the submitted details 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**

9 Before any part of the development hereby permitted is occupied/brought into use, the works to provide the surface and foul water drainage shall have been completed in accordance with the approved details.

Reason: To ensure the provision of satisfactory surface and foul water drainage is provided in accordance with Policy EN5 of the adopted South Kesteven Local Plan.

10 Before the end of the first planting/seeding season following the occupation/first use of any part of the development hereby permitted, all soft landscape works shall have been carried out in accordance with the approved soft landscaping details.

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.

11 Before any part of the development hereby permitted is brought into use, the external elevations shall have been completed using only the materials stated in the planning 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**

12 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.

13 The external areas of the development hereby permitted shall be used for parking, turning and unloading. There shall be no manufacturing or fabrication undertaken outside of the buildings hereby permitted.

Reason: To define the permission, for the avoidance of doubt and in the interests of the amenity of neighbouring occupiers.

### **Notes to Applicant**

- In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 38 of the National Planning Policy Framework.
- Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections, Section 50 licences and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works. For further guidance please visit the Highway Authority's website via the following link: Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

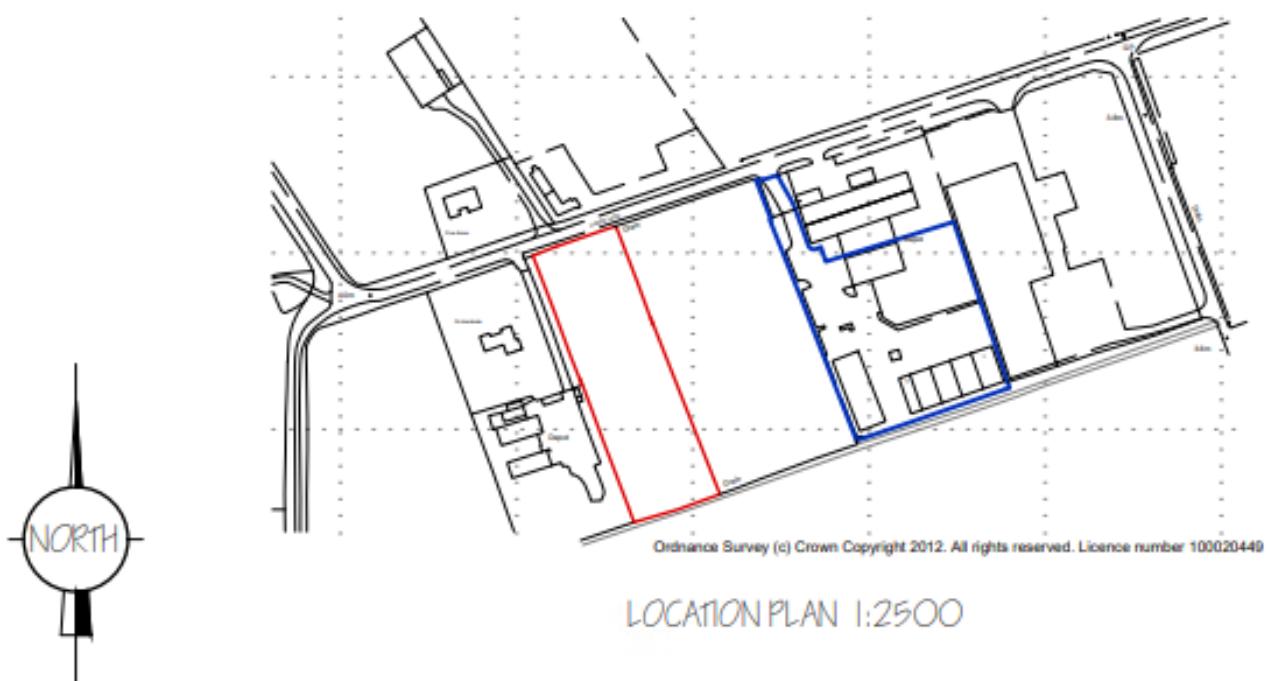
- The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition") that development may not begin unless:
  - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
  - (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be South Kesteven District Council.

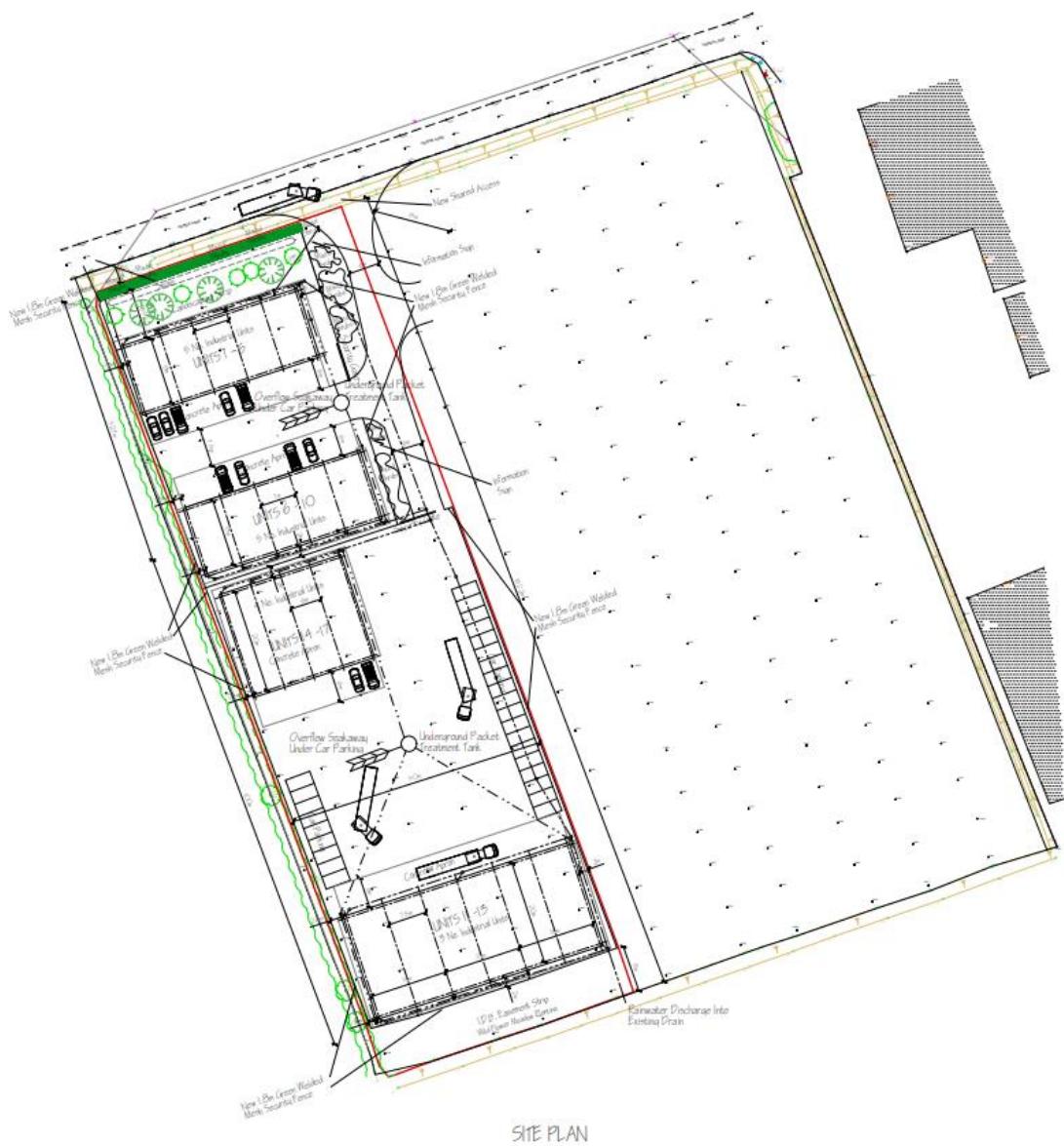
There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun as the application was made before day one of mandatory BNG on the 12<sup>th</sup> February 2024.

## Location Plan



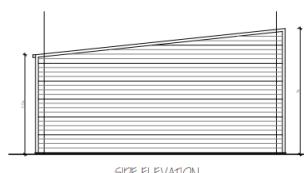
## Site Plan



## **Elevations – Units 1-5**



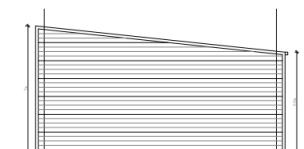
FRONT ELEVATION



### SIDE ELEVATION



REAR ELEVATION

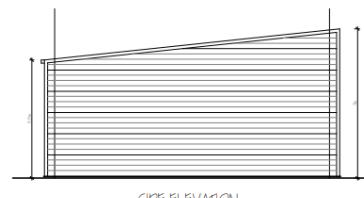


### SIDE ELEVATION

## Elevations – Units 6-10



FRONT ELEVATION



SIDE ELEVATION

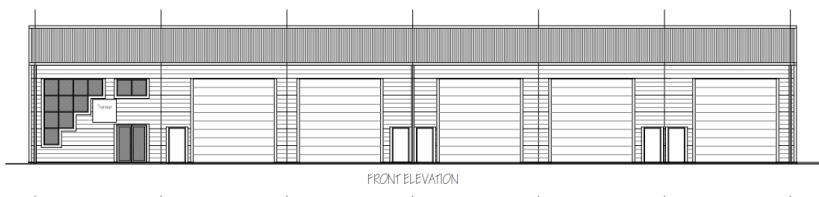


REAR ELEVATION



SIDE ELEVATION

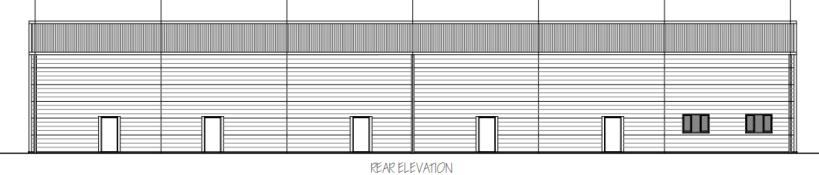
## Elevations – Units 11-13



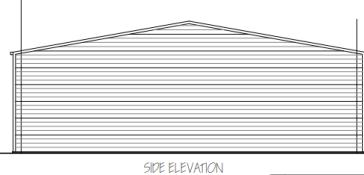
FRONT ELEVATION



SIDE ELEVATION

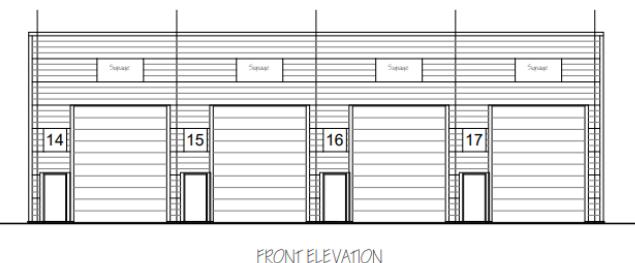


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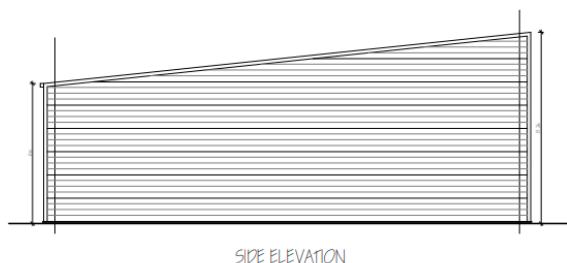


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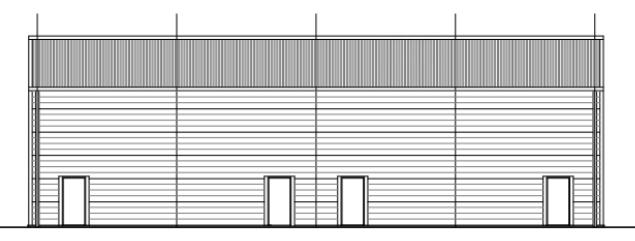
## Elevations 14-17



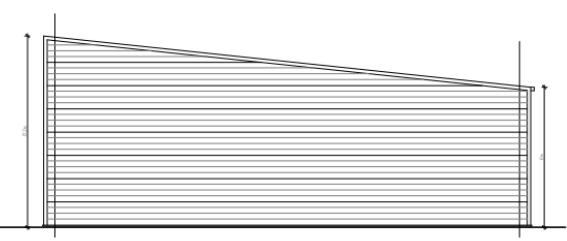
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

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SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL



## Planning Committee

28 August 2025

## S25/1123

**Proposal:** Weston Marsh to East Leicestershire Grid Upgrade stage 1 consultation  
**Applicant:** National Grid  
**Application Type:** Stage 1 Consultation  
**Reason for Referral to Committee:** Public Interest  
**Key Issues:** Climate Change, Landscape and Visual matters, Agricultural Land Use, Ecology and Biodiversity, Cultural heritage and Archaeology, Socio-Economics

### Report Author

Phil Jordan, Principal Planning Officer

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p.jordan@southkesteven.gov.uk

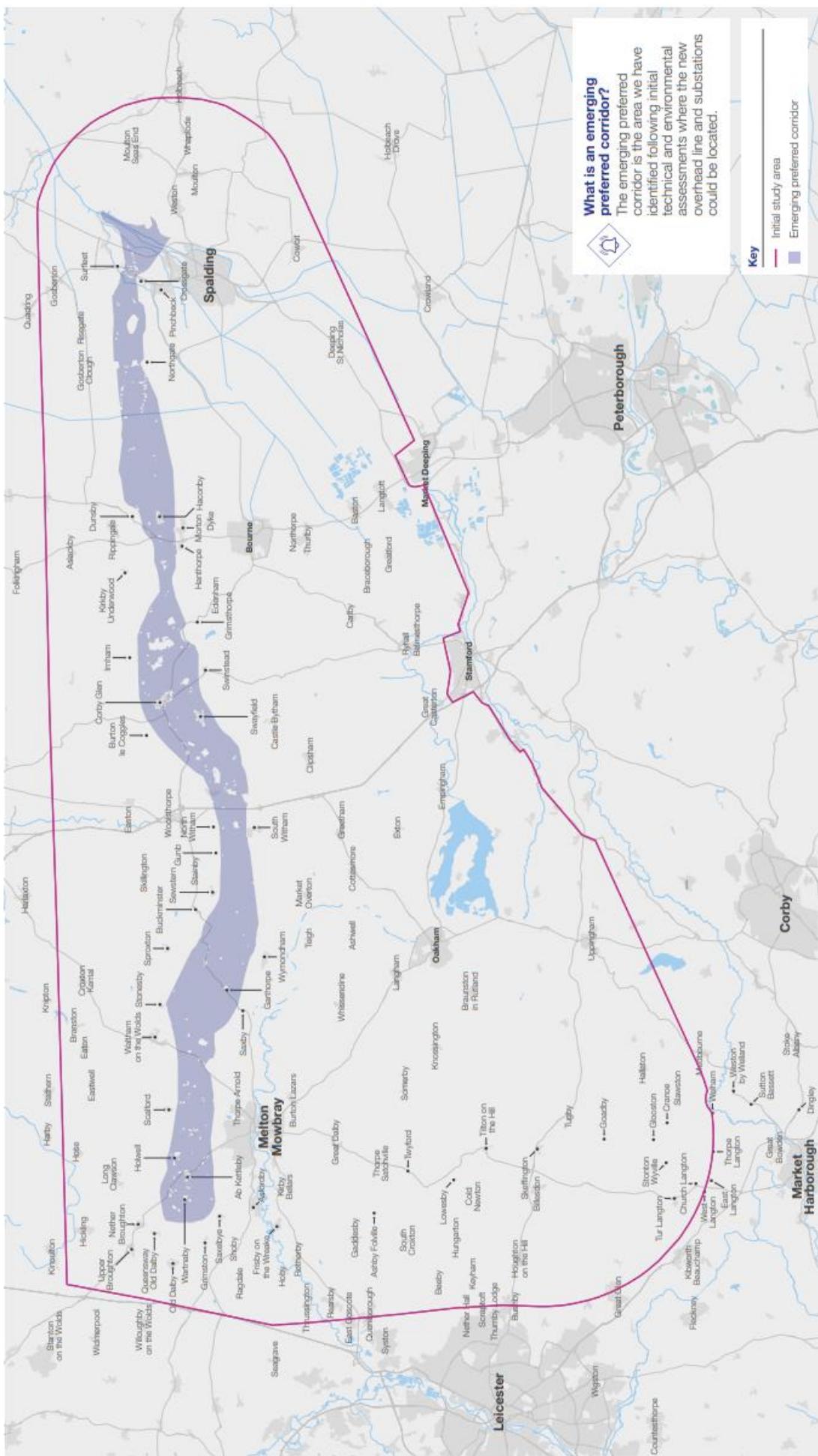
### Reviewed by:

Adam Murray – Principal Development Management Planner

15 August 2025

### Recommendation (s) to the decision maker (s)

That the Committee endorse the draft response to the National Grid and delegate authority to the Assistant Director of Planning & Growth, in consultation with the Portfolio Holder, to issue the final response.



## 1. Introduction

- 1.1 The UK's current electricity transmission system was mostly built in the 1960s and wasn't designed for modern energy sources like offshore wind and solar. With electricity demand expected to at least double by 2050, new infrastructure is needed to support this growth and meet government targets — including connecting up to 50 GW of offshore wind, enough to power all UK homes and reduce reliance on fossil fuels.
- 1.2 As the UK shifts toward more renewable energy and electricity demand rises due to changes in how homes, businesses, and transport are powered, there is a need to upgrade the electricity transmission network. The Weston Marsh to East Leicestershire project is part of these planned upgrades. It will transport clean, offshore-generated power from Scotland and England to the East Midlands, supporting energy self-sufficiency and reduce reliance on fossil fuels.
- 1.3 This proposed upgrade includes a new 400 kV overhead line (approximately 60 km) and two new substations, including one close to Corby Glen, along with upgrades to existing infrastructure. The project will enable up to 14 GW of renewable energy—enough to power six million homes—and support 44 renewable energy connections.
- 1.4 The upgrade is guided by the National Energy System Operator (NESO), which has identified a need for increased capacity in the region. Alongside decarbonisation goals, the project aims to boost local economies, create jobs, and enhance energy security.
- 1.5 Assessments are being conducted to determine the most suitable pylon design, considering visual, environmental, ecological, construction, and maintenance impacts. Currently, traditional steel lattice pylons (around 50m tall with 350m spans) are being considered. Final decisions on the pylon design will be guided by consultation feedback and assessment results and included in the Development Consent Order (DCO) application.
- 1.6 Two new substations are proposed along the overhead line route — including one near Corby Glen in South Kesteven. Substations play a vital role in the energy network by connecting electricity sources (like wind farms) to the grid, managing electricity flow, and ensuring efficient, reliable delivery to homes and businesses. They also provide live monitoring and data to network operators.
- 1.7 The proposed WMEL-A substation will be located north of the A151, west of the East Coast Mainline, near Corby Glen, Lincolnshire, alongside an existing overhead line. It will connect new renewable energy sources to the grid and support power transmission along the new overhead line.

## 2. Emerging Proposed Corridors

- 2.1 The emerging preferred corridor is the area identified through initial technical and environmental assessments as the most suitable location for the new overhead line and substations. The following sections of the route corridor include land in South Kesteven.
- 2.2 **Route section 2 - South Forty Foot Drain – Irnham** - This section of the emerging preferred corridor extends from just west of South Forty Foot Drain to south of Irnham and north of Grimsthorpe Castle. The overhead line will pass through a narrow gap west of Stainfield, between two wooded areas. The route may go either north or south of Haconby and Stainfield, crossing the A15 in both cases. The line must avoid ancient woodland to the

north and Grimsthorpe Castle to the south, with two alignment options designed to minimise impact on the castle's setting and the woodland.

2.3 **Route section 3 - Irnham – North and South Witham-** This section of the emerging preferred corridor stretches from west of Irnham and Grimsthorpe Castle to between North and South Witham. The overhead line is planned to run south of Corby Glen, crossing the East Coast Main Line north of Swayfield and intersecting an existing 400 kV line, near the proposed WMEL-A substation location. Multiple route options into the substation are being considered, with flexibility to enter and exit from the north or south.

2.4 **Route section 4 - North and South Witham – A607** - This section of the emerging corridor runs from between North and South Witham to the A607, south of Waltham on the Wolds.

### **3. Development Consent Order Process**

3.1 South Kesteven District Council are not the determining Authority for the proposal, which is because the project is classified as a Nationally Significant Infrastructure Project (NSIP). As such, the applicant is required to apply for a Development Consent Order (DCO) through the Planning Inspectorate (PINS). The application will be determined by the relevant Secretary of State.

3.2 Host local authorities have an important role in the Development Consent Order process. Participation is not obligatory but is strongly advised. Whilst it is appreciated that local authority resources are limited, relevant authorities are strongly encouraged to discuss and work through the issues raised by NSIP proposals. A local authority will provide an important local perspective at the pre-application stage, in addition to the views expressed directly to the developer by local residents, groups and businesses.

3.3 An overview of the role of the Local Authority in the Development Consent Order Process is provided below, with some dates included to provide context specific to this scheme.

#### **3.4 Statutory Pre-application Consultation**

- June – August 2025 - informal stage 1 consultation
- 2026 – formal stage 2 pre-application consultation

#### **3.5 Planned submission**

- Target submission 2028

#### **3.6 Acceptance**

- The Planning Inspectorate (PINS) have 28 days to review submission and confirm acceptance. This is a statutory timeframe and cannot be extended.
- Local Authorities have 14 days from receipt of PINS notification to provide their response on adequacy of consultation. As this forms part of the statutory timeframe above, this deadline cannot be extended.

- The adequacy of consultation response is focused on the consultation procedure, i.e. has the applicant complied with:
  - its duties under sections 42, 47 and 48 of the Planning Act 2008 relating to consultation and publicity.
  - its duty to consult a relevant local authority about the preparation of the SoCC (whether the applicant had regard to the local authority's comments on the draft SoCC),
  - the commitments set out in the SoCC in terms of undertaking the pre-application consultation in compliance with the stated consultation methodology.
- Local Authorities are not asked for view on the merits of the application at this stage.

### 3.7 **Pre – examination (3-5 months)**

- The examiner will send out an invitation to the Preliminary Meeting to interested parties and statutory parties, including host and neighbouring authorities ('Rule 6 Letter').
- This invitation to the Preliminary Meeting also includes;
- The draft examination timetable;
- The Examining Inspector's initial assessment of the principal issues;
- Appointment of the Examining Inspector letter; and
- Any procedural decisions the examiner chooses to make at this stage.
- The purpose of the Preliminary Meeting is to discuss the procedure and timetable to be followed during the examination stage, which will be a maximum of 6 months.
- The Preliminary Meeting sets out procedural matters for the Examination, it is not intended to discuss the merits of the proposal.

### 3.8 **Examination stage**

- Key dates and deadlines will be established by the Examining Inspector.

### 3.9 **Local authority responsibilities include:**

- Submission of Local Impact Report;
- Written Representations;
- Statement of Common Ground.

## **4. Policy Context**

### 4.1 **National Policy Statements**

4.1.1 In accordance with Section 104(2) of the Planning Act 2008, the Secretary of State is required to have regard to any relevant national policy statement (NPS), amongst other matters, when deciding whether or not to grant a DCO. However, as the Proposed Development is not specifically referenced by a NPS, the DCO is required to be determined in accordance with Section 105 of the Planning Act 2008.

4.1.2 Section 105(2) of the Planning Act 2008 provides the legal basis for determining the DCO Application and the Secretary of State must have regard to the provisions set out in this section of the Planning Act 2008. This includes the local impact report and any matters which the Secretary of State thinks are both important and relevant to its decision. In terms of relevance, the following NPSs are important and related to the Proposed Development:

- Overarching NPS for Energy (EN-1);
- NPS on Renewable Energy Infrastructure (EN-3); and
- NPS for Electricity Networks Infrastructure (EN-5).

4.1.3 Part 3 of EN-1 sets out Government policy on the need for new nationally significant energy infrastructure projects. Paragraphs 3.2.1 and 3.2.2 confirm that the UK needs a range of the types of energy infrastructure covered by the NPS to ensure the supply of energy always remains secure, reliable, affordable, and consistent with achieving net zero emissions in 2050 for a wide range of future scenarios. Paragraph 3.2.7 states that "substantial weight" should be given to the urgent need for the types of infrastructure covered by the NPS when considering applications for DCOs.

## 4.2 South Kesteven Local Plan and NPPF

4.2.1 Whilst not determinative under the Planning Act 2008, PINS as the Examining Authority can consider other important and relevant matters, including national and local planning policy. As such, the following policies in the South Kesteven Local Plan (January 2020) and the National Planning Policy Framework (2024) are relevant to the determination of the application:

- SD1: The Principles of Sustainable Development in South Kesteven
- SP1: Spatial Strategy
- SP5: Development in the Open Countryside
- EN1: Landscape Character
- EN2: Protecting Biodiversity and Geodiversity
- EN3: Green Infrastructure
- EN4: Pollution Control
- EN5: Water Environment and Flood Risk Management
- EN6: The Historic Environment
- DE1: Promoting Good Quality Design
- RE1: Renewable Energy Generation
- ID1: Infrastructure for Growth

4.2.2 Paragraph 161 of the NPPF identifies that the planning system should support the transition to a low carbon future, and it should help to support renewable and low carbon energy and associated infrastructure. Similarly, Paragraph 168 of the Framework states that when determining planning applications for renewable and low carbon development and associated infrastructure, local planning authorities should:

- (a) *Not require applicants to demonstrate the overall need for renewable or low carbon energy, and give significant weight to the benefits associated with renewable and low carbon energy generation and the proposal's contribution to a net zero future.*

4.2.3 As referenced above, Local Plan Policy RE1 supports proposals for renewable energy generation, subject to the detailed policy criteria, and subject to meeting the identified material considerations set out in the accompanying Renewable Energy Appendix 3.

4.2.4 Similarly, Paragraph 7 of the Planning Practice Guidance for Renewable and Low Carbon Energy is clear that, in considering planning applications:

- *The need for renewable or low carbon energy does not automatically override environmental protections*
- *Cumulative impacts require particular attention, especially the increasing impact that wind turbines and large-scale solar farms can have on the landscape and local amenity as the number of turbines and solar arrays in an area increases*
- *Local topography is an important factor in assessing whether wind turbines and large-scale solar farms could have a damaging effect on landscapes and recognise that the impact can be as great in predominantly flat landscapes as in hilly or mountainous areas*
- *Great care should be taken to ensure heritage assets are conserved in a manner appropriate to their significance, including the impact of proposals on views important to their settings.*
- *Protecting local amenity is an important consideration which should be given proper weight in planning decisions.*

## 5. Evaluation

5.1 The Planning Act 2008 requires applicants for DCOs to carry out formal (statutory) pre-application consultation on their proposals. There are several requirements as to how this consultation must be undertaken:

- Section 42 requires the applicant to consult with 'prescribed persons', which includes certain statutory consultation bodies such as the Environment Agency and Natural England, relevant statutory undertakers, relevant local authorities, those with an interest in the land, as well as those who may be affected by the Proposed Development;
- Section 47 requires the applicant to consult with the local community on the development. Prior to this, the applicant must agree a Statement of Community Consultation (SoCC) with the relevant local authorities. The SoCC must set out the proposed community consultation and, once agreed with the relevant local authorities, a SoCC Notice must be published in local newspapers circulating within the vicinity of the land in question. The consultation must then be carried out in accordance with the final SoCC;
- Section 48 places a duty on the applicant to publicise the proposed application in the 'prescribed manner' in a national newspaper; The London Gazette, local newspapers circulating within the vicinity of the land and, where relevant, certain marine publications; and
- Section 49 places a duty on the applicant to take account of any relevant responses received to the consultation and publicity that is required by Sections 42, 47 and 48.

5.2 As Local Planning Authority for South Kesteven, SKDC recognises the role of statutory consultees in the planning process on technical matters within their areas of expertise. In

addition, the importance of local knowledge and views from local residents, parish councils and those that would be impacted by the proposed development is also recognised. As above, the applicant has a legal duty to have regard to each consultation response submitted during the statutory consultation period.

5.3 This stage 1 consultation is a means of introducing the project prior to the statutory pre-application consultation, which is planned for next year. The consultation presents the emerging preferred corridor for the new 400 kV overhead line and potential substation locations, along with proposals for reconductoring an existing line. Its aims are to:

- Introduce the project to the public
- Explain key components: the new overhead line, substations, and reconductoring
- Justify the need for network reinforcement
- Share design principles and gather feedback
- Present the options considered and the current preferred corridor
- Engage with communities and stakeholders
- Outline next steps in developing the proposals.

## 6. Recommendation

6.1 That the Committee endorse the following draft response to National Grid and delegate authority to the Assistant Director of Planning & Growth, in consultation with the Portfolio Holder, to issue the final response.

6.2 SKDC has declared a climate emergency recognising a commitment to contribute to the global efforts to tackle climate change. While the Council recognises the importance of modernising the energy network to support the UK's transition to renewable energy and to meet future electricity demand, it is critical that the proposals are designed and delivered in a way that respects the local environment, aligns with local planning policy, and minimises the impact on South Kesteven's communities.

6.3 The Council wishes to make the following key points:

### 6.4 Assessment Against the South Kesteven Local Plan

6.4.1 All aspects of the proposal affecting the district must be assessed against the relevant policies within the South Kesteven Local Plan (2020). In particular, attention should be paid to policies concerning:

- SD1: The Principles of Sustainable Development in South Kesteven
- SP1: Spatial Strategy
- SP5: Development in the Open Countryside
- EN1: Landscape Character
- EN2: Protecting Biodiversity and Geodiversity
- EN3: Green Infrastructure
- EN4: Pollution Control
- EN5: Water Environment and Flood Risk Management
- EN6: The Historic Environment

- DE1: Promoting Good Quality Design
- RE1: Renewable Energy Generation
- ID1: Infrastructure for Growth

6.4.2 The Council expects a robust, policy-led assessment of local impacts to form part of National Grid's Development Consent Order (DCO) application.

## 6.5 **Local Impacts**

6.5.1 At this stage, the Council anticipates that the Local Impacts will include, but not limited to:

### 6.6 **Landscape and Visual Impact**

6.6.1 Impact on Sensitive Receptors: Assess the visual intrusion of pylons from public rights of way (PRoWs), residential properties, and other sensitive land uses. Consider whether the pylons will be visible from key viewpoints and how they could affect the local landscape value. Understand the role of existing trees and hedgerows in mitigating visual impact, and assess the loss or alteration of these features as part of the visual landscape.

6.6.2 Mitigation Measures: Explore potential mitigation measures such as alternative designs, reducing the height of pylons, or strategically placing them to minimise visibility. Consider landscaping or other visual screening methods, including retention or replacement of hedgerows and tree planting along PRoWs and residential areas.

6.6.3 Lighting: Ensure that any lighting associated with the pylons (e.g., for safety or visibility) does not result in light pollution affecting residential areas or night-time ecosystems.

### 6.7 **Impacts on Residential Amenity**

6.7.1 Noise: Evaluate noise levels from the proposed pylons and associated infrastructure (during both the operation of equipment or construction activities).

6.7.2 Visual Amenity: Consider how the new pylons and associated infrastructure could affect the visual amenity of nearby residential properties and other public vantage points.

### 6.8 **Ecology and Biodiversity**

6.8.1 Habitat Impact: Identify and assess the impact on local habitats. This should include the removal or disturbance of trees and hedgerows, which may serve as nesting and foraging habitats and wildlife corridors.

6.8.2 Protected Species: Consider the presence and any impacts on protected species such as bats, birds, badgers.

6.8.3 Biodiversity net gain: Ensure mandatory minimum of 10% net gain in biodiversity is achieved.

### 6.9 **Impacts During the Construction Phase**

6.9.1 Temporary Disruption: Assess the potential disruption to local communities and the environment during the construction phase. Consider noise, dust, vibration, and traffic impacts.

6.9.2 Traffic Management: Identify any roads, lanes, or PRoWs that might be temporarily closed or diverted and plan for alternative access routes. Also, plan for the safe transport of large equipment to and from the site, particularly across agricultural land, which may require temporary haul roads or field access points.

6.9.3 Health and Safety: Ensure that there are clear health and safety measures in place for both workers and the public during the construction phase.

6.10 **Impacts on Below and Above Ground Heritage Assets**

6.10.1 Mitigation for Heritage Impact: Consider strategies for protecting or minimizing the impact on heritage assets, such as re-routing the proposed infrastructure, incorporating heritage-sensitive designs, or implementing an archaeological watching brief during construction.

6.11 **Impacts on Below and Above Ground Heritage Assets**

6.11.1 Mitigation for Heritage Impact: Consider strategies for protecting or minimizing the impact on heritage assets, such as re-routing the proposed infrastructure, incorporating heritage-sensitive designs, or implementing an archaeological watching brief during construction.

6.12 **Impacts on agricultural land**

6.12.1 Consider both temporary and permanent impacts on agricultural land, including the loss of Best and Most Versatile (BMV) land, disruption to agricultural operations, and long-term constraints on land use. Construction activities may cause soil compaction, which could result in drainage and operational impacts. There is a need for clear quantification of land impacts, robust soil and land restoration plans, and early engagement with landowners.

6.13 **Other Environmental Considerations**

6.13.1 Flood Risk: Evaluate any potential flood risks arising from the construction and operation of pylons and associated infrastructure.

6.14 **Socioeconomic Impacts**

6.14.1 Local Economy: Consider positive and negative impacts on the local economy, such as job creation during construction or longer-term impacts on tourism and property values. Evaluate potential impacts on agricultural land.

6.15 **Climate Change and Sustainability**

6.15.1 Carbon Footprint: Evaluate the carbon emissions associated with both the construction and operation of the pylons, including transport of materials and machinery.

6.15.2 Sustainable Design: Ensure that the project incorporates sustainable design principles, including the use of environmentally friendly materials and renewable energy sources where possible.

6.16 **Full Exploration of Alternatives**

6.16.1 SKDC requests that National Grid fully explore and transparently assess alternative options, including sensitive routing and the undergrounding of cables, particularly in environmentally or visually sensitive areas. While the Council understands the cost and engineering considerations involved, the long-term impacts on the landscape, ecology and biodiversity, local amenity, and heritage assets must be given appropriate weight in the decision-making process.

6.16.2 It is imperative that the final design of pylons must be carefully considered to minimise their visual and environmental impact. The use of traditional steel lattice pylons may not be appropriate in areas of high sensitivity. Alternatives designs or reduced-height structures should be prioritised where they help reduce visual intrusion and better integrate the infrastructure into the landscape.

## 6.17 Local Engagement and Ongoing Consultation

- 6.17.1 It is essential that National Grid continues to engage meaningfully with local communities and with SKDC as the Local Planning Authority throughout the design and development stages. We request that early sight is provided regarding changes to the development options, mitigation proposals, and supporting technical assessments so that we can work collaboratively to help shape the proposal to meet both national infrastructure needs and ensuring minimal impact in the local context.
- 6.17.2 South Kesteven District Council wishes to continue to engage proactively with the applicant in addressing these concerns and shaping the proposed development up to the point of the Development Consent Order (DCO) application being made.

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## Planning Committee

28 August 2025

### S25/0760

Proposal:	Replacement of existing glass shop front with black painted aluminium frame and glazing
Location:	6 High Street, Grantham, Lincolnshire, NG31 6PN
Applicant:	Mr Dean Harrison
Agent:	n/a
Application Type:	Full
Reason for Referral to Committee:	<ul style="list-style-type: none"><li>• Applicant related to local member and member of staff</li></ul>
Key Issues:	<ul style="list-style-type: none"><li>• Impact on the setting of adjacent grade I listed building</li><li>• Impact on character of the streetscene</li></ul>
Technical Documents:	

#### Report Author

Craig Dickinson, Development Management Planner



01476 406080



[Craig.dickinson@southkesteven.gov.uk](mailto:Craig.dickinson@southkesteven.gov.uk)

Corporate Priority:	Decision type:	Wards:
Growth	Regulatory	Grantham St Wulfram's

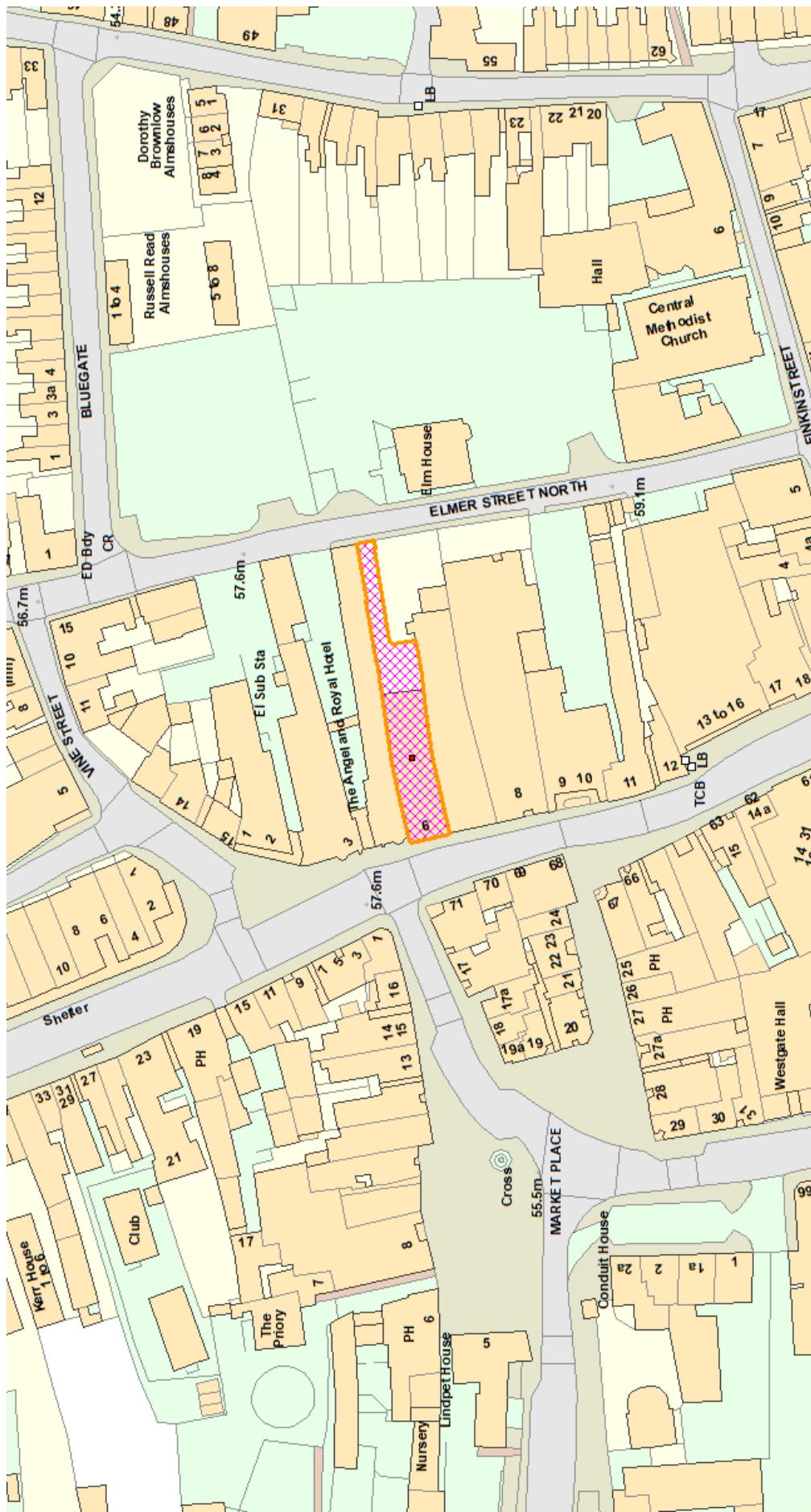
#### Reviewed by:

Adam Murray – Principal Development Management Planner

15 August 2025

#### Recommendation (s) to the decision maker (s)

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



Key



Application  
Boundary



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## **1 Description of Site**

- 1.1 The application site is the former Halifax bank, known as 6 High Street, Grantham. It is within the Grantham Town Centre area, and is also within the Grantham Conservation Area. The site also adjoins the grade I listed Angel and Royal Hotel.
- 1.2 The site secured planning permission in September 2024 under planning reference no. S24/0795 for change of use to class C1 (Hotels, boarding and guest houses) to allow use as ancillary public reception and function rooms in connection with the adjoining Angel and Royal hotel.
- 1.3 The existing building is three storeys in height, built from stone, with a glazed ground floor commercial frontage and two columns to the front. By virtue of its history and design, it is considered to be a positive unlisted building. Its surroundings are predominantly commercial, and the site is in proximity of the junction of High Street and Market Place.

## **2 Description of Proposals**

- 2.1 The proposal seeks planning permission for alterations to the existing frontage, replacing the existing shop front with a black painted aluminium frame and new single glazing.

## **3 Planning Policies and Documents**

### **3.1 South Kesteven Local Plan 2011-2036 (Adopted January 2020)**

- Policy SD1 – The Principles of Sustainable Development in South Kesteven
- Policy DE1 – Promoting Good Quality Design
- Policy EN6 - The Historic Environment

### **3.2 National Planning Policy Framework (Published December 2024)**

- Section 9 – Promoting Sustainable Transport.
- Section 12 - Achieving well-designed and beautiful places
- Section 16 – Conserving and enhancing the historic environment

## **4 Representations Received**

- 4.1 The application was advertised in accordance with the Council's Statement of Community Involvement and no letters of public representation have been received.

## **5 Consultee Comments**

### **5.1 Grantham town Council**

- 5.1.1 We have no objections to the proposal and trust the planning officer's expertise in making an appropriate decision

### **5.2 LCC Highways and SuDs:**

- 5.2.1 No Objections.

5.2.2 Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application

### 5.3 **SKDC Conservation Officer (06/08/25)**

5.3.1 Following the previous comments, additional plans and detail drawings were submitted, illustrating the form and layout of the aluminium frame. The proposed shopfront is considered to result in a neutral impact upon the building, given that the current shopfront is of modern design. It would not further detract from the heritage significance of the building, nor further impact upon the setting of the grade I listed Angel and Royal and the conservation area. It should still be noted that there is the opportunity to reinstate a more traditional shopfront, which would be considered a positive improvement to the building and the conservation area.

### 5.4 **Historic England**

5.5 Thank you for your letter of 9 May 2025 regarding the above application for planning permission. We note the recently published South Kesteven Shopfront Design Guide which we refer you to in this instance, in particular the section providing guidance on doors. We also suggest that you seek the views of your specialist conservation advisers.

## 6 **Evaluation**

6.1 The proposal is for planning permission to alter an existing shop front facilitating part of an approved change of use to serve the adjoining hotel business.

6.2 Taking this into account it is considered that the proposal is acceptable in principle and in accordance with the Adopted Local Plan, and would accord with the principles set out in the National Planning Policy Framework, subject to assessment against site specific criteria. These include (not limited to) the impact of the proposal on the character or appearance of the conservation area, impact on the residential amenities of neighbouring occupiers and impact on the setting of heritage assets, which are discussed as follows

### 6.3 **Impact on Character, Appearance and Heritage Assets**

6.3.1 Policy DE1 (Promoting Good Quality Design) of the adopted Local Plan states (amongst other criteria) that to ensure high quality design is achieved throughout the District, all development proposals will be expected to make a positive contribution to local distinctiveness vernacular and character of the area. Proposals should reinforce local identity and not have an adverse impact on the streetscene, settlement pattern or the landscape / townscape character of the surrounding area. Proposals should be of an appropriate scale, density, massing, height and material, given the context of the area. Part 12 of the NPPF (Achieving well-designed places) states that good design is a key aspect of sustainable development and new development should be visually attractive as a result of good architecture and appropriate landscaping.

6.3.2 The Local Planning Authority is required to ensure that special regard to preserving the Listed Buildings and their settings in relation to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act'). No harm should be caused with the historical assets and their surroundings requiring to be preserved or enhanced.

6.3.3 The Local Planning Authority is required to ensure that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area, through the Planning (Listed Buildings and Conservation Areas) Act 1990 at Section 72.

6.3.4 Furthermore, the importance of considering the impact of development on the significance of designated heritage assets is expressed in the National Planning Policy Framework (NPPF). The NPPF advises that development and alterations to designated assets and their settings can cause harm. These policies ensure the protection and enhancement of the historic buildings and environments. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance should be treated favourably.

6.3.5 Policy EN6 (The Historic Environment) states amongst other criteria that the Council will seek to protect and enhance heritage assets and their settings, in keeping with the policies in the National Planning Policy Framework. Proposals will be expected to take into account the Conservation Area Appraisals, where these have been adopted by the Council.

6.3.6 The proposed alterations would affect only the existing modern glazed shopfront previously installed and used by the site when it was occupied by a Halifax bank branch. The works involve the removal of the existing shopfront, which is considered to have no significant historical merit and is generally a neutral feature in terms of its contribution to the character and appearance of the building, the streetscene, the conservation area and the setting of the adjacent grade I listed hotel.

6.3.7 Following initial comments from the conservation officer, further information was submitted by the developer, showing the proposed replacement shop front as being a multi-paned frontage with black painted aluminium glazing bars and single glazing. The overall appearance is considered to be understated and neutral, and would assimilate visually into the character of the site and the street, without detracting from the setting of the site's grade I listed neighbour. The conservation officer was reconsulted following this further information, and returned no objections to the proposal.

6.3.8 Historic England were also consulted and returned no objections to the proposal.

6.3.9 It is considered that by virtue of the modest nature of the proposal, its visually neutral design, and the fact that it solely affects a modern part of the building, the proposal would preserve the character and appearance of the host positive unlisted building, the conservation area and the setting of the adjacent grade I listed hotel, and would be in accordance with SKDC Local Plan Policies DE1 and EN6, and Sections 12 and 16 of the NPPF.

#### **6.4 Impact on Neighbours Residential Amenities**

6.4.1 Taking into account the nature of the proposal, small scale, and the commercial nature of the surrounding uses of land, it is considered that there would be no unacceptable adverse impact on the residential amenities of the occupiers of adjacent properties in accordance with the NPPF Section 12, and Policy DE1 of the Local Plan.

#### **6.5 Biodiversity Net Gain**

6.5.1 By virtue of the proposal' small scale, affecting no land that is classed as 'habitat', this application is exempt from the requirements of Biodiversity Net Gain through the 'de minimis' exemption.

#### **6.6 Highways**

6.6.1 Lincolnshire County Council Highways were consulted and returned no objections to the proposal. It is considered that the proposed works would not result in any unacceptable impact on highway or footpath safety, nor unacceptably affect traffic or parking provision, and the proposal would be in accordance with SKDC Local Plan Policy ID2 and NPPF Section 9.

## **7 Crime and Disorder**

7.1 It is considered that the proposal would not result in any significant crime and disorder implications.

## **8 Human Rights Implications**

8.1 Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is considered that no relevant Article of that act will be breached.

## **9 Conclusion**

9.1 The proposal would be in keeping with the character of the conservation area, the host building and would not harm the setting of the adjacent Grade 1 listed building. The proposal is in accordance with SKDC Local Plan Policies SP1, SP2, SD1, DE1, EN6 and ID2, and NPPF Sections 9, 12, and 16. There are no material considerations to outweigh the policies referred to above.

## **10 Recommendation**

10.1 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 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:

- i. Location Plan – received 25/04/25
- ii. Site Plan – dwg no. 205 CP02 – received 25/04/25
- iii. Proposed Ground Floor Plan – dwg no. 205 CP03 – received 25/04/25
- iv. Internal Elevations – dwg no. 205.WD 07 F – received 24/07/25
- v. Updated Proposed Front Elevation – dwg no. 205.PS01A – received 24/07/25

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

3 Before any part of the development hereby permitted is brought into use, the external elevations shall have been completed using only the materials stated in the planning application forms, design and access statement (received 25/04/25) and approved drawings 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.

4 Before any part of the development hereby permitted is brought into use, the joinery shall be implemented as shown in the submitted joinery details unless otherwise agreed in writing by the Local Planning Authority. The approved joinery details are as follows:

- Glazing and Joinery Plan – received 29/07/25
- Commercial Framing System (prepared by Kestral Aluminium Systems) – received 29/07/25

Reason: To ensure a satisfactory appearance to the development, and preserve the character and setting of heritage assets in accordance with Policy DE1 and EN6 of the adopted South Kesteven Local Plan.

### **Notes to Applicant**

- In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 38 of the National Planning Policy Framework.
- The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition") that development may not begin unless:
  - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
  - (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be South Kesteven District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun as the application is below the exemption threshold of affected habitat.

## Proposed Elevations



Revision A 24/07/2025

1. Glass & frame hatched for clarity

**NOTES**      **DRAWING STATUS**      **PLANNING**

1 To be used for noted status ONLY & no other purpose. 2 Do not scale from drawing. 3 Inform Architect immediately if discrepancies are noticed

**No 6 High Street, Grantham, Lincs NG31 6PN**

**Change of use to entertainment venue and ancillary accommodation for the Hotel next door**

**SHOP FRONT** - Columns omitted for clarity

Scale printed @ A4 1:100

Date 23/06/2025 Dwg No 205.PS01A

MICHAEL ELLISON *Chartered Architect*

Beacon Hillside, Beacon Lane, Grantham, Lincs, NG31 9DQ

Tel 01476 560 569 E-mail archmge@hotmail.co.uk



NOTE: Subject to topographical survey, legal constraints, planning & Building Regulation approval



SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL



## Planning Committee

28 August 2025

## S25/1268

Proposal:	Use of the existing basketball court as a skate park
Location:	Wyndham Park, Avenue Road, Grantham
Applicant:	South Kesteven District Council
Agent:	
Application Type:	Lawful Development Certificate for a Proposed Use or Development
Reason for Referral to Committee:	South Kesteven District Council are the applicant
Key Issues:	Compliance with Permitted Development Legislation (Part 12, Class A of the GDPO)
Technical Documents:	

### Report Author

Miranda Beavers – Senior Development Management Planner



01476 406302



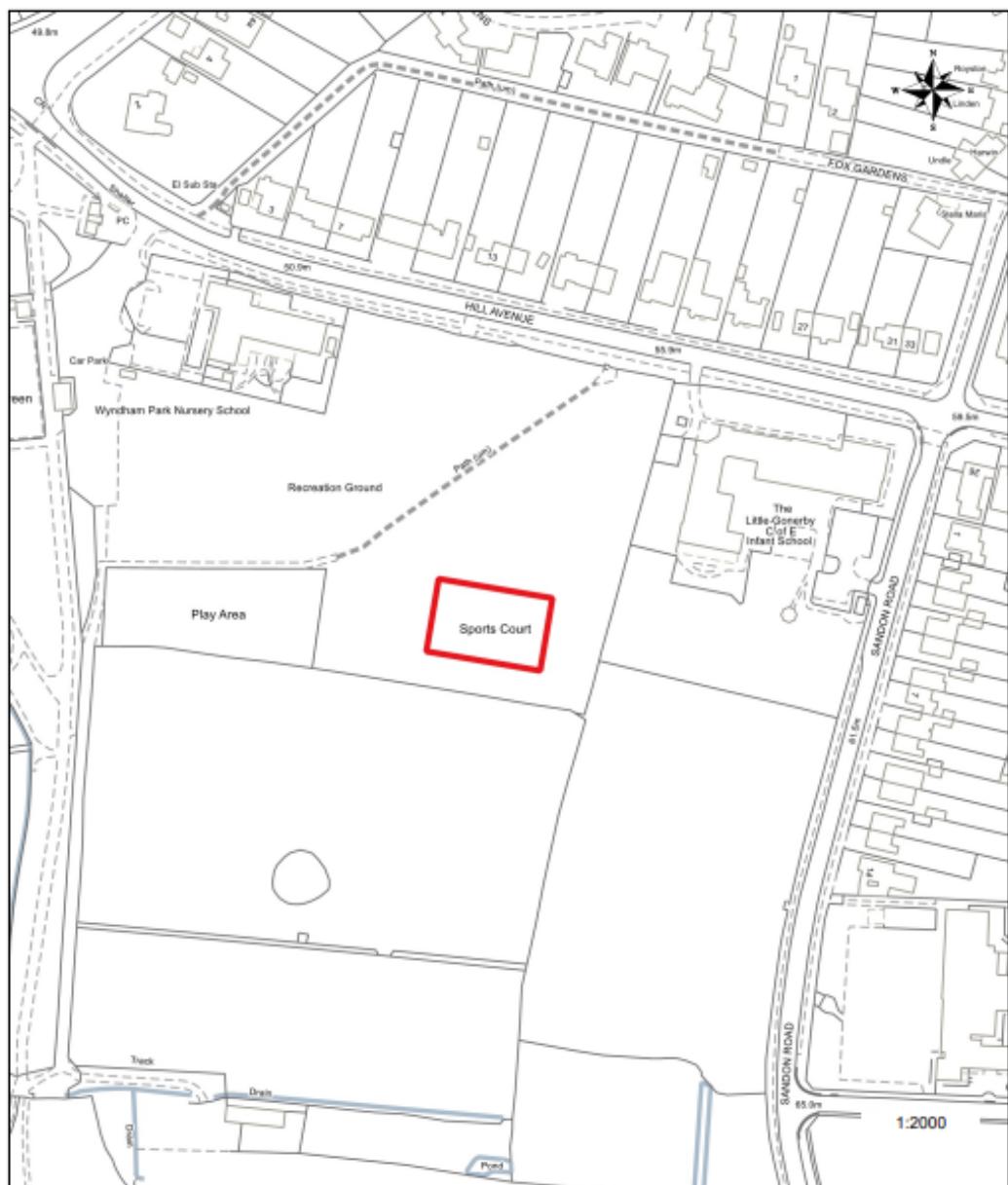
[Miranda.beavers@southkesteven.gov.uk](mailto:Miranda.beavers@southkesteven.gov.uk)

Corporate Priority:	Decision type:	Wards:
Growth	Regulatory	Grantham St Vincent's

Reviewed by:	Adam Murray – Principal Development Management Planner	15 August 2025
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### Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning & Growth to GRANT the Lawful Development Certificate



## **1 Description of Site**

1.1 The application site is an existing sports court located at Wyndham Park. The court is located to the south of Hill Avenue, on land in between Wyndham Park Nursery School and Little Gonerby C of E Infants School.

## **2 Description of Proposal**

2.1 The application is for a Lawful Development Certificate for a proposed use of the site as a skate park. The works include the removal of the existing Multi Use Games Area (MUGA) Goals. The existing concrete surface cracks would be filled and smoothed to create a suitable surface for wheeled sports to create a safe skate park. Galvanised steel skate ramps would be created on the existing surface, which measures 39m x 25m (975sqm) to allow wheeled sports such as rollerblading, biking, skateboarding and scooting. There would be approximately 10no. pieces of equipment installed, none of which would have a height exceeding 3m. Additional 1m high fencing would be placed around the site area to ensure the safety and reduces the risk of younger children running into the site where wheeled sports are taking place. Following installation, the skate park would be open at all hours to access and use.

## **3 Policy Policies and Documents**

3.1 **The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)**

3.2 Schedule 2 – Part 12 – Class A – Development by local authorities

## **4 Evaluation**

4.1.1 The proposal is by South Kesteven District Council for the proposed use of an existing sports court as a skate park, and as such falls to be assessed against the criteria as set out in Class A, of Schedule 2 Part 12 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

4.1.2 Part 12, Class A – Development by local Authorities

4.1.3 Permitted Development

- A. The erection or construction and the maintenance, improvement or other alteration by or on behalf of a local authority or by or on behalf of an urban development corporation of—
  - (a) any small ancillary building, works or equipment on land belonging to or maintained by them required for the purposes of any function exercised by them on that land otherwise than as statutory undertakers;

4.1.4 The land is within the ownership of South Kesteven District Council and is maintained by them for the purposes of the land operating as a public recreational park. Land Use Class F2 of the Use Classes Order 1987 which includes an area or place for outdoor sports or recreation.

- (b) lamp standards, information kiosks, passenger shelters, public shelters and seats, telephone boxes, fire alarms, public drinking fountains, horse troughs, refuse bins or baskets, barriers for the control of people waiting to enter public service vehicles,

electric vehicle charging points and any associated infrastructure, and similar structures or works required in connection with the operation of any public service administered by them.

4.1.5 The proposal is for the works including the installation of 10no. skate ramps, installation of a means of enclosure and resurfacing works which are considered to be works required in connection with the operation of the land in order for its use for outdoor sports or recreation, which in this instance would be a public skate park.

4.1.6 Interpretation of Class A

A.1 For the purposes of Class A, “urban development corporation” has the same meaning as in Part 16 of the Local Government, Planning and Land Act 1980 (urban development)124 .

Not Applicable

A.2 The reference in Class A to any small ancillary building, works or equipment is a reference to any ancillary building, works or equipment not exceeding 4 metres in height or 200 cubic metres in capacity.

4.1.7 The works and equipment would not exceed 4 metres in height or 200 cubic metres in capacity.

## **5 Conclusion**

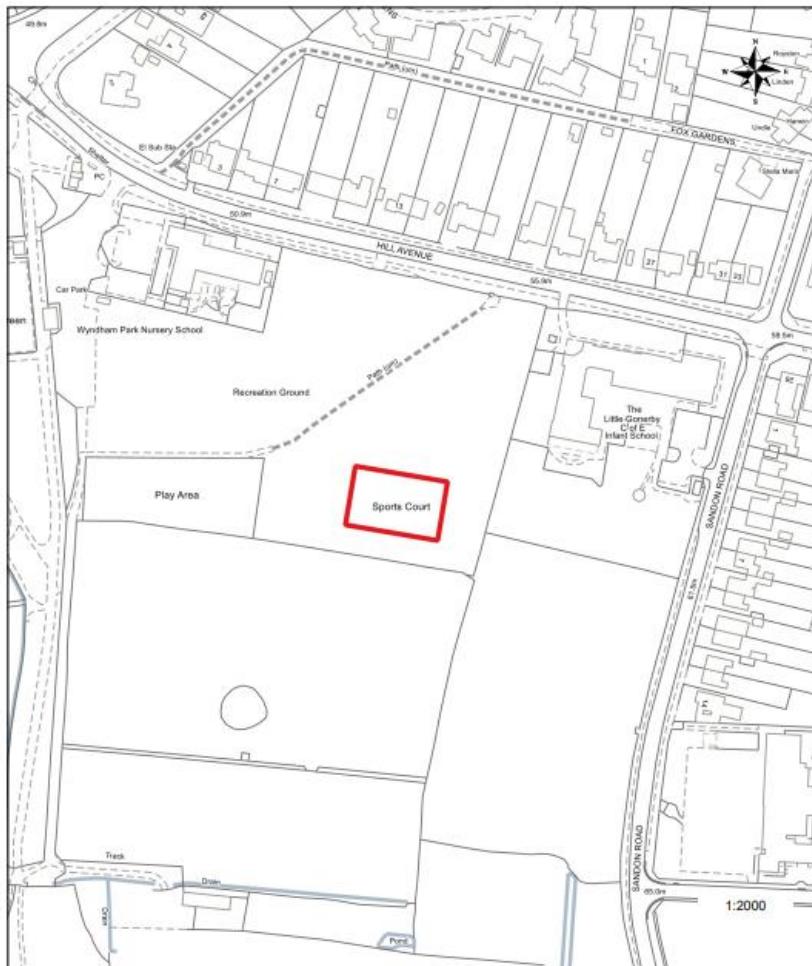
5.1 The planning history of the site was investigated and permitted development rights had not been removed by any previous permissions

5.2 The proposal would not result in the change of use of the land as an area or place for outdoor sports or recreation (Use Class F2 of the Use Classes Order 1987 (as amended). The proposed works to not exceed the limits in paragraph A (a) and (b).

## **6 Recommendation**

To authorise the Assistant Director – Planning & Growth to GRANT a Lawful Development Certificate for the proposed works.

## Proposed Site Plan



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## 3D Image - Skate Ramps



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SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL



## Planning Committee

28 August 2025

## S25/0254

<b>Proposal</b>	Single storey rear extension
<b>Location</b>	28 Canberra Crescent, Grantham, Lincolnshire, NG31 9RD
<b>Applicant</b>	Mr Philip Reynolds
<b>Agent</b>	//
<b>Reason for Referral to Committee</b>	Applicant is a Council employee
<b>Key Issues</b>	Compliance with permitted development legislation

### Report Author

Alex McDonough – Assistant Development Management Planner



01476 406247



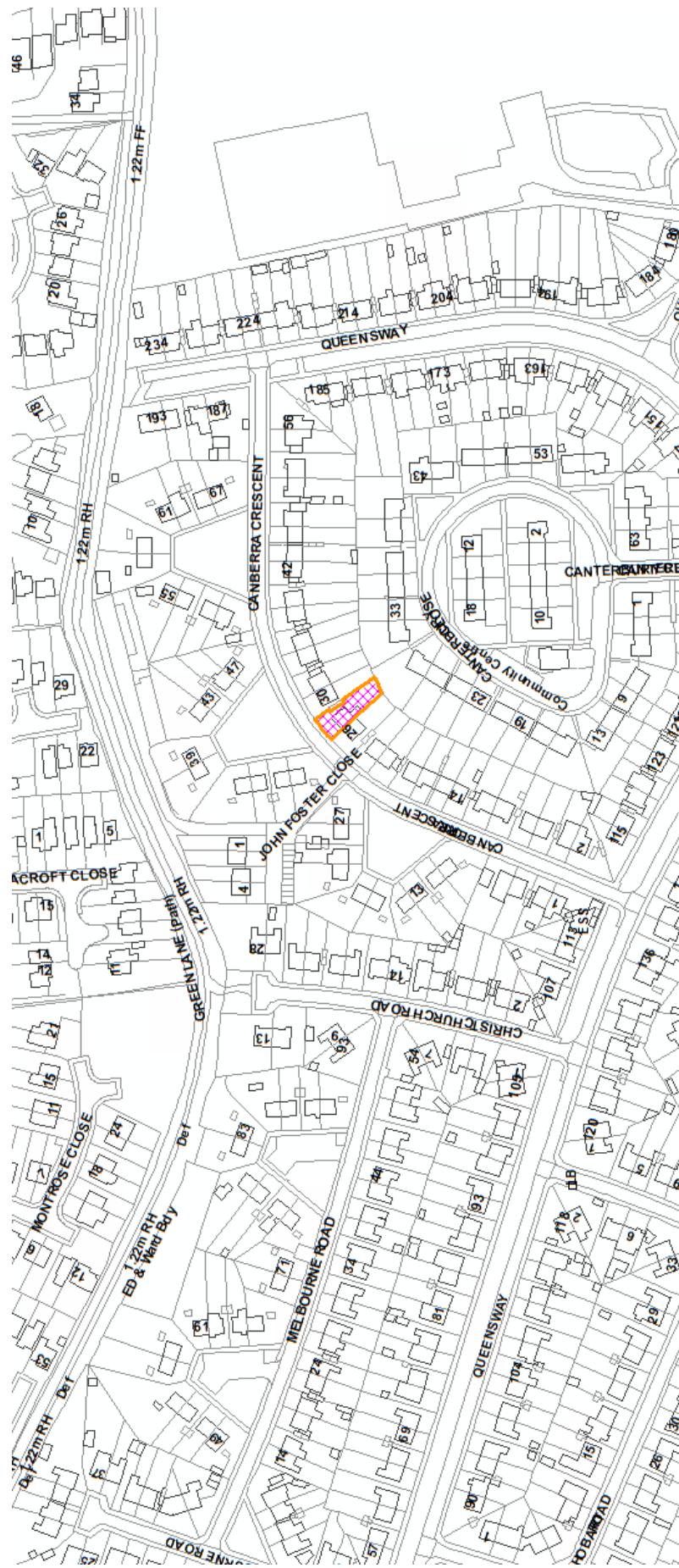
[alexander.mcdonough@southkesteven.gov.uk](mailto:alexander.mcdonough@southkesteven.gov.uk)

Corporate Priority:	Decision type:	Wards:
Growth	Regulatory	Grantham Harrowby
Reviewed by:	Adam Murray – Principal Development Management Planner	15 August 2025

### Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning to GRANT the prior notification

## S25/0254 – 28 Canberra Crescent, Grantham



### Key



### Application Boundary

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## **1 Description of Site**

- 1.1 The application site is a semi-detached two-storey dwelling off Canberra Crescent, Grantham.
- 1.2 The site has dwellings of similar size and design to the northeast and southwest with one and a half storey dwellings to the north and northwest. There are single storey dwellings to the rear of the site at the south.

## **2 Description of the proposals**

- 2.1 This is an application for the erection of a single storey rear extension.
- 2.2 The proposed rear extension would protrude by 5.2m from the rear; 2.700m in height and 2.5 metres to the eaves.

## **3 Planning Policies and Documents**

- 3.1 **The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)**
- 3.2 Schedule 2 – Part 1 – Class A – enlargement, improvement or other alteration of a dwellinghouse

## **4 Representations received as a result of publicity**

- 4.1 The application has been advertised in accordance with the Council's Statement of Community Involvement and no public representations have been received.

## **5 Evaluation**

- 5.1 The proposal is for the erection of a single storey rear extension to a dwelling and therefore, falls to be assessed against the criteria as set out in Class A of Schedule 2 Part 1 of The Town and Country Planning (General Permitted Development) (England) Order 2015.
- 5.2 Class A - enlargement, improvement or other alteration of a dwellinghouse
- 5.3 Permitted Development
  - A. The enlargement, improvement or other alteration of a dwellinghouse
- 5.4 Development not permitted
  - A.1 Development is not permitted by Class A if—
    - (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class [F1G,] M, [F2MA,] N, P [F3, PA] or Q of Part 3 of this Schedule (changes of use);
    - Not applicable
    - (b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
    - The proposal does not cover more than 50% of the total area of the curtilage.
    - (c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;
    - The proposed extension would not exceed the highest part of the roof.

- 5.11 (d)the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;
- 5.12 - The eaves height of the extension would not exceed the height of the existing eaves.
- 5.13 (e)the enlarged part of the dwellinghouse would extend beyond a wall which—
  - (i)forms the principal elevation of the original dwellinghouse; or
  - (ii)fronts a highway and forms a side elevation of the original dwellinghouse;
- 5.14 - Not applicable- the proposal would not form a principal elevation or front a highway
- 5.15 (f)subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—
  - (i)extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
  - (ii)exceed 4 metres in height;
- 5.16 - The proposal would extend beyond the rear wall by 5.2 metres. The proposal would not exceed 4 metres in height
- 5.17 (g)F4...for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—
  - (i)extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
  - (ii)exceed 4 metres in height;
- 5.18 - The proposal would extend beyond the rear wall by 5.2 metres. The proposal would not exceed 4 metres in height
- 5.19 (h)the enlarged part of the dwellinghouse would have more than a single storey and—
- 5.20 (i)extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
- 5.21 [F5(ii)be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;]
- 5.22 - The proposed extension is single storey.
- 5.23 (i)the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;
- 5.24 - The eaves would not exceed 3 metres in height.
- 5.25 (j)the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—
  - (i)exceed 4 metres in height,
  - (ii)have more than a single storey, or
  - (iii)have a width greater than half the width of the original dwellinghouse; F6...
- 5.26 - Not applicable – the extension would not extend beyond a side elevation

5.27 [F7(ja)any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);]

5.28 - The proposal exceeds the limitations set out in sub-paragraph (f). The proposal is within the limitations set out in sub-paragraph (g)

5.29 (k)it would consist of or include—  
(i)the construction or provision of a veranda, balcony or raised platform,  
(ii)the installation, alteration or replacement of a microwave antenna,  
(iii)the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or  
(iv)an alteration to any part of the roof of the dwellinghouse [F8; or]

5.30 - The proposed extension does not include any of the above.

5.31 [F9(l)the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).]

5.32 - Not applicable.

## **6 Conclusion**

6.1 The planning history of the site was investigated and permitted development rights had not been removed by any previous permissions.

6.2 The proposed extension exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g) as a larger extension subject to conditions.

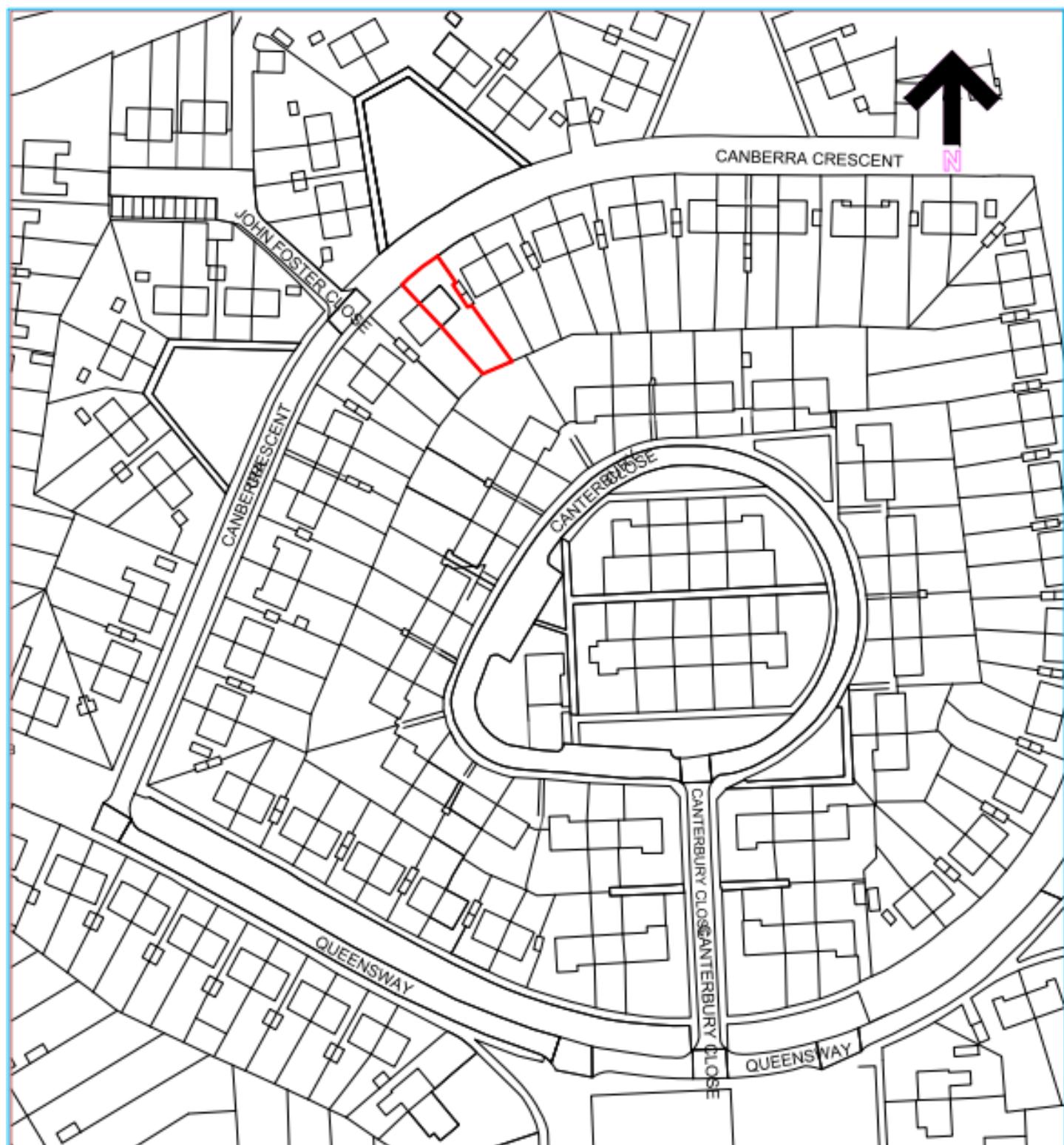
6.3 Where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises. No objections have been received; therefore, prior approval is not required in this instance.

6.4 The proposal, if built fully in accordance with the submitted plans would be permitted development under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (As Amended) subject to the material finish matching in appearance to those on the existing dwellinghouse.

## **7 Recommendation**

7.1 To authorise the Assistant Director – Planning to GRANT the prior notification

## Site Location Plan



**SOUTH KESTEVEN  
DISTRICT COUNCIL**



IMPROVEMENTS & REPAIRS  
SOUTH KESTEVEN DISTRICT COUNCIL  
COUNCIL OFFICES, THE PICTURE HOUSE  
ST CATHERINES ROAD  
GRANTHAM  
NG31 6TT

NG31 6TT

Job

**PROPOSED REAR EXTENSION-ADAPTATION  
28 CANBERRA CRESCENT, GRANTHAM.**

Drawing Description

**Site Plan**

Date FEB 2025

Scale

1:1250

DWG. No.

Drawn by P REYNOLDS Revision

DFA/28Can/01