

Planning Committee



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Thursday, 23 October 2025 at 1.00 pm
Council Chamber - Council Offices, St. Peter's Hill,
Grantham. NG31 6PZ

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

Councillor David Bellamy, Councillor Harrish Bisnauthsing, Councillor Pam Byrd, Councillor Patsy Ellis, Councillor Paul Fellows, Councillor Tim Harrison, Councillor Gloria Johnson, Councillor Vanessa Smith, Councillor Sarah Trotter, Councillor Paul Wood and Vacancy (Conservative)

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 25 September 2025** (Pages 5 - 18)

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 S25/1192 and S25/1357** (Pages 19 - 56)

4a. Proposal: Planning application for a proposed change of use of a former Nursing Home (Use Class C2) to a 20-bedroom House of Multiple Occupancy for up to 20 people (Use Class Sui Generis).

Location: Castlegate House Rest Home, 49 Castlegate, Grantham,

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

4b. Proposal: Planning application for a proposed change of use of a former Nursing Home (Use Class C2) to a 20-bedroom House of Multiple Occupancy for up to 20 people (Use Class Sui Generis).

Location: Castlegate House Rest Home, 49 Castlegate, Grantham, Lincolnshire NG31 6SN

Recommendation: To authorise the Assistant Director – Planning & Growth to GRANT listed building consent, subject to conditions

5. Application S25/1059 (Pages 57 - 67)

Proposal: Change of use from C3 (dwellinghouse) to C2 (residential institution)

Location: Pointon House, 25 High Street, Pointon, NG34 0LX

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

6. Application S25/1301 (Pages 69 - 76)

Proposal: Section 73 application for the removal of Condition 4 (Obscure glazing) following planning permission S25/0588

Location: The Conifers, School Lane, Old Somerby, Lincolnshire, NG33 4AQ

Recommendation: To authorise the Assistant Director – Planning & Growth to REFUSE planning permission

7. Application S25/1679 (Pages 77 - 84)

Proposal: Remove dead wood (T1), remove epicormic growth from main stem and remove basal growth (T2 and T17), remove epicormic growth from main stem, remove basal growth and remove dead wood (T6, T9, T12, T16 and T18), remove epicormic growth from main stem, remove basal growth, remove dead wood and prune branch tips (T7 and T8), remove ivy, remove epicormic growth from main stem, remove basal growth, remove dead wood, crown lift to 5m (T10) (All Lime trees) (TPO-123).

Location: Land Between The Pines and Manor View , Casthorpe Road, Barrowby, Lincolnshire, NG32 1DW

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

8. Application S25/1626 (Pages 85 - 103)

Proposal: Demolition of existing vacant community facility and construction of 3no. terraced bungalows

Location: Toller Court, Horbling, NG34 0PW

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

9. Application S25/1195 (Pages 105 - 113)

Proposal: Installation of an external kitchen extraction system.

Location: 6 High Street, Grantham, Lincolnshire, NG31 6PN

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

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

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Minutes

Planning Committee

Thursday, 25 September 2025, 1.00 pm

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



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Committee Members present

Councillor Charmaine Morgan (Chairman)

Councillor Penny Milnes (Vice-Chairman)

Councillor David Bellamy

Councillor Harrish Bisnauthsing

Councillor Pam Byrd

Councillor Paul Fellows

Councillor Vanessa Smith

Councillor Sarah Trotter

Councillor Paul Wood

Councillor Max Sawyer

Cabinet Members present

Councillor Phil Dilks (Cabinet Member for Planning)

Other Members present

Councillor Ian Stokes

Officers

Emma Whittaker (Assistant Director of Planning and Growth)

Phil Jordan (Development Management & Enforcement Manager)

Adam Murray (Principal Development Management Planner)

Kevin Cartwright (Senior Planning Officer)

Hannah Noutch (Development Management Planner)

James Welbourn (Democratic Services Manager)

Amy Pryde (Democratic Services Officer)

40. Register of attendance and apologies for absence

Apologies for absence were received from Councillors Tim Harrison, Patsy Ellis and Mark Whittington.

Councillor Max Sawyer substituted for Councillor Patsy Ellis.

41. Disclosure of interests

Councillor Penny Milnes disclosed an interest on application S25/1033 and would be speaking as District Ward Councillor only.

42. Minutes of the meeting held on 28 August 2025

The minutes of the meeting held on 28 August 2025 were proposed, seconded and **AGREED** as a correct record.

43. Application S24/2066

Proposal:	Outline planning application for residential development of up to 73 no. dwellings together with open space, landscaping, drainage, and associated works (all matters reserved except means of access)
Location:	Land north of Wilsford Lane, Ancaster
Recommendation:	To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions and the completion of a Section 106 Agreement

Noting comments in the public speaking session by:

District Ward Councillor
Planning Agent

Cllr Ian Stokes
James Stone and Bill Lilley

Together with:

- Provisions within SKDC Local Plan 2011-2036 and National Planning Policy Framework.
- Comments received from Ancaster Parish Council.
- Comments received from Environmental Protection Services (SKDC)
- Comments received from LCC Highways & SuDS Support
- Comments received from Environment Agency
- Comments received from Anglian Water
- Comments received from Fire Authority
- Comments received from LCC Minerals and Waste
- Comments received from LCC Education
- No comments received from North Kesteven District Council
- Comments received from NHS England
- Comments received from Witham Internal Drainage Board
- Comments received from Heritage Lincolnshire
- Comments received from SKDC Principal Urban Design Officer
- Comments received from Conservation Officer
- Comments received from Historic England
- Comments received from Natural England
- Comments received from Affordable Housing Officer
- Comments received from Lincolnshire Wildlife Trust

Ward Councillor raised a concern regarding the density of the application and road safety relating to a narrowing of the road on the approach to the development site. Concern was also raised regarding access to health care facilities in the village and comment made regarding the poor bus service.

During questions to public speakers, Members commented on the following:

- Clarification was sought around the overall density of the proposed site.

The Planning agents confirmed the overall scheme proposed was 11.7 dwellings per hectare. The developable area alone was 30 dwellings per hectare.

- Whether the Applicant could guarantee to meet all 26 conditions proposed.

The Planning Agents had reviewed all conditions proposed and were satisfied all conditions could be met.

- Whether the Applicant's could mitigate concerns raised by Anglian Water on the overflow of potential sewerage.

It was clarified Anglian Water had raised concern on dry weather flow, which was an administrative element of the consent. The effluent quality complying with the quality elements of the consent were not in question.

- It was noted that Anglian Water had previously objected to an application for a site opposite when a previous submission was made half the size of the proposed application site.

Back in 2020, Anglian Water objected to a nearby development (Bellway) on the basis of lack of capacity, however, the Bellway development had gone ahead. The quality coming out of works would indicate that significant additional spare capacity in terms of effluent capacity.

- How the Applicant's would manage the site and open space was queried.

A site management company in perpetuity would manage the site and open indefinitely.

- Clarification was sought on the plan. It was queried whether there was a decorative pond or an attenuation pond on site and the proposed depth of it.

The indicative plan showed the pond which was proposed to contain water in times of high rainfall but at other times of the year, it would remain dry. The pond would allow infiltration at a sustainable rate including 40% allowance for climate change. Final plan details including maximum depth would come through at reserve matters stage alongside landscaping measures for safety.

- Further concern was raised on the flow of water in relation to the permit and possibly posing an unacceptable risk to the receiving water course.

Anglian Water's concern was that they may have to submit an application to increase the dry weather flow permit within the consent. All flows going into the works were treated and discharged and treated as effluent.

The Assistant Director of Planning and Growth confirmed that water authorities were governed by different regulations. Whilst not statutory consultees, at planning application stage, the Council were encouraged to consult with them.

Committee members were advised that condition 4 in the report required a scheme for dealing with foul drainage prior to commencement. Condition 27 on the supplement required the foul drainage scheme to be implemented before any occupation on site.

- The proximity from the site to the nearby quarry was queried. It was noted that noise from the quarry had been mitigated by a barrier.
- It was queried whether an airborne articulate and dust survey had taken place in terms of the impact of the quarry on potential residents on the proposed site.

As part of the application, the Applicant's had liaised with the Council's Environmental Health team on noise. The Applicant's were required to demonstrate that the proposed application would not affect the current operation of the quarry, this had been demonstrated by an acoustic barrier. The Environmental Health Officer had no objection to scheme in regard to noise or dust.

The location of the site had been located within the Local Plan as a developable land suitable for houses.

- Further information was requested on the distance from the quarry to the nearest proposed house.
- One Member requested further details on the acoustic fence and whether it would be landscaped.

The acoustic fence design specifications would be dealt with by the discharge of condition applications. In terms of landscaping, the acoustic fence could go behind vegetation at reserve matters application.

It was confirmed there was approximately 80 meters from the quarry to the closest house to the site.

(The Committee adjourned for 5 minutes to consider the additional information report).

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

The Senior Planning Officer clarified that condition 12 required a submission of the landscape and ecology management plan which would deal with management responsibilities. The plan would also be part of any S106 agreements in the form of securing the open space (informal and formal) and ensure ongoing management.

The affordable housing provision for the site was proposed at 30%.

- Concern was raised that a condition related to approved details, as these had not been submitted by Anglian Water.

A condition within the report required the submission of foul drainage details, with a further condition to ensure the development is undertaken in accordance with those details.

- Members raised their disappointment with Anglian Water. It was questioned that if the application be approved, could the Council compel Anglian Water to fulfil their duty to provide their services in a timely manner.

It was confirmed that the Council could not compel Anglian Water to undertake works on the upgrade to the water recycling centre as they were not regulated by the Council. Conditions required the works to be in place before first occupation and safeguards the Council on their duty in ensuring adequate foul water drainage.

- Whether conditions related to surface water management prior to occupation of the site.

Conditions related to prior any commencement on the site which included surface water. Other conditions related to prior any occupation of the site.

- Further concern was raised on dust.
- A query was raised on when the plan was included within the Council's Local Plan.

The Council's Environmental Health team had reviewed the application in its entirety alongside the relationship to the operational quarry. There had been concerns of noise, which was conditioned to be mitigated, however, there had been no concerns on dust.

- Concern was raised on the bund. It was queried whether the bund could be disguised due to sensitive views either side of it.

There was extensive existing trees and hedgerows running along the main road. Plans indicated the majority of this would be retained apart from the site access. There was limited views into the site due to the existing boundary treatments and conditioned noise attenuation. Landscaping and boundary treatments would be discussed at reserve matters. The requirement to landscape either side of the bund could be considered then.

Final Decision:

It was proposed, seconded and **AGREED** to authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions and the completion of a Section 106 Agreement

(Councillor Vanessa Smith voted against the proposal).

44. Application S25/1033

(Councillor Penny Milnes removed herself from the Committee, due to speaking in objection to the application).

Proposal:	Outline application for up to 4 detached dwellings. All matters reserved except access.
Location:	Land West Of Doddington Lane, Stubton, NG23 5BX
Recommendation:	To authorise the Assistant Director - Planning & Growth to GRANT planning permission, subject to conditions

Noting comments in the public speaking session by:

District Ward Councillor	Councillor Penny Milnes
Stubton Parish Council	Jackie Britten-Crooks
Submitting Agent	Nick Grace – GraceMachin Planning & Property

Together with:

- No comment received from Ward Councillor.
- Comments received from Parish Council.
- Comments received from Highways.
- Comments received from Conservation Officer.
- Comments received from Heritage Lincolnshire.

The Parish Councillor spoke and stated historically the ridge and furrow had been protected and maintained by local farmers. They emphasized the content of the Neighbourhood Plan and landscape assessment referring to NE2.

The Ward Councillor stated that Stubton was a small village. The site was distinguished as being a non-designated heritage asset being an excellent example of ridge and furrow listed in the Lincolnshire historic environment record. An aerial photograph provided by the speaker illustrated the existing ridge and furrow.

The speaker stated that Stubton Neighbourhood plan and landscape character assessment indicated the importance of ridge and furrow to the setting of the village and importance of retaining a high quality environment.

They also stated that the ridge and furrow was undisturbed pasture with improved soil quality and water management on heavy clay. They stated the biodiversity of the site is unique.

During questions to public speakers, Members commented on the following:

- Whether Stubton had a wide range of amenities for the amount of residents who live there.

The Ward Councillor confirmed Stubton was classed as a small village due to having a small village hall.

- Clarification was sought around local support; however, the report did not outline any evidence of local support.

The submitting agent clarified that the report included '9 letters of comment' submitted within the application, with 7 in favour and none against the application.

- Whether the Applicant had considered other areas for this development wouldn't affect a non-designated site and heritage.

It was confirmed that no other sites had been explored as this was the only site purchased by the landowner within the village.

In relation to heritage, Stubton had several large areas of ridge and furrow. The decision making needed to be based upon the need to supply housing balanced against the harm of the small area of ridge and furrow among larger areas around Stubton.

- Biodiversity net gain was discussed from the proposal. It was noted that the site currently had ancient meadows which were some of the most biodiverse in the country. Clarification was sought how the removal of ancient meadows would increase biodiversity.

The submitting agent had worked with an ecologist and a PEA (Preliminary Ecological Proposal) had been undertaken and a biodiversity metric had been prepared based upon an index profession study of the site. There would also be a 16.67% improvement of hedgerows.

The Principal Development Management Planner confirmed the agricultural field was a non-designated heritage asset and did not have any statutory protection.

- Clarification was sought that if this application was not passed, whether the owner of the land would be entitled to deep plough the land.

There was no control over what the owner to the land wished to do with the land, if this application was refused.

A comment within the report stated that 'there had been no pre-application community consultation exercise carried out and it was therefore not clearly evidenced that there was substantial support from the local community project'.

The submitting agent highlighted that a planning strategy was established for this site. The Applicant felt the best way for them to engage with the local community was through the Parish Council.

The Development Management Planner clarified that in terms of policy SP4 and community support, there had been no prior community consultation exercise submitted. Within the representations section of the report, there were 7 letters of support and 2 neutral letters.

Officers had assessed this information but limited weight could be given to the community support criteria of Policy SP4 due to the 5 year housing land supply shortage.

- Clarification was sought on whether the Applicant's identified work to deliver the biodiversity net gain would create more ecofriendly environment than currently.

It was confirmed the application would provide a positive biodiversity improvement over the existing level.

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

- Clarification was sought around the proposed site and boundary of the ridge and furrow area alongside proposed hedging.

It was clarified a further survey take place at reserved matters stage to provide further details on landscaping details and biodiversity net gain.

Condition 6 specifically dealt with a biodiversity mitigation and enhancement plan to be submitted as part of the layout and landscaping reserved matters and should be informed by a new primarily ecological appraisal.

The statutory biodiversity net gain condition also required a minimum 10% net gain over a 30-year period. The condition established a baseline value and distinguished between habitat, hedgerow and watercourse units. The baseline survey on the existing site recognised the existing hedgerow was a high distinctive habitat or hedgerow unit which had to be uplifted by 10% or greater if a hedgerow needed to be removed.

It was proposed, seconded to authorise the Assistant Director - Planning & Growth to GRANT planning permission, subject to conditions

- It was noted that if the application be approved, only a small proportion of the ridge and furrow would be protected.

- Members commented on the lack of public consultation and community support.
- Concern was raised on the rural nature of the application.
- A query was raised on plans for flood prevention and surface water.

The Development Management Planner highlighted the application was in flood zone one, therefore, not a major concern for flood risk of surface water. A condition had been drafted for drainage details to be submitted.

- One Member noted that ridge and furrow sites were a form of medieval drainage management.
- The loss of existing mature hedgerow and soil was raised, it was felt it was not easy to replace a hedgerow and soil.

The proposal to approve the application fell.

- A query was raised on what weight should be given to the tilted balance of the housing supply, due to the application proposed being within a smaller village.

The Assistant Director of Planning and Growth informed that the weight given to an application was a matter for the Committee, as decision makers.

- Members reiterated the application was a significant heritage harm, however, recognised the land was a non-designated heritage asset.
- The Committee discussed landscape and impact on the character of the area.
- It was questioned whether the protection of ridge and furrow was stated within the neighbourhood plan.

The neighbourhood plan did not have a specific policy reference to the protection of ridge and furrow, however, supporting text within landscape character mentioned that ridge and furrow was a distinctive feature of landscape character.

Final Decision:

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

The application proposals would result in the total loss of an area of ridge and furrow, which is defined as a non-designated heritage asset and is recognised as a key character of the rural landscape character identified in the made Stubton Neighbourhood Plan. As a result, the application proposals would result in substantial harm to the significance of a non-designated heritage asset and the public benefits of the scheme, including the provision of housing, which is identified as a significant benefit, would not outweigh the identified harm, due to the limited weight attributed to the provision of 4 dwellings. As such, the application proposals are contrary to Policy EN6 of the adopted South Kesteven Local Plan 2011-2036 (Adopted January 2020), Policy nE2 of the Stubton Neighbourhood Plan and Section 16 of the National Planning Policy Framework.

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

(The Committee had a 20 minute adjournment).

45. Application S24/0568

(Councillor David Bellamy removed himself from the Committee, due to speaking in objection to the application).

Proposal:	Erection of an anaerobic digestion (AD) facility and carbon capture, improvement of existing and part creation of new access track, landscaping and other associated infrastructure
Location:	Development East of Sewstern Industrial Estate, South of Sewstern Road, Gunby
Recommendation:	To review the updated evidence submitted as part of the appeal and the position in defending the appeal

Noting comments in the public speaking session by:

District Ward Councillor:	Councillor David Bellamy
Colsterworth, Stainby and Gunby Parish Council	Rebecca Chatterton
Against:	Vanessa Tombs (Community Action Group)
	Gary Toogood
	Janine Liladhar

The Ward Councillor commented on the scale of the development and whether it was appropriate development in open countryside. He stated it may not comply with policies E7 and SP5. He challenged the rural location in open countryside of the industrial site.

The Parish council representative stated the parish council view is that the reasons for refusal have not changed and asked the committee to keep to the decision to refuse. There was a challenge to the highways evidence provided by the applicant and LCC Highways. A concern was raised regarding the cumulative increased HGV traffic in the area in harvest time. The decision to locate the site in its rural position was challenged and consequential impact on the amenity of residents of the villages including dust and noise.

A speaker from BLOCK Action Group also stated that the site is incorrect for an industrial site and has called for Rule 6 status at the Public Enquiry and stated the officer report lacked analysis. LCC Highways report considers capacity and safety and other impacts had not been included. Leicestershire Highways had not identified a change in the highways report. New data collected when the B676 was

closed to traffic. An independent expert had identified reasons for refusal. It is felt concerns raised regarding the impact on amenity and biodiversity had not been addressed. BLOCK considered that the new proposal did not overcome the original reasons for refusal.

Another public speaker had a farming background. He stated the significant use of crops for energy production would impact on food security. The application would extend the industrial area into the countryside, contrary to DE1 and EN1. He stated he was a retired member of the Institute of Highways Engineers and qualified Road Safety Auditor and raised the lack of a Road Safety plan. He also challenged the data collection. He queried the noise survey which did not cover the access road noise which could reach 90decibels and is above standard. Poor road surface conditions would also impact on the noise levels.

During questions to public speakers, Members commented on the following:

- A query was raised on whether the traffic plan had been scuritrnised by any members of the community.

The representative of Colsterworth, Stainby and Gunby Parish Council confirmed a community group called 'BLOCK' and the Parish Council had been working together to provide a further traffic assessment.

- One Member sought further clarification over a public speaker who had relevant qualifications, was previously a member of the Institute of Highways Engineers and qualified in road safety audits.
- Further information was requested on what receptors and decibel levels were of concern in the area.

The Public Speaker clarified the access farm track would produce noise with a one HGV traveling down the track every 10 minutes. It was noted that an empty trailer can cause a reverberation noise that can be around a 90-decibel range which could be heard from a fair distance away. He stated that a lack of landscaping or banking will help reduce noise. He stated the long track must have passing places

- A query was raised on whether the survey included noise and reverberations of an empty lorry and a loaded lorry.

The survey dealt with DMRB (Design Manual for Roads and Bridges) meaning motorways and major roads. The B676 was not a motorway or major road and therefore, the public speaker felt as if the information was not collected correctly due to a road closure.

It was highlighted that loaded lorries had a lower suspension noise and road noise as opposed to the echoing panels of the unstressed side of an empty lorry.

It was further clarified the noise would travel a significant distance. The start of the track was close to Stainby and many residents in Stainby would hear the noise.

- Whether there was a difference between covered and uncovered HGV's in relation to noise.

All HGV's had to be covered by law, where it be by tarpaulin.

- One Member requested specific information on comments made by a Public Speaker that the appeal was 'error-ridden'.

The Public Speaker raised several concerns of the appeal and outlined the following:

- 20 letters posted to Inspectorate
- No mention of traffic or local
- Pistenbully noise and the number of them proposed to be used on site

The Public Speaker noted there was an existing storage place in Garthorpe and Garthorpe residents had not been consulted. Permission had been granted in January 2025 by Melton Mowbray Council to take stock from the fields and to and from the biogas site.

- Concern was raised regarding the bus. The Applicant's had confirmed any construction staff could use a bus to access the proposed site, however, the first bus that left Melton Mowbray in the morning was 10:10am, arrived at Buckminster at 10:30am and then would have a 30 minute walk to the biogas site. The last bus back to Melton Mowbray was 11:50am.

*(It was proposed, seconded and **AGREED** to extend the meeting until 17:30)*

Exclusion of public and press:

Under section 100(a) of the Local Government Act 1972, the press and public were excluded from the meeting during any listed item of business on the grounds that if it were to be present, exempt information could be disclosed to them as defined in the relevant paragraph of schedule 12a of the Act.

*(It was proposed, seconded and **AGREED** to go into closed session, for the Committee to receive legal advice).*

The meeting resumed in open session at 17:25.

Final Decision:

Option 3: In light of the new further evidence, amendments and changes to the Highways evidence and proposal put before us, the Committee had resolved not to contest the appeal in respect of the previously stated reasons for refusal. However, the Council will query the legal adequacy of the environmental statement to the Planning Inspectorate due to the failure to appropriately assess the indirect effects

of the production of the digestate resulting from the development as required by the case.

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

There were none.

47. Close of meeting

The Chairman closed the meeting at 17:26.

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**SOUTH
KESTEVEN
DISTRICT
COUNCIL**



Planning Committee

23 October 2025

S25/1192

Proposal:	Planning application for a proposed change of use of a former Nursing Home (Use Class C2) to a 20-bedroom House of Multiple Occupancy for up to 20 people (Use Class Sui Generis).
Location:	Castlegate House Rest Home, 49 Castlegate, Grantham, Lincolnshire NG31 6SN
Applicant:	Castlegate House Rest Ltd
Agent:	Mr Tim Stubbins
Application Type:	Full planning permission
Reason for Referral to Committee:	Called in by Councillor Bailey due to impact on Conservation Area and Listed Building, and suitability of location.
Key Issues:	Impact on the character and appearance of the area. Impact on neighbouring amenities.
Technical Documents:	Design and Access Statement Heritage Statement

Report Author

Venezia Ross-Gilmore, Senior Planning Officer



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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Grantham St Wulfram's

Reviewed by:

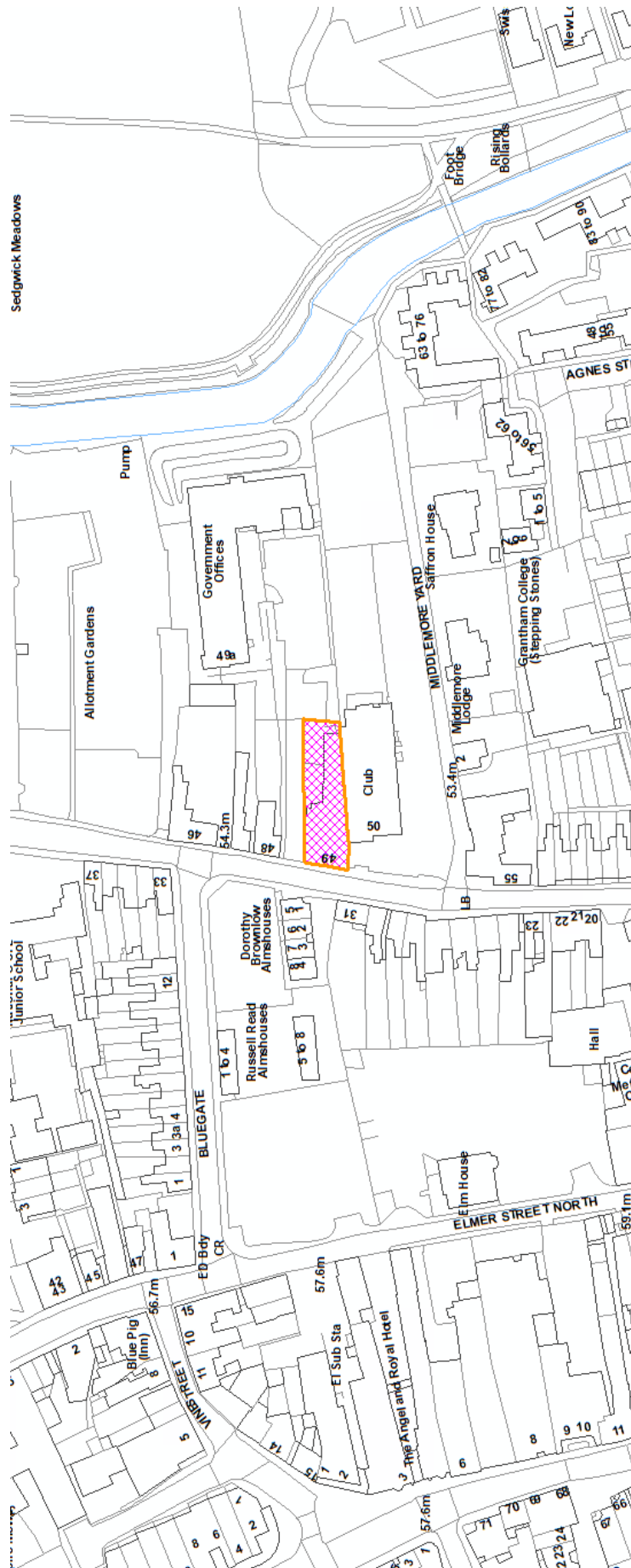
Adam Murray – Principal Development Management Planner

10 October 2025

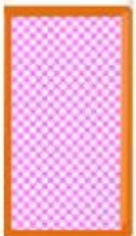
Recommendation (s) to the decision maker (s)

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

S25/1192 – Castlegate House Rest Home Grantham



Key



Application
Boundary



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1 Description of Site

- 1.1 The application site is a detached Grade 2 Listed former Nursing Home sited on Castlegate, in the town of Grantham. The former Nursing Home consists of an original town house fronting Castlegate and a two storey 1980s extension to the rear. The former Nursing Home has limited amenity space to the rear providing some vehicle parking and bin storage. There is a private driveway to the north of the former Nursing Home providing access to the amenity space to the rear and the Grantham Job Centre located to the northeast of the building.
- 1.2 The surrounding area consists of a residential dwelling house fronting Castlegate, and to the northwest of the site there are further Listed Buildings in the form of Almshouses. The application site is within the Conservation Area.

2 Description of proposal

- 2.1 The proposal is for a proposed change of use from a former Nursing Home Use Class C2 to a 20-bedroom House of Multiple Occupancy for up to 20 people Use Class Sui Generis.

3 Planning History

S24/0065

Change of use of former nursing home (Use Class C2) to a 25-bedroom home of multiple occupancy for up to 35 people (Use Class Sui Generis).

Refused by delegated decision on the 29th April 2024.

Dismissed at Appeal **APP/E2530/W/24/3347525**

S24/1214

Listed Building application for a change of use of former nursing home (Use Class C2) to a 25-bedroom home of multiple occupancy for up to 35 people (Use Class Sui Generis)

Refused by delegated decision on the 28th August 2024.

Dismissed at Appeal **APP/E2530/Y/24/3347527**

4 Relevant Planning Policies & Documents

- 4.1 **SKDC Local Plan 2011 – 2036 (Adopted January 2020)**
Policy SD1 – The Principles of Sustainable Development in South Kesteven
Policy SP1 – Spatial Strategy
Policy SP2 – Settlement Hierarchy
Policy SP3 – Infill Development
Policy H4 – Meeting All Housing Needs
Policy EN6 – The Historic Environment
Policy DE1 – Promoting Good Quality Design
Policy ID2 – Transport and Strategic Transport Infrastructure

4.2 **National Planning Policy Framework (NPPF) (updated December 2023)**

Section 5 – Delivering a sufficient supply of homes

Section 9 – Promoting sustainable transport

Section 12 – Achieving well-designed and beautiful places

Section 16 – Conserving and enhancing the historic environment

5 Representations Received

Lincolnshire County Council (Highways)

5.1 No objections.

5.2 Comments:

‘This proposal is for change of use of former nursing home (Use Class C2) to a 20-bedroom home of multiple occupancy for up to 20 people (Use Class Sui Generis), with the removal of staffing requirement is likely to see an overall reduction in footfall and the access and parking arrangements remain unchanged; therefore, it is considered that the proposals would not result in an unacceptable impact on highway safety.

The site is located in a central urban area where services and facilities are within a reasonable distance to be accessed via sustainable travel options such as walking, cycling and public transport. Future residents of the development will not be reliant on the private car and therefore parking is not essential for this proposal.

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to drainage and surface water flood risk on all Major applications. This application is classified as a Minor Application and it is therefore the duty of the Local Planning Authority to consider the surface water flood risk and drainage proposals for this planning application’.

Lincolnshire County Council (Community Based Services)

5.3 No objections.

5.4 Comments:

‘We currently have approximately 90 vacant beds for older people in Grantham and the home originally closed due to a lack of occupancy. Therefore I can’t see that the permanent loss of these residential beds would cause a problem at this time’.

Lincolnshire Police

5.5 No objections – refer to Secured by Design technical guides.

Historic England

5.6 No advice offered.

SKDC Conservation Officer

5.7 No objections.

5.8 Comments:

‘49 Castlegate Grantham is a Grade II listed building dating from the middle of the 18th Century. It consists of two-storey’s plus an attic with three gable dormers. The property

features ashlar quoins, banding and lintels as well as a slate roof. The listing description highlights the fact that the interior has several panelled rooms of the period.

The location of the property is also within the Medieval Town Centre Character Area of the Grantham Conservation Area. The Medieval Town Centre Character Area is characterised by having a surviving medieval street pattern with narrow roads and footways with granite kerbs. Castlegate is characterised by large scale two storey buildings with wide frontages and low density development.

The significance of the property stems from its Georgian appearance, both externally, within the Conservation Area, and internally with the remaining Georgian panelled rooms on the interior which are of high importance due to the gradual removal of Georgian interiors from properties over the years due to renovations in the subsequent centuries.

It is proposed to change the use of the building from a former nursing home to a 20 bedroom House of Multiple occupancy for up to 20 people.

The proposal is an updated proposal from the applicant following a refusal of application S24/0065 for a 24 bedroom HMO for 35 people. There were previous heritage concerns with the proposal as there was a lack of information to the impact of the proposal on the historical fabric of the listed building.

The new proposals have taken into consideration comments made previously, and have been accompanied by a Heritage Impact Assessment.

The updated plans have reduced the number of proposed divisions in the historic listed building at the front of the plot. The plans have increased the number of lounges available, utilising the existing room proportions, and in some cases, reinstating the original room proportions of the Edwardian extension to the rear.

A site visit was undertaken to ascertain the extent of harm to the listed building's historic features. It was clear from the site visit, that minimal fabric interference would take place. The previous divisions of the lounge on the ground floor have been removed and the space is to be retained as one room. There were previously concerns with the panelling on the ground floor as this had been identified in the listing. The panelling currently in place is not original, and the site visit showed that the older panelling exists behind.

There are no proposals to replace the historic windows of the property at ground and first floor level. In these locations, there are evidence of internal shutters and these should be retained as per the proposal. There are proposals to replace the windows on the 2nd floor, no information regarding joinery details has been submitted and should be conditioned. The Council requires justification for the replacement of the windows, rather than their repair. If the applicant wishes to install double glazing for increased thermal efficiency, the Council accepts only 14mm slimline double glazing with full glazing bars.

The only introduction of new fabric is to create bedroom No. 20 on the second floor as this will insert a stud dividing wall to allow access to the fire escape to the rear of the property for the other rooms at this level.

There are some concerns with the proposal for the storage in the basement area. These should not be fixed directly to the walls and the parts of the cellar where some original flooring is present should be protected.

It is unclear where the laundry facilities for the number of people proposed will be and whether this will require ventilation holes through the historic fabric of the building.

The updated proposed plans and accompanying Heritage Impact Assessment have allayed most concerns previously held with the scheme. In terms of impact on the significance of the listed building, the changes required are minimal, with new bathrooms and kitchens proposed in areas with the services already connected and the removal of stud walling and installation of a stud wall. Therefore there is no impact on the significance of the building from the change of use.

The proposal therefore is in line with South Kesteven District Council's Local Plan Policy EN6: The Historic Environment and Chapter 16 of the NPPF.

There are only minor issues with the proposed plans. Some doorways are missing on the drawings and should be corrected before being conditioned'.

Environmental Protection

5.9 No objections.

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 7 letters of representation were received. The letters were objections, and this has been summarised below:

- Would affect the quality of the Conservation Area
- Residential amenity
- Grantham House tourism site nearby
- Anti-social behaviour and crime concerns
- no parking provision for residents
- near primary school and children are dropped off outside
- overlooking from windows into neighbouring properties and their gardens
- near to job centre
- building is Grade 2 listed and this would harm the historic fabric and character
- inadequate amenity for the occupants of the HMO
- original rooms would be subdivided and new bathrooms would be added to the building
- would be a 'Super HMO' with high turnover, high intensity occupation
- minor reduction in bedrooms from previous application
- noise mitigation from a listed building would be minimal e.g. no double glazing, modern insulation
- erosion of community cohesion
- refuse management concerns
- no alternative uses for the building have been explored e.g. a community hub, transitional care facility
- inadequate outside space to occupants would congregate in the street
- inconsistencies on the application and submission.

7 Evaluation

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise. The Council adopted the South Kesteven Local Plan 2011-2036 in January 2020, which forms the Development Plan for the District, and is the basis of decision-making in South Kesteven alongside the Lincolnshire Minerals and Waste Local Plan (where relevant).

7.2 Principle of Development

7.2.1 The proposal is for a proposed change of use from a former Nursing Home Use Class C2 to a 20-bedroom House of Multiple Occupancy for up to 20 people Use Class Sui Generis.

7.2.2 The principle of development for the residential institution use in this location is established with the previous use as a Nursing Home. This use was for the provision of residential accommodation along with care. The proposed change of use would be from a residential use class to the Sui Generis use class for a use that doesn't fit within any of the existing use class categories. In this case the use would be a large HMO which remains a residential use.

7.2.3 Considering the proposal under Policy SP3 for infill development, the policy states that in all settlements defined in Policy SP2, infill development in accordance with all other relevant Local Plan policies, will be supported provided that:

- (a) It is within a substantially built-up frontage or redevelopment opportunity (previously development land)
- (b) It is within the main built-up part of the settlement
- (c) It does not cause harm or unacceptable impact upon the occupiers amenity of adjacent properties
- (d) It does not extend the pattern of development beyond the existing built form; and it is in keeping with the character of the area and is sensitive to the setting of adjacent properties.

The application site is within the built-up frontage and a site that offers a redevelopment opportunity (a), and within the main residential area of Grantham (b). The reuse of the building would constitute infill development within the town centre (d). As such development within this location is acceptable, subject to material considerations.

7.2.4 Notwithstanding the above, the current lawful use of the building is as a care home, which the adopted Local Plan defines as a community facility. Policy SP6 (Community Services and Facilities) states that applications for a change of use from a community use such as this to an alternative use will be resisted unless it is clearly demonstrated that:

- (a) there are alternative facilities available and active in the same area which would fulfil the role of the existing use/building; and
- (b) the existing use is no longer viable (supported by documentary evidence), and there is no realistic prospect of the premises being re-used for alternative business or community facility use.

- 7.2.5 The proposal must also demonstrate that consideration has been given to:
- (c) the reuse of the premises for an alternative community business or facility and that effort has been made to try to secure such a re-use;
 - (d) the potential impact closure may have on the area and its community, with regard to public use and support for both the existing and proposed use.
- 7.2.6 During the Appeals, the Planning Inspector considered the loss of the community use and Policy SP6. The Inspector noted that the building was vacant and there are 11 other care homes in Grantham which are larger and offer more modern facilities. The Inspector concluded that 'There is no substantive evidence before me that the building should be protected and retained as a care home' and was 'not persuaded that the appeal site represents a community facility'.
- 7.2.7 In conclusion, the proposal is acceptable in principle and in accordance with SP3(a) and (b), with consideration given to sections (c) and (d), and other site specific criteria below.

7.3 Meeting all Housing Needs

- 7.3.1 Policy H4 (Meeting all Housing Needs) states that new housing proposals shall (d) increase choice in the housing market.
- 7.3.2 This proposal would provide multiple units of small housing provision within the main town of Grantham, provided for the rental market. It is recognised that HMOS make an important contribution to the private rented sector by catering for the needs of specific groups of people and by contributing to the overall provision of private rented stock. The proposed development would provide a range of 1-bedroom rooms, which would cater for residents seeking smaller accommodation within the town centre. As such, the application scheme is in accordance with Policy H4 of the adopted Local Plan. The provision of this additional residential accommodation is considered to be a public benefit that weighs in favour of the proposals.

7.4 Impact on the character and appearance of the area

- 7.4.1 The listed building and application site no.49 Castlegate is situated in the Medieval Town Centre Character Area of the Grantham Conservation Area. Castlegate is characterised by large scale two storey buildings with wide frontages and low-density development. The listed building is Georgian in appearance and sited within the Conservation Area in the vicinity of a number of other listed buildings. The building positively contributes to the character and appearance of Grantham's Conservation Area with the frontage in particular having townscape value.
- 7.4.2 It is acknowledged that there have been representations concerned with the impact of the proposed development on the character and appearance of the area, and Conservation Area.
- 7.4.3 The application for this change of use relates to an existing building that was formerly a Nursing Home in a residential area of Grantham. It is not proposed to extend the building into the outside amenity space. The proposed use would accommodate up to 20 people according to the planning application information. The previous use accommodated between 15 and 20 residents, therefore the numbers of people living in the building would

be similar to the numbers of occupants under the previous use, however, the use would be materially different even with the density of occupancy remaining the same.

7.4.4 The application is supported by a short Design and Access Statement and a Heritage Statement. The Design and Access Statement details the proposed number of occupants as 27 people, which is inconsistent with the application form which states 20 occupants. The Design and Access Statement details how the application has been amended from the previous applications ref. **S24/0065** and **S24/1214**. The following amendments have been made:

- the kitchen facilities have been revised
- a communal lounge on the second floor
- reduction in the number of proposed occupants

7.4.5 The Design and Access Statement notes comments by the Planning Inspector regarding the community use, noise and disturbance and waste storage. The Statement confirms that the external appearance of the building would remain as existing, and any replacement windows would be detailed and approved by the local planning authority. Two parking spaces would be provided for cleaning/maintenance staff. The Proposed Floorplan drawing ref. 25 010 2 shows two communal bins in the rear amenity area for waste collection.

7.4.6 The appearance of the building may remain similar to the previous use however the proposed use would be materially different to the previous use as a Nursing Home, with the occupants no longer requiring onsite care and 24-hour staffing. It is acknowledged that the numbers of the occupants would be similar to the numbers of occupants under the previous use. There would be adaptations required to accommodate the proposed use e.g. post requirements, electronic access and door controls, windows, and a CCTV system as is typical for a large HMO.

7.4.7 Nonetheless, it is Officers' assessment that, whilst the nature of the occupation of the building would materially change, this would not result in any unacceptable adverse impacts on the character and appearance of the area. The visual appearance of the building will remain similar to the current state of the building, and therefore, would also not result in an adverse impact on the character and appearance of the area. As such, the proposal would be in accordance with Policy DE1 of the adopted Local Plan and Section 12 of the Framework in these respects.

7.5 **Impact on neighbours' residential amenities**

7.5.1 The application site is a sizable, detached two storey building with a deep plot. Outside space is situated to the rear. There are neighbouring residential properties to the north, south and west. The application has been supported by a planning application form and Design and Access Statement for further information. There is no further information regarding the future residents of the HMO or the management of the property.

7.5.2 The local planning authority has received objections to the proposed development with concerns raised regarding residential amenity for residents, parking, noise, and crime/antisocial behaviour.

7.5.3 The planning officer acknowledges that the pattern of people arriving and departing the proposed HMO would be different to previous use. The Nursing Home would have generated movements related to staff arriving and departing at shift times, and visitors. The

proposed use would have residents arriving and departing for education/work/leisure and shopping purposes and include visitors. Both the previous and proposed use would generate deliveries. The Planning Inspector found that *'the number of visitors and deliveries to the property would not be significantly different to that generated by the former care home'*.

- 7.5.4 In terms of parking, it is proposed to utilise the two parking spaces available for cleaning/maintenance staff, and any further parking demand would be accommodated on-street and in car parks.
- 7.5.5 The outside amenity space is compact however it originally provided space for the 20 residents of the care home, and with the same number of occupants proposed, it is considered to be adequate for the needs of future residents e.g. outdoor clothes drying. Additionally, the site is located a short walking and cycling distance from local open spaces such as Wyndham Park.
- 7.5.6 Considering noise resultant from the density of residents proposed for the building it is noted that the building is physically separate from neighbouring properties and the central location in the town centre results in a level of noise from the urban surroundings. It is likely to generate outside noise with the rear amenity space provided but there is adequate separation from neighbouring properties. The Environmental Protection Officer has been consulted and has not raised any concerns regarding noise as a result of the proposed use.
- 7.5.7 Considering the fear of crime and antisocial behaviour, Lincolnshire Police's Designing Out Crime Officer was consulted and has not objected to the application. The officer has provided comments regarding the importance of reference to Secured by Design technical guides. The recommendations provided would apply equally to any HMO and refer to mail delivery, access and visitor door entry systems, external and internal doors, windows and door-sets, CCTV and lighting. There are detailed recommendations attached to each of these topics.
- 7.5.8 The proposal does not involve the enlargement of the existing building, and it is only proposed to undertake internal alterations and repairs, so the levels of overlooking will remain as existing, and there will be no encroachment on neighbouring residential properties in terms of loss of light or privacy. The outside amenity space to the dwelling will remain the same, however it is limited, and it is not clear that the rear garden space will provide sufficient private amenity space for the use.
- 7.5.9 The submitted information illustrates that there will be 20 bedrooms and internal amenity space:

Basement

- Resident storage including bicycle storage

Ground Floor

- 8 bedrooms
- Kitchen
- Lounge
- 4 shower rooms

First Floor

- 9 bedrooms
- Kitchen
- Lounge
- 3 shower rooms and 1 bathroom

Second Floor

- 3 bedrooms
- Kitchen
- lounge
- 1 bathroom

7.5.10 Outside there would be two parking spaces, communal bins, and a garden space with 1.5m high screening to the north and east. It is the officer's opinion that the levels of internal and external amenity space would be acceptable for up to 20 residents in the town centre location.

7.5.11 There is little information about how the proposed amenity space would be shared between the residents, and whether the proposal meets the SKDC Prescribed Standards for HMO Licensing. There is no information about how the amenity spaces would be managed and maintained. However, this would be appropriately addressed through the licencing process.

7.5.12 Taking all the above into account, it is considered that the proposed development would provide a suitable standard of residential amenity for residents, and not result in an adverse impact on the amenities of occupiers of adjacent properties, in accordance with Policy DE1 of the Local Plan and Section 12 of the NPPF.

7.6 Heritage Impact

7.6.1 The Local Planning Authority is required to ensure that special regard to preserving the Listed Buildings and their settings in relation to Section 16 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.

7.6.2 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.

7.6.3 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.

7.6.4 The significance of Castlegate House is derived from its middle 18th century design, originally built as a house, with several panelled rooms reflective of the period. It consists of two storeys plus an attic with three gable dormers. The property features ashlar quoins,

banding and lintels as well as a slate roof. The building is situated in the Medieval Town Centre Character Area of the Grantham Conservation Area. Castlegate is characterised by large scale two storey buildings with wide frontages and low-density development. The significance of the building stems from its Georgian appearance both externally within the Conservation Area and internally with the remaining Georgian panelled rooms of high importance.

- 7.6.5 It is acknowledged that there have been representations concerned with the impact on the Grade 2 listed building.
- 7.6.6 The application is supported by a Heritage Statement which confirms that the application site is a Grade 2 listed building set within the Grantham Conservation Area, and details the loss of some of the historic fabric and alterations to the building since the 1970s. The Statement details that the use as a residential care home took place between 1984 and closed in recent years as it is not financially viable. The building has been marketed since April 2023 and remained empty since the use as a care home ceased. There are no further details regarding the marketing of the building, other than there have been no expressions of interest and the price has been reduced.
- 7.6.7 The Heritage Statement notes that the building positively contributes to the character and appearance of Grantham's Conservation Area with the frontage in particular having townscape value. The Georgian House has greater historic and architectural interest compared to the Victorian. The rear offshoot of uncertain date has low interest. The modern extension has no heritage significance, and the landscaping has no heritage significance.
- 7.6.8 The Heritage Statement confirms that it is proposed to make the following changes:

Mid 18th Century

- Interior - no changes to the floor plan, except at attic level with one new partition wall to proposed bedroom 20 and the closure of the modern opening between proposed bedrooms 18 and 19.
- Exterior - replacement of three dormer window units with like for like units and traditional joinery details and window fasteners

Rear Offshoot Pre 1880s

- retain historic fabric / wall in lounge that separates the historic offshoot from the 1980s extension

Rear Extension Victorian

- remove late 20th century door at ground level
- remove 1980s partition to form communal lounge back to original room dimensions

Extension 1980s

- internal changes including w/c

- 7.6.9 The Statement concludes that the only external works are the replacement dormers, and these would enhance the contribution of the listed building to the significance of the Conservation Area and streetscene.
- 7.6.10 The Conservation Officer was consulted and commented on the application. The application has been accompanied by a Heritage Impact Assessment and further information on the impact of the proposal on the historical fabric of the listed building. The Conservation Officer

undertook a site visit on the 23rd September 2025 to ascertain the extent of harm to the listed buildings historic features. The site visit confirmed that '*minimal fabric interference would take place*'. The existing room proportions have been used, and, in some cases, it is proposed to restore the original room proportions. It is however proposed to insert a stud dividing wall to create bedroom no.20 on the second floor and this will introduce new fabric in the listed part of the building.

- 7.6.11 Previous concerns with the panelling on the ground floor have been addressed as the site visit confirmed that '*The panelling currently in place is not original, and the site visit showed that the older panelling exists behind*'.
- 7.6.12 The Conservation Officer has concluded that the proposed plans and accompanying Heritage Impact Assessment have allayed most concerns previously held with the scheme. The proposals will result in minimal changes to the listed building and there is no impact on the significance of the building from the change of use.
- 7.6.13 Taking the above into account, it is considered that the proposal would preserve the character and appearance of the listed building as required by Policy EN6, and would be in accordance with Policies EN6 and DE1 of South Kesteven Local Plan, and NPPF Sections 12 and 16.

7.7 Highway issues

- 7.7.1 Lincolnshire County Council has been consulted as local highways authority, and commented on the application raising no objection to the proposal. They have confirmed that the site is in a central urban area and there are services and facilities within a reasonable distance, and these could be accessed by sustainable travel options such as walking, cycling and public transport. The future residents of the development would not be reliant on the private car and therefore parking is not essential to the proposal.
- 7.7.2 The proposals include for storage in the basement of the building, and this would be capable of storing bicycles securely for residents.
- 7.7.3 The proposal would result in adequate access, parking and turning facilities and would not have an unacceptable adverse impact on highway safety in accordance with Policy ID2 of the Local Plan and the NPPF Section 9.

7.8 Other Matters

- 7.8.1 It is a requirement for HMOs that they are licenced by the local authority, in this case South Kesteven District Council. The licence would be valid for a maximum of 5 years. The licence ensures that the house is suitable for the number of occupants, and the manager of the house is considered to be 'fit and proper' e.g. no criminal record, or breach of landlord laws or code of practice. The council require an updated gas safety certificate very year, installed and maintained smoke alarms, and safety certificates for all electrical appliances.

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

- 10.1 The application the change of use of a former Nursing Home Use Class C2 to a 20-bedroom House of Multiple Occupancy for up to 20 people Use Class Sui Generis within Grantham. The proposed use of the site would provide 20no. bedrooms. The use is considered to be in accordance with Policy SP1, SP2 and SP3 of the Local Plan, and suitable as a residential use, particularly taking into account the previous use of the site as a 20 bed care home. The application scheme is considered to offer an opportunity to provide multiple units of residential accommodation in Grantham town centre in accordance with Policy H4 of the Local Plan, and this would be a public benefit that weighs in favour of the proposal.
- 10.2 The development of the site would result in the same number of residents as the previous use, and not result in an overdevelopment of the site that would have a detrimental, adverse impact upon the residential amenities of adjacent properties. The application site provides a suitable level of internal and external amenity space for the future occupiers including communal kitchens, lounges and shower rooms/bathrooms, storage space, bicycle storage and waste collection.
- 10.3 Taking the above into account, it is considered that the proposal is appropriate for its context and is in accordance with the NPPF (Sections 9, 12 and 16) and Policies DE1, SP1, SP2, SP3, EN6 and H4 of the South Kesteven Local Plan. There are no material considerations that indicate otherwise although conditions have been attached.

11 Recommendation

To authorise the Assistant Director of 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 20/06/25)

ii) Block Plan (received 20/06/25)

iii) Proposed Floor Plan, drawing ref. 25 010 2 Rev A (received 07/08/25)

Unless otherwise required by another condition of this permission.

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

During Building Works

- 3 Before the development hereby permitted is occupied, details of the storage areas and bicycle storage in the Basement shall have been submitted to and approved in writing by the Local Planning Authority.

Those facilities shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for storage and to promote sustainable means of travel.

Before the Development is Occupied

- 4 Before first occupation of any part of the development hereby permitted, the refuse and recycling storage indicated on approved Proposed Floor Plan, drawing ref. 25 010 2 Rev A shall have been completed and made available for use. Those facilities shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to promote sustainable means of travel.

Ongoing Conditions

- 5 The HMO use (Sui Generis) hereby permitted shall be limited to 20no. bedrooms, unless otherwise agreed in writing by the Local Planning Authority.

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

Standard Note(s) 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.

BLOCK PLAN EXISTING AND PROPOSED





FLOOR PLANS EXISTING



FLOOR PLANS PROPOSED – BASEMENT AND GROUND FLOOR

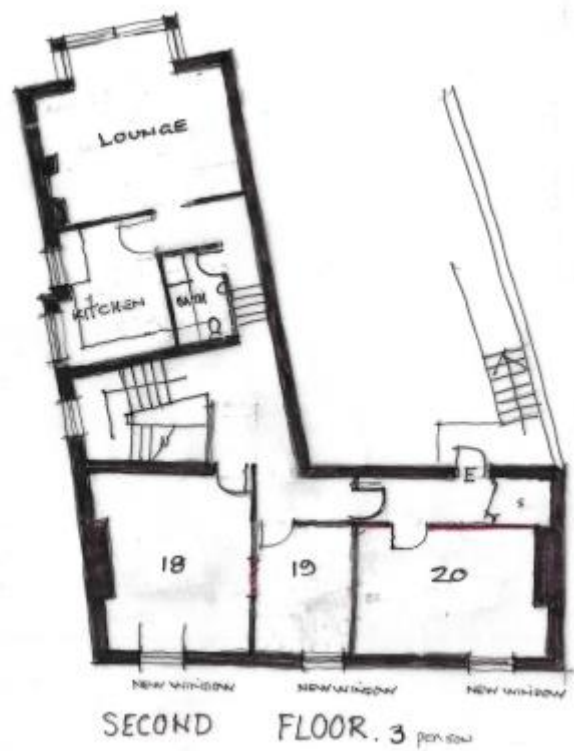


FLOOR PLANS PROPOSED – FIRST FLOOR



FIRST FLOOR 9 p. 10/11

FLOOR PLANS PROPOSED – SECOND FLOOR





**SOUTH
KESTEVEN
DISTRICT
COUNCIL**



Planning Committee

23 October 2025

S25/1357

Proposal:	Planning application for a proposed change of use of a former Nursing Home (Use Class C2) to a 20-bedroom House of Multiple Occupancy for up to 20 people (Use Class Sui Generis).
Location:	Castlegate House Rest Home, 49 Castlegate, Grantham, Lincolnshire NG31 6SN
Applicant:	Castlegate House Rest Ltd
Agent:	Mr Tim Stubbins
Application Type:	Listed Building Consent
Reason for Referral to Committee:	Called in by Councillor Bailey due to impact on Conservation Area and Listed Building, and suitability of location.
Key Issues:	Impact on heritage assets
Technical Documents:	Design and Access Statement Heritage Statement

Report Author

Venezia Ross-Gilmore, Senior Planning Officer



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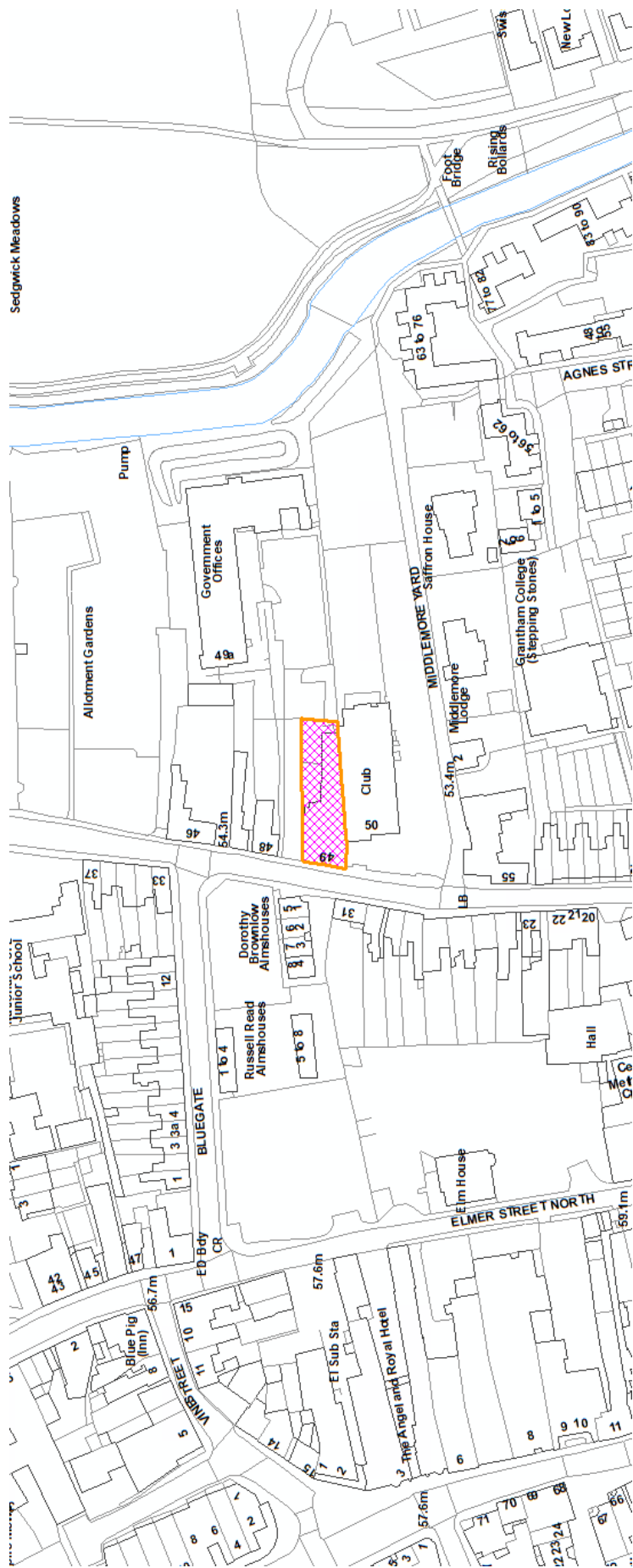
Corporate Priority:	Decision type:	Wards:
Growth	Regulatory	Grantham St Wulfram's

Reviewed by:	Adam Murray – Principal Development Management Planner	10 October 2025
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Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning & Growth to GRANT listed building consent, subject to conditions

S25/1357 – Castlegate House Rest Home Grantham



Application
Boundary



Key

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1 Description of Site

- 1.1 The application site is a detached Grade 2 Listed former Nursing Home sited on Castlegate, in the town of Grantham. The former Nursing Home consists of an original town house fronting Castlegate and a two storey 1980s extension to the rear. The former Nursing Home has limited amenity space to the rear providing some vehicle parking and bin storage. There is a private driveway to the north of the former Nursing Home providing access to the amenity space to the rear and the Grantham Job Centre located to the northeast of the building.
- 1.2 The surrounding area consists of a residential dwelling house fronting Castlegate, and to the northwest of the site there are further Listed Buildings in the form of Almshouses. The application site is within the Conservation Area.

2 Description of proposal

- 2.1 The proposal is for a proposed change of use from a former Nursing Home Use Class C2 to a 20-bedroom House of Multiple Occupancy for up to 20 people Use Class Sui Generis.

3 Planning History

S24/0065

Change of use of former nursing home (Use Class C2) to a 25-bedroom home of multiple occupancy for up to 35 people (Use Class Sui Generis).

Refused by delegated decision on the 29th April 2024.

Dismissed at Appeal **APP/E2530/W/24/3347525**

S24/1214

Listed Building application for a change of use of former nursing home (Use Class C2) to a 25-bedroom home of multiple occupancy for up to 35 people (Use Class Sui Generis)

Refused by delegated decision on the 28th August 2024.

Dismissed at Appeal **APP/E2530/Y/24/3347527**

4 Relevant Planning Policies & Documents

- 4.1 **SKDC Local Plan 2011 – 2036 (Adopted January 2020)**
Policy EN6 – The Historic Environment
- 4.2 **National Planning Policy Framework (NPPF) (updated December 2023)**
Section 12 – Achieving well-designed and beautiful places
Section 16 – Conserving and enhancing the historic environment

5 Representations Received

Historic England

5.1 No advice offered.

SKDC Conservation Officer

5.2 No objections.

5.3 Comments:

'49 Castlegate Grantham is a Grade II listed building dating from the middle of the 18th Century. It consists of two-storey's plus an attic with three gable dormers. The property features ashlar quoins, banding and lintels as well as a slate roof. The listing description highlights the fact that the interior has several panelled rooms of the period.

The location of the property is also within the Medieval Town Centre Character Area of the Grantham Conservation Area. The Medieval Town Centre Character Area is characterised by having a surviving medieval street pattern with narrow roads and footways with granite kerbs. Castlegate is characterised by large scale two storey buildings with wide frontages and low density development.

The significance of the property stems from its Georgian appearance, both externally, within the Conservation Area, and internally with the remaining Georgian panelled rooms on the interior which are of high importance due to the gradual removal of Georgian interiors from properties over the years due to renovations in the subsequent centuries.

It is proposed to change the use of the building from a former nursing home to a 20 bedroom House of Multiple occupancy for up to 20 people.

The proposal is an updated proposal from the applicant following a refusal of application S24/0065 for a 24 bedroom HMO for 35 people. There were previous heritage concerns with the proposal as there was a lack of information to the impact of the proposal on the historical fabric of the listed building.

The new proposals have taken into consideration comments made previously, and have been accompanied by a Heritage Impact Assessment.

The updated plans have reduced the number of proposed divisions in the historic listed building at the front of the plot. The plans have increased the number of lounges available, utilising the existing room proportions, and in some cases, reinstating the original room proportions of the Edwardian extension to the rear.

A site visit was undertaken to ascertain the extent of harm to the listed building's historic features. It was clear from the site visit, that minimal fabric interference would take place. The previous divisions of the lounge on the ground floor have been removed and the space is to be retained as one room. There were previously concerns with the panelling on the ground floor as this had been identified in the listing. The panelling currently in place is not original, and the site visit showed that the older panelling exists behind.

There are no proposals to replace the historic windows of the property at ground and first floor level. In these locations, there are evidence of internal shutters and these should be retained as per the proposal. There are proposals to replace the windows on the 2nd floor, no information regarding joinery details has been submitted and should be conditioned. The Council requires justification for the replacement of the windows, rather than their repair. If

the applicant wishes to install double glazing for increased thermal efficiency, the Council accepts only 14mm slimline double glazing with full glazing bars.

The only introduction of new fabric is to create bedroom No. 20 on the second floor as this will insert a stud dividing wall to allow access to the fire escape to the rear of the property for the other rooms at this level.

There are some concerns with the proposal for the storage in the basement area. These should not be fixed directly to the walls and the parts of the cellar where some original flooring is present should be protected.

It is unclear where the laundry facilities for the number of people proposed will be and whether this will require ventilation holes through the historic fabric of the building.

The updated proposed plans and accompanying Heritage Impact Assessment have allayed most concerns previously held with the scheme. In terms of impact on the significance of the listed building, the changes required are minimal, with new bathrooms and kitchens proposed in areas with the services already connected and the removal of stud walling and installation of a stud wall. Therefore there is no impact on the significance of the building from the change of use.

The proposal therefore is in line with South Kesteven District Council's Local Plan Policy EN6: The Historic Environment and Chapter 16 of the NPPF.

There are only minor issues with the proposed plans. Some doorways are missing on the drawings and should be corrected before being conditioned'.

Grantham Civic Society

5.4 Objection.

5.5 Comments:

'Grantham Civic Society welcomes the opportunity to comment on this proposal to change the use to a 20-bedroom home of multiple occupancy for up to 20 people. The Society's strapline is 'to preserve the good in the old and to encourage the good in the new'. Whilst the Society is pleased to note that the maximum number proposed in this application is lower than the number proposed in the previous rejected application for this site, the Society remains concerned that five of the 20 bedrooms (25 %) are less than 10m² in area and will therefore feel cramped once furniture such as a bed, chair, table, chest of drawers/wardrobe are also placed in the room allowing for light to come from the window and the opening and access by the door. It does not appear that the bedrooms have a wash-basin and that all WC and shower facilities are communal. Whilst there is a lounge and kitchen area on each floor, there is every likelihood that these spaces will feel crowded given that there is little usable outdoor space within the curtilage of the premises. The Civic Society therefore respectfully asks that the internal space is remodelled to further reduce the total number of persons to be accommodated within the premises and that the quality of accommodation is thereby improved. All projects in the town should embody the principles of best design.

The Society is also concerned about the impact of the proposed accommodation on surrounding properties in terms of potential noise from residents and guests, of parking (for residents and visitors) and the servicing of waste bins, noting that the proposals may need modification in the light of the latest requirements for the collection of food waste.

On balance therefore, the Society objects to these modified proposals'.

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 0 letters of representation were received.

7 Evaluation

7.1 Heritage Impact

- 7.1.1 The proposal is for a proposed change of use from a former Nursing Home Use Class C2 to a 20-bedroom House of Multiple Occupancy for up to 20 people Use Class Sui Generis.
- 7.1.2 The Local Planning Authority is required to ensure that special regard to preserving the Listed Buildings and their settings in relation to Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act').
- 7.1.3 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.
- 7.1.4 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.
- 7.1.5 The significance of Castlegate House is derived from its middle 18th century design, originally built as a house, with several panelled rooms reflective of the period. It consists of two storeys plus an attic with three gable dormers. The property features ashlar quoins, banding and lintels as well as a slate roof. The building is situated in the Medieval Town Centre Character Area of the Grantham Conservation Area. Castlegate is characterised by large scale two storey buildings with wide frontages and low-density development. The significance of the building stems from its Georgian appearance both externally within the Conservation Area and internally with the remaining Georgian panelled rooms of high importance.
- 7.1.6 The application is for the change of use from a former Nursing Home Use Class C2 to a 20-bedroom House of Multiple Occupancy for up to 20 people Use Class Sui Generis. The application is supported by a short Design and Access Statement and a Heritage Statement. The Design and Access Statement details the proposed number of occupants as 27 people, which is inconsistent with the application form which states 20 occupants. The Design and Access Statement details how the application has been amended from the previous applications ref. **S24/0065** and S24/1214. The following amendments have been made:
- the kitchen facilities have been revised
 - a communal lounge on the second floor
 - reduction in the number of proposed occupants

- 7.1.7 The Design and Access Statement confirms that the external appearance of the building would remain as existing, and any replacement windows would be detailed and approved by the local planning authority.
- 7.1.8 The application is supported by a Heritage Statement which confirms that the application site is a Grade 2 listed building set within the Grantham Conservation Area, and details the loss of some of the historic fabric and alterations to the building since the 1970s. The Statement details that the use as a residential care home took place between 1984 and closed in recent years as it is not financially viable. The building has been marketed since April 2023 and remained empty since the use as a care home ceased. There are no further details regarding the marketing of the building, other than there have been no expressions of interest and the price has been reduced.
- 7.1.9 The Heritage Statement notes that the building positively contributes to the character and appearance of Grantham's Conservation Area with the frontage in particular having townscape value. The Georgian House has greater historic and architectural interest compared to the Victorian. The rear offshoot of uncertain date has low interest. The modern extension has no heritage significance, and the landscaping has no heritage significance.
- 7.1.10 The Heritage Statement confirms that it is proposed to make the following changes:

Mid 18th Century

- Interior - no changes to the floor plan, except at attic level with one new partition wall to proposed bedroom 20 and the closure of the modern opening between proposed bedrooms 18 and 19.
- Exterior - replacement of three dormer window units with like for like units and traditional joinery details and window fasteners

Rear Offshoot Pre 1880s

- retain historic fabric / wall in lounge that separates the historic offshoot from the 1980s extension

Rear Extension Victorian

- remove late 20th century door at ground level
- remove 1980s partition to form communal lounge back to original room dimensions

Extension 1980s

internal changes including w/c

- 7.1.11 The Statement concludes that the only external works are the replacement dormers, and these would enhance the contribution of the listed building to the significance of the Conservation Area and streetscene.
- 7.1.12 The Grantham Civic Society has been consulted on this Listed Building Application and objected to the application. The Civic Society has noted that the application has a reduced number of proposed occupants from the previous applications ref. **S24/0065** and **S24/1214**. However, the Civic Society remains concerned that five of the twenty bedrooms are less than 10sqm and that the w/c and shower facilities are communal, with no wash basins in the bedrooms. The lounges and kitchens would be insufficient in terms of space and 'feel crowded'. There would be 'little usable outdoor space within the curtilage of the premises'. The Civic Society suggests that the space be remodelled to reduce the total number of

occupants and improve residential amenity. Lastly, the Civic Society raised concerns regarding the impact on neighbouring properties from noise, parking, and servicing arrangements for the HMO.

- 7.1.13 The Conservation Officer was consulted and commented on the application. The application has been accompanied by a Heritage Impact Assessment and further information on the impact of the proposal on the historical fabric of the listed building. The Conservation Officer undertook a site visit on the 23rd September 2025 to ascertain the extent of harm to the listed buildings historic features. The site visit confirmed that '*minimal fabric interference would take place*'. The existing room proportions have been used, and, in some cases, it is proposed to restore the original room proportions. It is however proposed to insert a stud dividing wall to create bedroom no.20 on the second floor and this will introduce new fabric in the listed part of the building.
- 7.1.14 Previous concerns with the panelling on the ground floor have been addressed as the site visit confirmed that '*The panelling currently in place is not original, and the site visit showed that the older panelling exists behind*'.
- 7.1.15 The Conservation Officer has concluded that the proposed plans and accompanying Heritage Impact Assessment have allayed most concerns previously held with the scheme. The proposals will result in minimal changes to the listed building and there is no impact on the significance of the building from the change of use.
- 7.1.16 Taking the above into account, it is considered that the proposal would preserve the character and appearance of the listed building as required by Policy EN6, and would be in accordance with Policies EN6 and DE1 of South Kesteven Local Plan, and NPPF Sections 12 and 16.

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 Planning Balance and Conclusions

- 10.1 The application is for the change of use of a former Nursing Home Use Class C2 to a 20-bedroom House of Multiple Occupancy for up to 20 people Use Class Sui Generis within Grantham. The proposed use of the site would provide 20no. bedrooms.
- 10.2 The application site is a listed building, and the proposals would result in minimal changes to the listed building and there is no impact on the significance of the building from the change of use. The proposal would provide multiple units of small housing provision in this area of Grantham this would be of public benefit.

- 10.3 To conclude, the change of use would be in accordance with Policy EN6 and it would preserve the character and appearance of the listed building, and would result in minimal changes to the listed building and no impact on the significance of the building from the change of use. The public benefits of the multiple units of small housing provision would outweigh any remaining concerns regarding the harm to the historic building. Therefore, the proposal is in accordance with the Act Policy EN6 of the Local Plan and Section 16 of the NPPF.

11 Recommendation

To authorise the Assistant Director of Planning & Growth to GRANT listed building consent, 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 20/06/25)
 - ii) Block Plan (received 20/06/25)
 - iii) Proposed Floor Plan, drawing ref. 25 010 2 Rev A (received 07/08/25)

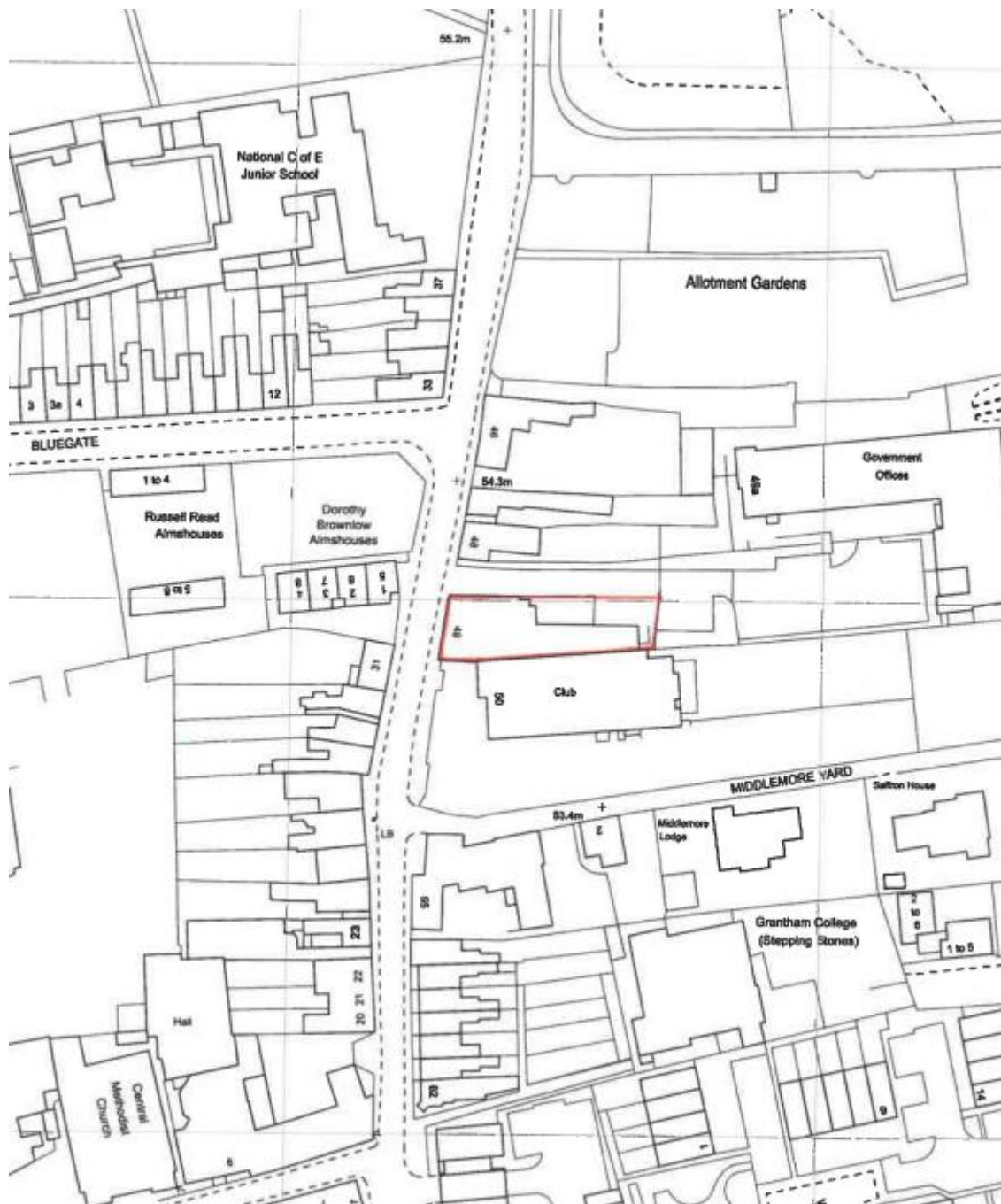
Unless otherwise required by another condition of this permission.

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

Standard Note(s) 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.

SITE LOCATION PLAN



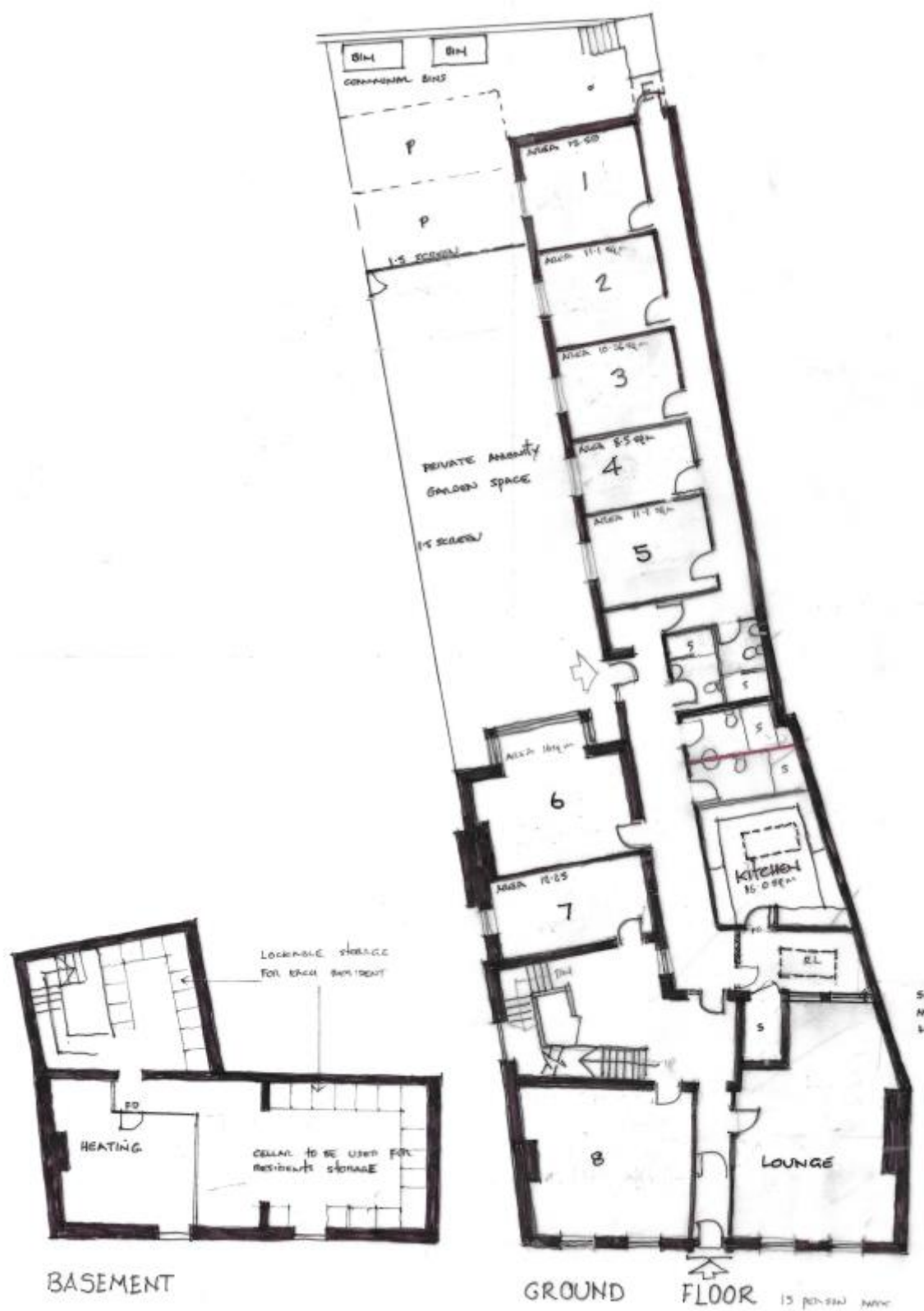
BLOCK PLAN EXISTING AND PROPOSED



FLOOR PLANS EXISTING



FLOOR PLANS PROPOSED – BASEMENT AND GROUND FLOOR

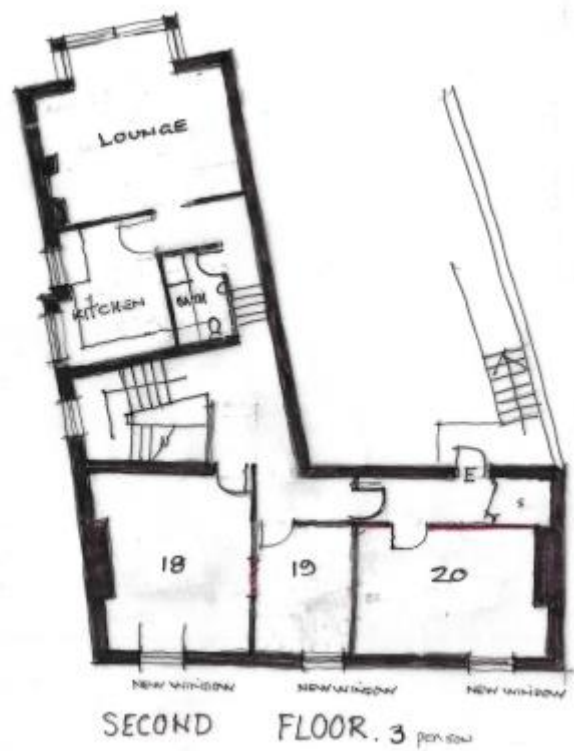


FLOOR PLANS PROPOSED – FIRST FLOOR



FIRST FLOOR 9 persons

FLOOR PLANS PROPOSED – SECOND FLOOR



Financial Implications reviewed by: Not applicable

Legal Implications reviewed by: Not applicable



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**



Planning Committee

23 October 2025

S25/1059

Proposal:	Change of use from C3 (dwellinghouse) to C2 (residential institution)
Location:	Pointon House, 25 High Street, Pointon, NG34 0LX
Applicant:	Mr Tafara Ndoro
Agent:	N/A
Application Type:	Full Planning Permission
Reason for Referral to Committee:	Called in by Councillor Dixon-Warren citing impact on residential amenity and highways capacity
Key Issues:	<ul style="list-style-type: none"> • Character and appearance of the area • Neighbours' residential amenities • Highway Impacts
Technical Documents:	

Report Author

Hannah Nouch, Development Management Planner



01476 406080



H.nouch@southkesteven.gov.uk

Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Aveland

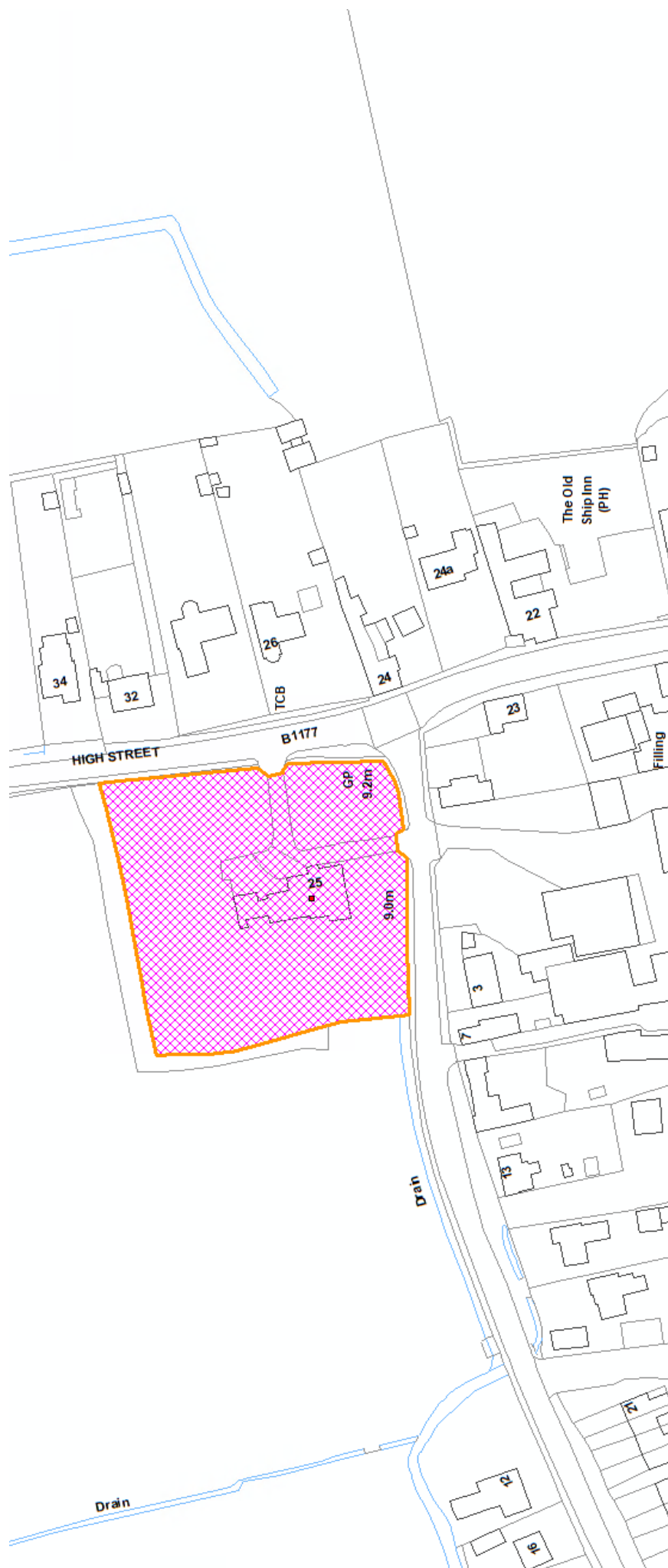
Reviewed by:

Adam Murray – Principal Development Management Planner

15 September 2025

Recommendation (s) to the decision maker (s)

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



Key



Application
Boundary



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1 Description of Site

- 1.1 The application site hosts Pointon House on a corner plot of High Street and West Road in the village of Pointon. Pointon House is a two-storey detached dwelling, that hosts a series of extensions primarily to the north elevation, with a mix of two storey and single storey scale.
- 1.2 The site hosts substantial associated curtilage that spans in each direction.

2 Description of Proposal

- 2.1 The proposal relates to a change of use of the building from a dwellinghouse under (C3) use to a children's care home (residential institution) under (C2) use.
- 2.2 The proposal is for a maximum of 4 children to be housed within the property, with a minimum of 2 staff on a 24/7 basis.

There is 10 parking spaces proposed for the home, set to be:

- 6 spaces for staff (4 x support staff and 2 x managers)
- 2 spaces for visitors
- 2 spare spaces

3 Relevant History

- 3.1 There is no relevant site history.

4 Relevant Planning Policies and Documents

SKDC Local Plan 2011-2036

- Policy SP1 – Spatial Strategy
- Policy SP2 – Settlement Hierarchy
- Policy DE1 – Promoting Good Quality Design
- Policy SB1 – Sustainable Building Measures
- Policy SP3 – Infill Development

National Planning Policy Framework (NPPF)

- Section 12 – Achieving well-designed places
- Section 9 - Promoting Sustainable Development

Design Guidelines for Rutland and South Kesteven Supplementary Planning Document
(Adopted November 2021)

5 Representations Received as a result of Publicity

- 5.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and 7 letters of representation have been received. The points raised can be summarised as follows:

1. Querying the information gathered relating to the bus service - Pointon has irregular bus services that only run weekly or during school times
2. The Sports and Social Club was closed 3 years ago and there are currently no plans to reopen it

3. There are main roads either side of the property so this would be unsafe for children to play out
4. Lack of facilities for the children
5. The site is insecure and unsafe for children with two boundaries adjacent roads and the other two adjacent drainage ditches
6. Increased risk of anti-social behaviour
7. The site has flooded twice in the last 2 years
8. Pointon House is one of the few remaining historic properties on the High Street and contributes to the character of the village. It is of historic importance. How will the proposed use protect the fabric of the historic building?
9. The reasons given for why the use is exempt from the BNG requirement is inaccurate
10. The statement that there would not be any loss of residential use is false as there would be a loss of a dwelling through the change of use
11. The application states that the site can't be seen from the highway, yet Pointon House can clearly be seen from both High Street and West Road
12. This development brings increased traffic and therefore disruption to the village, and an increased risk of road accidents. There are two exits from the site onto the highway. One onto West Road, and one directly onto High Street. The exit from the site onto High Street has poor visibility. The junction between West Road and High Street is blind.
13. Support the application - whilst a town/city environment would have more facilities it would also have more unsuitable outside influences. Close supervision would be provided for these 4 children who will be supervised closely in a very low staff: children ratio. They will have dedicated transport, and be taken to numerous activities outside the village as current villages already do for their own children

6 Representations Received

6.1 Environmental Protection

- 6.2 Environmental Protection has reviewed the documents in respect of the above application and has no further comment to make.

6.3 Highways (LCC)

- 6.4 Requested additional information – “The applicant has demonstrated that the site can accommodate a minimum of 10 vehicles and that there will be a minimum of two staff on site at any time, however, in order to assess the parking for the site, the Highway Authority will need details of the maximum staff and visitors on site at any one time”.
- 6.5 These details were provided by the applicant and submitted to LCC Highways for their comments. The LPA is has not received LCC Highways to date..

6.6 Ward Councillor

- 6.7 As Aveland Ward District Councillor, I note public comments made and views expressed. I naturally feel compassion for children and young adults who have to be put into residential care. There are over 100,000 children in care in the UK. Over half will have suffered neglect and abuse. Many will have experienced trauma. They must receive the best care possible.

- 6.8 I also understand concerns about the selection of Pointon, with its relatively limited social, recreational and cultural facilities, amenities and services, as a location for a residential home for children who may have complex and challenging needs. In the absence of engagement and reassuring information from Ideal Social Care Group plc, residents' concerns are perfectly understandable.
- 6.9 Residential care aims to provide children with a safe and secure place to live when they cannot stay with their family. In children's homes, they are supported by specialist staff who should help nurture and support children like a family would. They should offer love, care and support to children who need it most.
- 6.10 As far as I am aware, Ideal Social Care Group plc has not contacted the Parish Council or reached out to the community to explain the nature of what they intend to do, which is provision of "...care and accommodation for young people with emotional and/or behavioural difficulties...". If this is the case, it is a significant omission. Community understanding of how the proposed children's residential care home will fit into community life is an important pre-requisite to positive community support, which is surely going to be essential in helping to provide that 'safe and secure space'.
- 6.11 With experience of similar applications in the past I have requested the call-in of the Planning Committee to consider traffic, noise and parking issues related to this application. If agreed, this will give residents and Ideal Social Care Group plc the opportunity to engage.
- 6.12 **Lincolnshire Police – Designing Out Crime Officer**
- 6.13 Lincolnshire Police have no objections to this development.
- 6.14 **Environment Agency**
- 6.15 Whilst the site is located in flood zone 3 we have no comments to make in respect of the proposed development because the application is for a change of use remaining in the 'more vulnerable' classification and there appears to be no increased risk to people.
- 6.16 **LCC Children's Care Homes Officer**
- 6.17 No comments received

7 Evaluation

7.1 Principle of Use

- 7.2 The application site in this instance lies within Pointon one of the smaller villages as defined by policy SP2.
- 7.3 The principle of the proposed use in this location has already been established with the current use of the building being a residential dwelling on an infill site. Whilst the proposal would be changing the use, it would be remaining within the wider residential use class resulting in a small residential children's care home that would host up to 4 children and 4 support workers at one point, and as such the principle of development would remain acceptable. The location of the site is considered appropriate as it is situated in an existing residential area, within a smaller village identified as a sustainable settlement, with access to local services, and this use would be similar in character to the surrounding use.

- 7.4 Furthermore, Policy H4 (Meeting all Housing Needs) states that new housing proposals shall (a) enable older people and the most vulnerable to promote, secure and sustain their independence in a home appropriate to their circumstances, including through the provision of specialist housing across all tenures in sustainable locations. New housing proposals shall take account of the desirability of providing retirement accommodation, extra care and residential care housing and other forms of supported housing.
- 7.5 The proposal would provide an element of specialist housing to benefit the most vulnerable people living in the district. The building is in a sustainable location and would require little alteration to accommodate the change of use. The proposal is therefore considered to be acceptable in principle and in accordance with Policy SD1 (The Principles of Sustainable Development in South Kesteven) and H4 (Meeting all Housing Needs) of the adopted Local Plan subject to assessment against site specific criteria.
- 7.6 **Impact on the character and appearance of the area**
- 7.7 There are no extensions or exterior alterations proposed to the building. The use of building for up to 4 children with their caregivers would not constitute an unacceptable increase and difference in impact levels on the character and appearance of the area when considering the comings and goings and type of occupation to the existing residential dwelling.
- 7.8 It is acknowledged that the increase in parking to the front of the dwelling would be a difference to the current arrangement, however this is not considered to negatively impact on the overall character of the site.
- 7.9 The building and its character and appearance would continue to make a positive contribution to the street scene.
- 7.10 Concerns were raised in representation over what boundary treatments would be provided to secure the boundaries. Details of any proposed boundary treatments have not been submitted as part of this proposal and as such, a condition has been attached requiring these details be provided prior to occupation of the building as a care home.
- 7.11 By virtue of the nature of the proposed use, the proposal would be in keeping with the host building, street scene and surrounding context in accordance with the NPPF Section 12, and Policy DE1 of the Local Plan.
- 7.12 **Impact on the neighbours' residential amenities**
- 7.13 There are no external changes to the building, with it solely being a change of use. Therefore, the considerations relating to overlooking or overshadowing are not deemed to be issues in this instance as these existing levels would not be exacerbated by the proposed use change.
- 7.14 There are not any unacceptable levels of noise and disturbance anticipated based on the number of proposed occupiers and supporting staff, there would not be an unacceptable level of noise or disturbance resulting to the adjacent properties.
- 7.15 Whilst the current proposal is not deemed to result in any unacceptable levels of harm by way of impact to neighbouring sites, it is considered the intensification of the number of children occupying the care home could give rise to increased levels of impact and therefore a condition has been attached to limit the number to a maximum of 4 as proposed.

- 7.16 Taking into account the nature of the proposal, small scale, and adequate separation distances, 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.
- 7.17 **Highway issues**
- 7.18 The submission provides 10 car parking spaces within the site that allows for the following provision.
- 4 x support staff per day
 - 2x managers per day
 - 2x space for potential visitors per day
 - 2x spare
- 7.19 Whilst there would be 10 spaces available, it would be highly unlikely all spaces would be needed or in use at any one time.
- 7.20 The proposal would not impact on access, parking and turning facilities and would not have an unacceptable adverse impact on highway safety in accordance with the NPPF Section 9.
- 7.21 **Flood Risk and Drainage**
- 7.22 The existing site is located within Flood Zone 3 so is at risk of flooding.
- 7.23 The Environment Agency was consulted on the application, and they advised they had no comments to make in respect of the proposed development because the application is for a change of use remaining in the 'more vulnerable' classification and there appears to be no increased risk to people.
- 7.24 It is considered that the proposed use would be at no greater risk to flooding than the existing dwelling. There would be the potential for the existing dwelling to house 4 children with 2 adults as the care home capacity would be, and therefore the scheme would be in accordance with EN5 given it would not result in any greater risk to residents than the existing arrangement.
- 7.25 **Biodiversity Net Gain**
- 7.26 Local Plan Policy EN2 seeks to ensure the conservation and enhancement of ecological networks and deliver a net gain in biodiversity for all development proposals.
- 7.27 Additionally, Biodiversity Net Gain (BNG) became mandatory on all small sites on 2 April 2024. Therefore, BNG would need to be demonstrated in line with the government requirements within any submission on or after this date unless there is an exemption that applies to the proposal.
- 7.28 This current proposal is for a change of use and is therefore exempt from the requirement for BNG.
- 7.29 **Other Matters**
- 7.30 Lack of facilities within the area and Pointon Village for the children and young people to access was raised several times in representation. There would be no difference between the level of facilities on offer for these children and young people than there is for any existing children and young people within the village. The planning statement confirms that

the home would offer opportunities for the children and young people supporting them to access any facilities outside of the village and would engage with the children and young people inside the home. There is additionally a good level of outdoor amenity space accompanying the house.

- 7.31 Regarding the comments made in representation re the business owners not reaching out to the local community, there is no requirement for them to do so, and this is not a material planning consideration.
- 7.32 The comments raised regarding safeguarding, the tracking application, what risk factors come with the use are matters that would be dealt with by the management of the children's care home which would be assessed by Ofsted. These are not material considerations for the planning application.

8 Crime and Disorder

- 8.1 Concerns were raised regarding the proposal leading to an increased risk of anti-social behaviour in the area with the introduction of this use and there being a further children's care in an adjacent village.
- 8.2 There is nothing to suggest that the children and young people that would be resident in the care home would lead to an increase in anti-social behaviour. No assumptions can be made as to the resident. The applicants provided a statement detailing the various steps they have in place to handle situations should they occur, and this included a complain procedure if required. This is therefore covered under the management of the home.
- 8.3 Lincolnshire Police's Crime Prevention Officer was consulted on the application, and confirmed they raise no objection to the proposal.
- 8.4 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

- 10.1 Taking the above into account, the proposed change of use would not result in any unacceptable levels of impact to the character and appearance of the area, neighbouring properties residential amenities or highway safety. The proposal is therefore considered to be in accordance with sections 9 and 12 of the NPPF and policies DE1, H4, SB1 and SP3 of the SKDC Local Plan.

11 RECOMMENDATION:

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 11 July 2025
- ii. Parking Allocation Plan received 14 July 2025

Unless otherwise required by another condition of this permission.

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

Prior to Commencement

- 3 Prior to any works to the boundary treatments commencing, details of a plan indicating the heights, positions, design, materials and type of boundary treatment to be erected shall have been submitted to and approved in writing by the Local Planning Authority. The works to provide the boundary treatments must only be completed in accordance with the approved boundary treatment details prior to the occupation of the building for the use hereby permitted.

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.

Ongoing conditions

- 4 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that order with or without modification) the premises shall be used only as a children's care home for up to four children and for no other purpose (including any other use falling within Class C2 of the Order).

Reason: To define the permission as other uses within Class C2 would require further assessment.

- 5 The operational details of the business as detailed within the 'Statement of Purpose' received on 9 June 2025 must be implemented on commencement of the approved use and be strictly adhered to throughout the continuation of the approved use unless otherwise agreed by the local planning authority.

Reason: In order to protect the residents of the care home and the surrounding residential properties in accordance with DE1 of the SKDC Local Plan

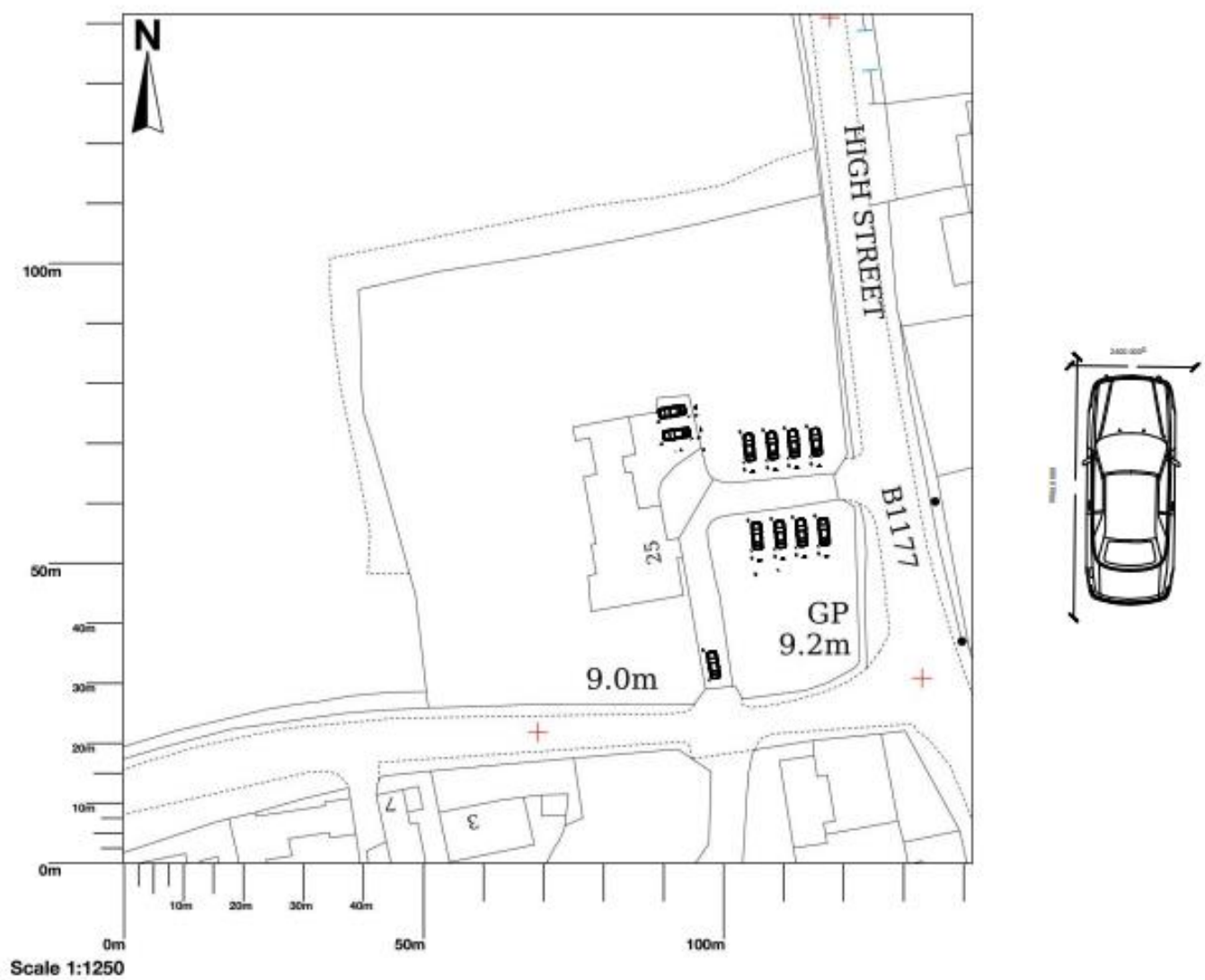
Financial Implications reviewed by: Not applicable

Legal Implications reviewed by: Not applicable

Location Plan



25 High Street, Pointon, Sleaford, NG34 0LX



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**SOUTH
KESTEVEN
DISTRICT
COUNCIL**



Planning Committee

23 October 2025

S25/1301

Proposal	Section 73 application for the removal of Condition 4 (Obscure glazing) following planning permission S25/0588
Location	The Conifers, School Lane, Old Somerby, Lincolnshire, NG33 4AQ
Applicant	Mrs A Selby
Agent	Mr Simon Webb
Reason for Referral to Committee	Applicant is a relative of Councillor
Key Issues	Impact on neighbouring amenity

Report Author

Adam Murray – Principal Development Management Planner



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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Lincrest

Reviewed by:

Phil Jordan, Development Management & Enforcement Manager

14 October 2025

Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning & Growth to REFUSE planning permission



Key

Application
Boundary



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1 Description of Site

- 1.1 The existing property is a detached one-and-a-half-storey dwelling, situated on School Lane, Old Somerby.
- 1.2 The application site is surrounded by dwellings of varying scales and designs, with open countryside to the north.

2 Description of the proposals

- 2.1 Section 73 application for the removal of Condition 4 (Obscure glazing) following planning permission S25/0588.
- 2.2 The proposal seeks to remove the obscure glazing window condition from the side elevation.

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
- 3.2 **Design Guidelines Supplementary Planning Document (Adopted November 2021)**
- 3.3 **National Planning Policy Framework (Published December 2024)**
Section 9 – Promoting Sustainable Transport
Section 12 - Achieving well-designed and beautiful places

4 Representations Received

- 4.1 **Old Somerby Parish Council**
 - 4.1.1 After a discussion, it was unanimously agreed by the Old Somerby Parish Council to instruct their Clerk to inform the SKDC Planning Dept that they strongly oppose the application to remove the condition relating to obscure glazing. In their opinion the Condition was imposed for good reason – that is to protect the privacy of the occupiers of the neighbouring property referred to in the Grant. There is absolutely no reason to change it.
- 4.2 **Lincolnshire County Council (Highways and SuDS)**
 - 4.2.1 No Objections
 - 4.2.2 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 Representations received as a result of publicity

5.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and two letters of representation have been received.

5.2 The points raised can be summarised as follows:

2x Objections:

1 Reduce privacy to neighbouring dwelling

2 Side window is positioned higher than neighbouring fence

6 Evaluation

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority (LPA) makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise. In this case, the Development Plan comprises of the following documents:

- South Kesteven Local Plan 2011-2036 (Adopted January 2020); and

6.2 The Local Planning Authority also have an adopted Design Guidelines Supplementary Planning Document (SPD) (Adopted November 2021) and this document is a material consideration in the determination of planning applications.

6.3 The policies and provisions set out in the National Planning Policy Framework (NPPF) ("the Framework") (Published December 2024) are also a relevant material consideration in the determination of planning applications.

6.4 Principle of Development

6.4.1 The proposal relates to the removal of Condition 4 (Obscure glazing) following planning permission S25/0588. This proposal is considered to be acceptable in principle and in accordance with Policy SD1 (Principles of Sustainable Development in South Kesteven) of the adopted Local Plan subject to assessment against site specific criteria. These include the impact of the proposal on the character or appearance of the area, impact on the residential amenities of neighbouring occupiers, and impact on highway safety, which are discussed in turn as follows.

6.5 Impact on the character and appearance of the area

6.5.1 The proposed removal of Condition 4 (Obscure glazing) to the side elevation would have minimal impact on the character and appearance of the area. The window would not be visible from the streetscene and would therefore not impact upon the character and appearance of the area.

6.5.2 By virtue of the siting and materials to be used, the proposal would be in keeping with the host dwelling, street scene and surrounding context in accordance with the NPPF Section 12, Policy DE1 of the Local Plan, and the Old Somerby Neighbourhood Development Plan.

6.6 Impact on neighbourhood amenity

6.6.1 The proposal would see the removal of an obscure glazing window condition to the side elevation of the approved rear extension, facing Shamrock, School Lane.

- 6.6.2 The rear extension sits approximately 4.9 metres from the shared boundary fence between the site and neighbouring dwelling. The boundary features a fence of 1.8 metres in height, and shrubbery on the neighbouring dwelling side.
- 6.6.3 The Local Planning Authority have previously considered the proposed development under application ref: S25/0588. As part of the determination of this application, the Local Planning Authority deemed it to be necessary to impose conditions requiring the condition to the side elevation to be obscure glazed in order to prevent overlooking of the neighbouring property.
- 6.6.4 The current application seeks the removal of this condition. However, the Local Planning Authority notes that there has been no material change in circumstances which would justify the removal of the condition that was previously deemed to be necessary.
- 6.6.5 Taking the above into account, it is the Local Planning Authority's assessment that there have been no material change in circumstances since the previous assessment of the application, such that removal of the condition has not been justified. As such, the proposed application would result in an unacceptable adverse impact on neighbouring amenity contrary to Policy DE1 of the adopted Local Plan.

6.7 Impact on Highways

- 6.7.1 Paragraph 116 of the NPPF advises that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.
- 6.7.2 The proposal does not have an impact on the Public Highway and as the Lead Local Flood Authority, they have made no objections.
- 6.7.3 The proposal would result in adequate access, parking and turning facilities and would not have an unacceptable adverse impact on highway safety in accordance with the NPPF Section 9.

7 Crime and Disorder

- 7.1 It is concluded that the proposals would not result in any significant crime and disorder implications.

8 Human Rights Implications

- 8.1 Article 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 concluded that no relevant Article of that Act will be breach in making this decision.

9 Planning Balance and Conclusion

- 9.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.
- 9.2 The application proposal involves a domestic extension, which is acceptable in principle, in accordance with Policy SD1 of the adopted Local Plan, subject to material considerations.
- 9.3 The current application seeks the removal of Condition 4 (Obscure glazing) of planning permission S25/0588.
- 9.4 In this case, it is the Local Planning Authority's assessment that there has been no material change in circumstances since the previous assessment of the application, such that removal of the condition has not been justified. As such, the proposed application would

result in an unacceptable adverse impact on neighbouring amenity contrary to Policy DE1 of the adopted Local Plan. There are no material considerations to indicate that planning permission should be granted contrary to the Development Plan.

10 Recommendation

- 10.1 To authorise the Assistant Director – Planning & Growth to REFUSE planning permission for the following reasons:

(1) It is the Local Planning Authority's assessment that there has been no material change in circumstances since the previous assessment of the application, such that removal of the condition has not been justified. As such, the proposed application would result in an unacceptable adverse impact on neighbouring amenity contrary to Policy DE1 of the adopted Local Plan. There are no material planning considerations to indicate that planning permission should be granted contrary to the adopted Development Plan.

HM Land Registry


Current title plan

Title number **LL355385**

Ordnance Survey map reference **SK9533NE**

Scale **1:1250 enlarged from 1:2500**

Administrative area **Lincolnshire : South Kesteven**

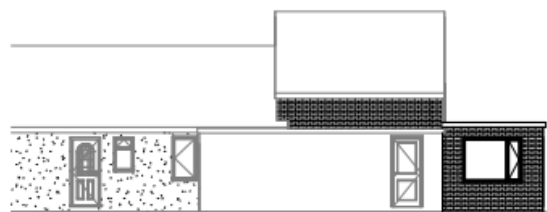


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3 Proposed Rear Elevation
1 : 100

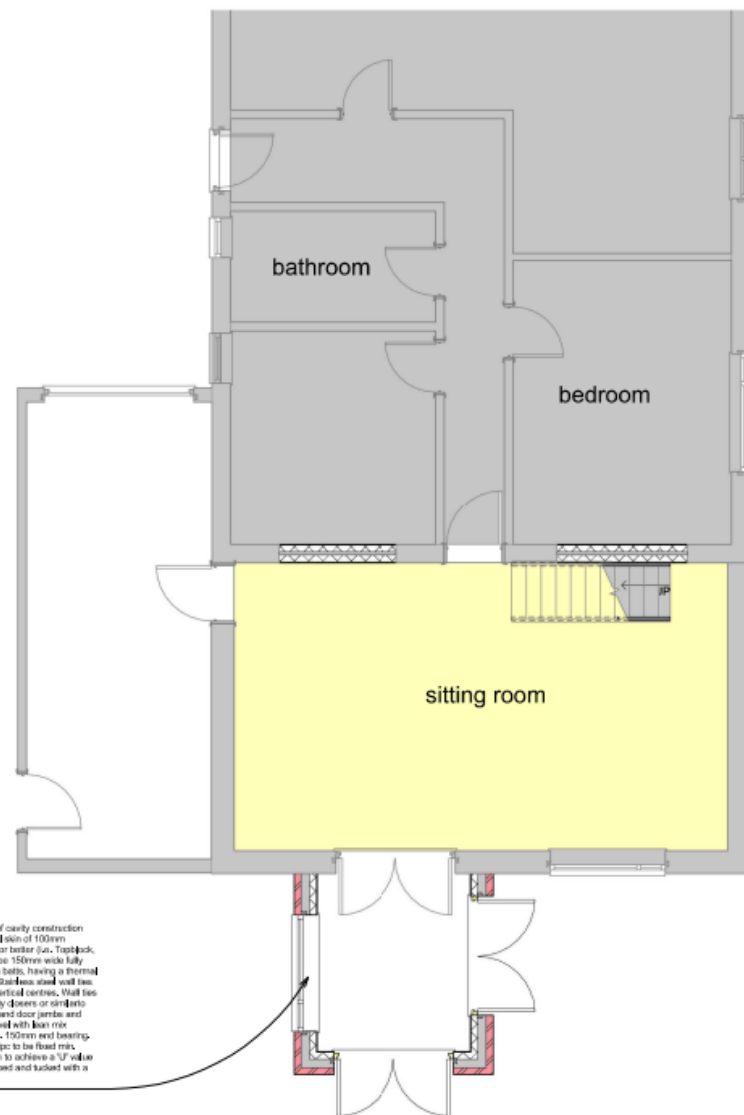


4 Proposed Side Elevation
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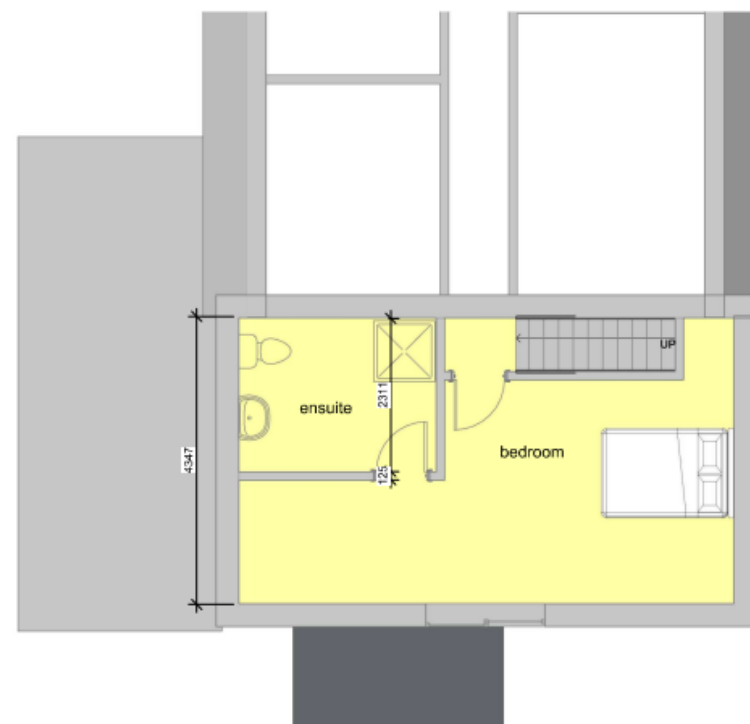


5 Proposed Side Elevation 2
1 : 100

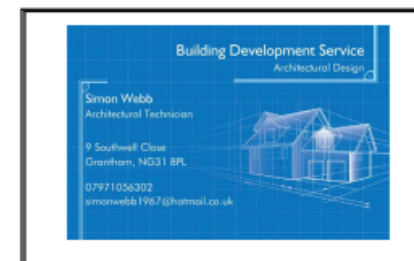
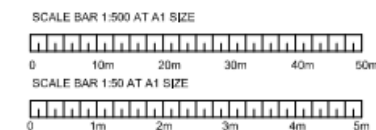
This drawing must not be copied.
All dimensions must be checked on site by contractor before starts.
Rev A - 05/11/21 - Height of proposed extension reduced by 30cm



1 Proposed Ground Floor Plan
1 : 50



2 Proposed First Floor Plan
1 : 50



Client		
Mr & Mrs J Selby		
Project Address		
The Conifers School Lane, Old Somerby NG33 4AQ		
Project		
Single storey extension to rear		
Drawing		
Title		
Proposed Plans & Elevations		
Scale	Date	Drawn By
As indicated	20/03/25	SRW
Drg No.		
25.020PL01-2		
This drawing must not be copied. All dimensions must be checked on site.		

EXTERNAL FACING BRICK WALLS - New external walls to be of cavity construction using external skin being brickwork to match existing and internal skin of 100mm blockwork having thermal conductivity (K value) of 0.15W/m K or better (i.e. Topblock, Topkiss Standard, Thermoblock, Solignum, Colson standards). Gently to be 150mm wide fully filled with 100mm Knauf Ceresit Dribbers plus or similar insulation batts, having a thermal conductivity of 0.033 or better, to terminate 225mm below DPC. Stainless steel wall ties to be used staggered at 750mm horizontal centres and 450mm vertical centres. Wall ties in every course of masonry. 50mm from masonry. Thermoblock cavity doors or standards achieve 0.45 m2K/w thermal resistance to be used at all window and door jambs and eills. Brickwork only below dpc and cavity to be filled to ground level with lean mix concrete sloping away from floor. Linings to be as shown with steel, 150mm and bearing. Any new brick to external walls to be insulated. Staggered full dpc to be fixed min. 150mm above ground level lapped with dpc. Overall construction to achieve a U value of 0.23 W/m2K when dry (end finish). DPC to be to BS743, lapped and tucked with a min 100mm onto the existing dpc.



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**



Planning Committee

23 October 2025

S25/1679

Proposal:	Remove dead wood (T1), remove epicormic growth from main stem and remove basal growth (T2 and T17), remove epicormic growth from main stem, remove basal growth and remove dead wood (T6, T9, T12, T16 and T18), remove epicormic growth from main stem, remove basal growth, remove dead wood and prune branch tips (T7 and T8), remove ivy, remove epicormic growth from main stem, remove basal growth, remove dead wood, crown lift to 5m (T10) (All Lime trees) (TPO-123).
Location:	Land Between The Pines and Manor View , Casthorpe Road, Barrowby, Lincolnshire, NG32 1DW
Applicant:	Ms Hilary Saynor
Application Type:	TPO Tree Application
Reason for Referral to Committee:	Called in by Councillor Robert Leadenham – impact on potential bat roosts
Key Issues:	Impact on the amenity of the area Justification for the works Ecological impact

Report Author

Sean Davies



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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Belvoir

Reviewed by:

Phil Jordan, Development Management & Enforcement Manager

14 October 2025

Recommendation (s) to the decision maker (s)

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



Key

Application
Boundary



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1 Description of Site

The application site is located on an area of paddock land between The Pines and Manor View, to the south of Casthorpe Road, Barrowby. Within the site are a number of lime trees that are protected by Tree Preservation Order 123. That order was made in 1979 and extends along the eastern boundary of the paddock, to the frontage of properties along Casthorpe Road as well as their rear garden boundary.

2 Description of proposal

The proposal seeks consent for the following works: Remove dead wood (T1), remove epicormic growth from main stem and remove basal growth (T2 and T17), remove epicormic growth from main stem, remove basal growth and remove dead wood (T6, T9, T12, T16 and T18), remove epicormic growth from main stem, remove basal growth, remove dead wood and prune branch tips (T7 and T8), remove ivy, remove epicormic growth from main stem, remove basal growth, remove dead wood, crown lift to 5m (T10).

3 Planning History

- 3.1 S24/1665 - Works to Lime Tree (T1): cut back west limb to side growth 2 metres from trunk and Lime tree (T2): remove deadwood. Approved 2 Dec 2024
- 3.2 **Barrowby Parish Council**
- 3.3 Object for the following reasons (summarised):
- 3.4 The proposed works would harm local amenity and the character of the area contrary to Local Plan Policies EN1 and DE1 and the (Town and Country Planning (Tree Preservation) (England) Regulations 2012.
- 3.5 The proposed works are not justified. The works are to facilitate a viability assessment and are development-led as opposed management-led.
- 3.6 The works would be harmful to bird, bat and invertebrate habitats contrary to Local Plan Policy EN2 and NPPF paragraph 180
- 3.7 The works are to facilitate a housing development.
- 3.8 The works are disproportionate.
- 3.9 The application is presented in the name of a private party, yet the supporting documentation has been prepared and submitted by a consultant closely associated with the site's development interests.
- 3.10 The application has been predetermined and therefore should be referred to Planning Committee.

4 Representations as a Result of Publicity

4.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and 34 letters of representation have been received. The points raised can be summarised as follows:

1. Harm to bat and bird habitat
2. Works are not justified
3. Works could be harmful to the health of the trees
4. Report from a year previously indicated trees were in good health
5. Proposed works are to facilitate further development
6. Proposed works would harm visual amenity of the area
7. Previously removed tree within group has not been replaced
8. There is insufficient supporting information with the application

5 Evaluation

5.1 South Kesteven District Council (SKDC) has a duty to assess the value of the tree/s subject to this application and the likely impact of the proposal on the amenity of the area. It must consider whether or not the proposal is justified having regard to the reasons put forward in support of it. The council must consider whether any loss or damage is likely to arise if consent is refused or granted subject to conditions and whether it will impact on the amenity of the area. In deciding an application SKDC, the policies in the local development plan are a material consideration. Each application will be treated on its merits.

5.2 Amenity

5.3 The trees, as a group, contribute positively to the character of the area and are an attractive feature of the street scene and surrounding area in this part of the village. While the trees to the frontage of Casthorpe Road are more prominent in the group, those trees within and to the rear of the site are also visible and contribute positively to the amenity of the area.

5.4 Proposed works

5.5 With regards to the proposed works, dead wood removal from protected trees is exempt from requiring express permission.

5.6 It is proposed to remove epicormic basal growth to allow an unobstructed assessment from trees T2, T6 to T10, T12, T16 to T18 inclusive. The works are justified as being in the interests of reasonable arboricultural management. The removal of vegetation to allow a clear view of the trees base and main stem are an accepted requirement for the assessment. Such assessments are normal for owners of large trees and considered good practice.

- 5.7 It is proposed to prune T7 branch tips to provide 2m clearance of the building. Although not in direct contact with the building 2m clearance is suggested as reasonable. The proposed crown lifting to T10 would not result in any harm to that tree if carried out in accordance with British Standard 3998: 2010, which can be secured by condition.
- 5.8 Whilst there have been objections to the works, to refuse them would be deemed as poor arboricultural practice. Allowing the works with conditions would give control of the works to the Local Planning Authority. Further, the proposed works would not result in any harm to the health of the trees or the amenity of the area, subject to the recommended conditions to control the scope of works.
- 5.9 Other matters
- 5.10 Enforcement of removed tree – A tree to the frontage of the site (St3) was removed following storm damage and a request from Lincolnshire County Council (as Local Highway Authority) in January 2024. There remains a 2m stump where the tree stood, however, it is the view of the Council that the works undertaken constitute removal of the tree. That tree is not part of this application and a replacement is being pursued by the Council as a separate matter.
- 5.11 Ecology – It is agreed that trees and their branches, including those which are dead and exempt from requiring permission, can provide valuable habitats for wildlife and protected species. These are protected under other legislation and the Council's approach, in line with National Planning Practice Guidance, is to inform applicants of relevant legislation under the Wildlife & Countryside Act 1981 (as amended) and the Conservation (Natural Habitats, &c.) Regulations 1994 and the European Habitats Directive through the inclusion of a wildlife informative, which is appended to the recommendation.
- 5.12 Residential development – Comments relating to the works being associated with a proposed residential development are noted. In this respect, the Council are in receipt of a screening opinion for a proposed residential development for up to 225 dwellings (ref: S25/1890) that involves the land and trees subject of this application. However, the tree works proposed through this application need to be considered in isolation and on their own merits.

6 Crime and Disorder

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

7 Human Rights Implications

- 7.1 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.

8 Conclusion

Taking the above into account, it is considered that the proposed tree works would be appropriate and would not result in any harm to the trees and amenity of the area, subject to compliance with the recommended conditions.

9 Recommendation

To authorise the Assistant Director of Planning & Growth to GRANT consent, subject to conditions:

- 1) All works should be completed within two years of the date of this notice.
- 2) All works should be carried out in accordance with the British Standard BS 3998:2010 – Tree Work-Recommendations.
- 3) Removal of epicormic growth will be carried out in accordance with British Standard 3998: 2010 Tree work Recommendations and European Tree pruning Standard 2024. In order to carry out the tree works to the stated standards there will be only the removal of secondary and tertiary branches, no primary branches. All final pruning cuts on branches will not exceed 50mm in diameter. Works shall not exceed 10% of the total individual tree canopy coverage.

Reason: To ensure the preservation of the amenity value and health of the tree(s).

- 4) The reduction of (T7), works will be carried out in accordance with British Standard 3998: 2010 European Tree pruning Standard 2024. In order to carry out the tree works to the above standards there will be only the removal of secondary and tertiary branches, no primary branches. Head cut, reduction cut, is the removal of the main axis (leader) of the branch/limb, leaving a living side (lateral) branch to sustain the remaining branch. A vigorous lateral branch with a diameter of at least $\frac{1}{3}$ the diameter of the pruning wound. The lateral branch should form a logical extension of the parent stem, so this branch removal technique should not lead to significant changes in the direction of the branch axis or to biomechanically unstable joints (e.g. “dog leg”).

Reason: To ensure the preservation of the amenity value and health of the tree(s).

- 5) Seven days written notice shall be given to the Council of the date of the commencement of the tree works hereby agreed.

Reason: In order to allow the work to be monitored.

- 6) On completion of the granted tree works an image of the completed tree works will be submitted to the Council within 7 working days.

Reason: In order to allow the work to be monitored

WILDLIFE

1. Prior to starting work, it is necessary to be satisfied that the proposals will not harm protected species including bats, nesting birds or other species as specified.

2. All proposals should have regard to the Wildlife & Countryside Act 1981 (as amended) and the Conservation (Natural Habitats, &c.) Regulations 1994 and

the European Habitats Directive. This relates to all European Protected Species (EPS) including bats and nesting birds.

This legislation makes it illegal to intentionally or recklessly* kill, injure, or disturb any bat, or destroy their breeding places. If bats are disturbed during tree management operations, the legislation requires that work must be suspended and Natural England notified so that appropriate advice can be given to prevent the bats being harmed.

*It is for the courts to decide what is intentional or reckless

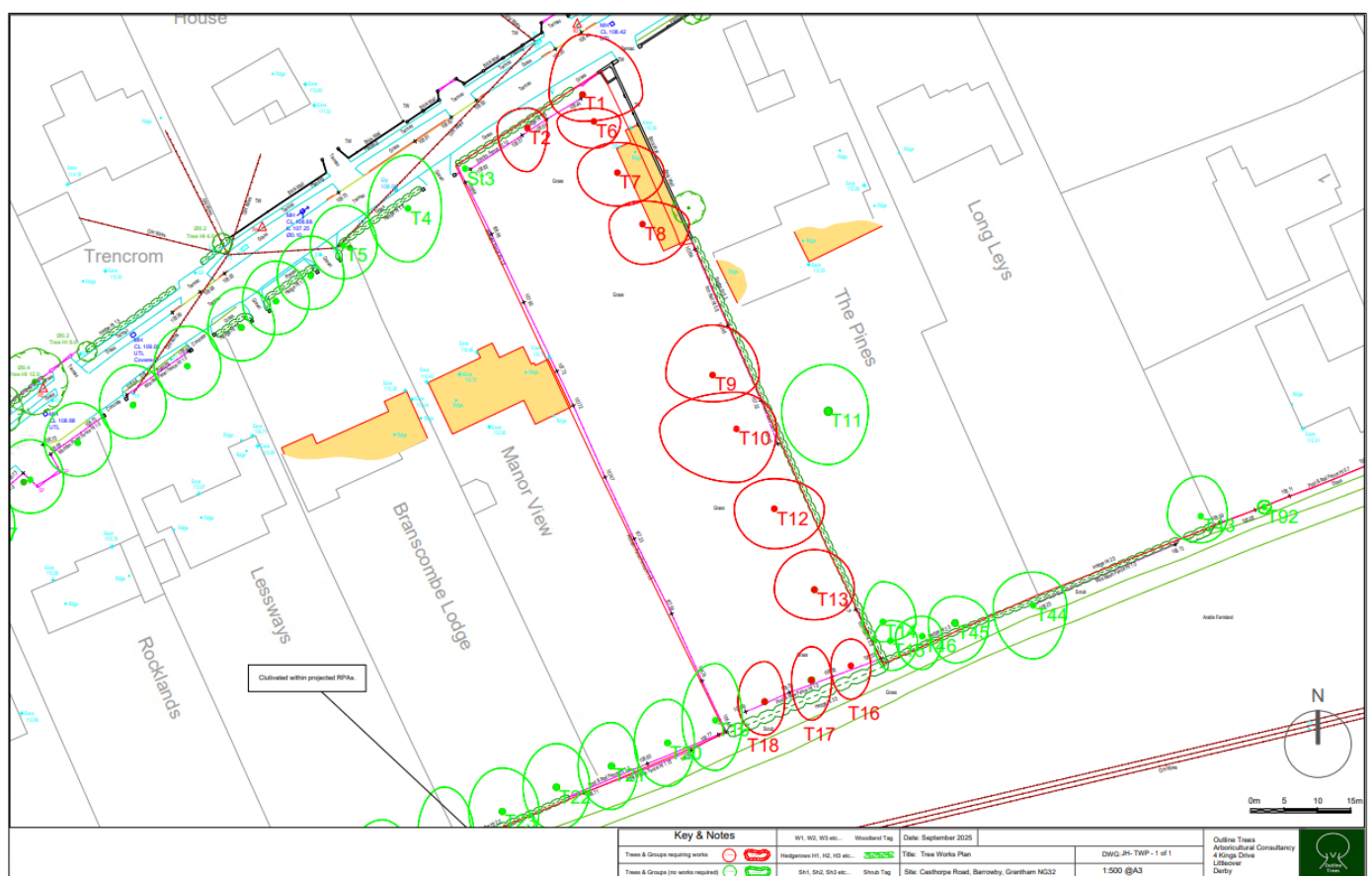
You may also need to seek specialist Ecological advice before implementing the work and should consult with Natural England's standing advice available on their website at <https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications>

3. Nesting birds are protected by the Wildlife and Countryside Act (1981) as amended.

It is an offence to intentionally or recklessly* kill, injure or take, damage or destroy its nest whilst in use or being built: and/or take or destroy its eggs. Normally it is good practice to avoid tree work during the period 1st March to 31st August in any year, although birds can nest either side of this period. Prior to starting work a survey should be undertaken to establish that nesting birds are not present.

It would be the responsibility of the tree contractor and landowner to ensure that this aspect is fully addressed.

Tree works plan





**SOUTH
KESTEVEN
DISTRICT
COUNCIL**



Planning Committee

23rd October 2025

S25/1626

Proposal:	Demolition of existing vacant community facility and construction of 3no. terraced bungalows
Location:	Toller Court, Horbling, NG34 0PW
Applicant:	South Kesteven District Council
Agent:	William Saunders LLP
Application Type:	Full planning permission
Reason for Referral to Committee:	South Kesteven District Council is Landowner and Applicant
Key Issues:	Principle of Development
Technical Documents:	Design and Access Statement Drainage Strategy Flood Risk Assessment Biodiversity Net Gain Assessment and Metric

Report Author

Venezia Ross-Gilmore - Senior Planning Officer



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Corporate Priority:	Decision type:	Wards:
Growth	Regulatory	Toller

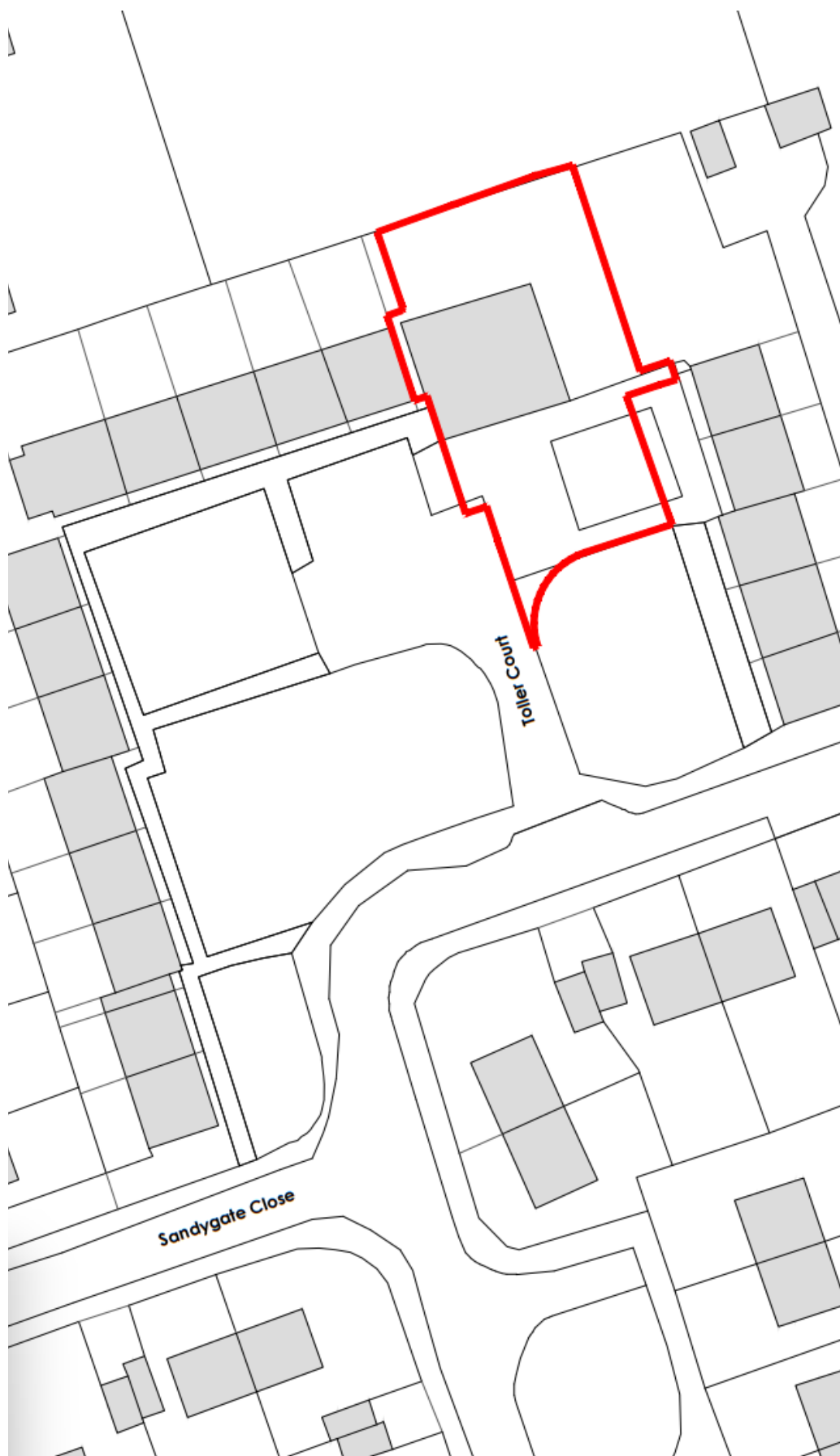
Reviewed by:

Adam Murray – Principal Development Management Planner

10 October 2025

Recommendation (s) to the decision maker (s)

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



Key



**Application
Boundary**



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1 Description of Site

- 1.1 The application site is located in the village of Horbling, with access from Toller Court. Toller Court comprises a range of bungalows, and was once a sheltered accommodation scheme. The site is the former resident's lounge / community hall for the residents of Toller Court, however this finished a number of years ago, and it has been left vacant. The building was previously two storey with the first floor an apartment for the warden, but when the building was re-roofed the building was made single storey.
- 1.2 A material planning consideration would be the previous planning application to convert the community hall into 2no. 2-bedroom bungalows was approved in 2020 under ref. **S20/0786**, however the permission was not implemented and has lapsed, therefore it cannot be considered a fallback position.

2 Description of Proposal

- 2.1 It is proposed to replace the former community hall with 3no. terraced bungalows on the original footprint of the hall and extending to the south.
- 2.2 The proposed development consists of 1no. one bedroom two-person bungalow and 2no. two bedroom three-person bungalows. The bungalows will provide sufficient space for the proposed use, along with rear garden amenity space and car parking provision for 5no. parking spaces for the three dwellings, and a small area of open space. The dwellings will be affordable housing owned and operated by South Kesteven District Council.

3 Relevant Planning History

S18/1262

Alterations to and conversion of former resident's lounge facility to a 5-bedroom bungalow and the construction of a standalone laundry room.

Approved Conditionally

17/10/2018

S18/2061

Section 73 application for the variation of condition 2 (approved plans) and removal of condition 4 (laundry block) of planning permission S18/1262.

Approved Conditionally

28/12/2018

S20/0786

Conversion of the former resident's lounge into two bungalows.

Approved Conditionally

05/08/2020

4 Policy Considerations

- 4.1 **South Kesteven Local Plan 2011-2036 (Adopted January 2020)**
Policy SD1 – The Principles of Sustainable Development in South Kesteven
Policy SP1 – Spatial Strategy
Policy SP2 – Settlement Hierarchy

Policy SP3 – Infill Development
Policy SP6 – Community Services and Facilities
Policy H4 – Meeting All Housing Needs
Policy EN2 – Protecting Biodiversity and Geodiversity
Policy EN5 – Water Environment and Flood Risk Management
Policy DE1 – Promoting Good Quality Design
Policy ID2 – Transport and Strategic Transport Infrastructure

4.2 **Design Guidelines for Rutland and South Kesteven Supplementary Planning Document (Adopted November 2021)**

4.3 **National Planning Policy Framework (NPPF) (Published December 2024)**

Section 5 – Delivering a sufficient supply of homes.
Section 9 – Promoting sustainable transport.
Section 12 – Achieving well-designed places.

5 **Representations Received**

5.1 **Environment Agency**

5.1.1 No comments to make

5.2 **SKDC Environmental Protection**

5.2.1 Comments to make:

5.2.2 SKDC Environmental Protection has requested a number of planning conditions for a Construction Management Plan, Contaminated Land, and Demolition.

5.3 **Anglian Water**

5.3.1 Objection.

5.3.2 *'We need to inform you that there is a 3inch water main, and 2x 150mm foul sewers which are crossing the development site and are affected by the proposed development. We have reviewed the submitted development layout plan and we can see that plots 1, 2 and 3 are affected by the above Anglian Water owned assets. Anglian Water does not permit these assets to be located within the curtilage of the proposed building. These assets should be located in areas of public open space and/or adoptable highways to ensure on-going maintenance and access is possible. The site layout plan, as submitted, indicates that the above asset will be located within the curtilage of a building. We strongly recommend that the applicant reviews the site layout plan and take the above in consideration to reflect the easement required for the sewer which is: 3inch water main: 4.5 metres overall 150mm foul sewer: 3 metres both side of the centre line'.*

5.4 **Lincolnshire County Council (Highway and Lead Local Flood Authority Report)**

5.4.1 No objections.

5.4.2 Comments:

'The Highways and Lead Local Flood Authority response is in relation to the impact the proposed development would be expected to have on the operation of the Public Highway. This section of Toller Court is a private road, and the highway authority has no jurisdiction over the use of this road. With regard to this application, we have considered the safety and impact of these proposals on the section of Toller Court running North to South and its

junction with Toller Court Running East to West. It is for the Local Planning Authority to determine whether the access provided by the private road is safe and suitable for all users.

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to drainage and surface water flood risk on all Major applications. This application is classified as a Minor Application and it is therefore the duty of the Local Planning Authority to consider the surface water flood risk and drainage proposals for this planning application’.

5.5 National Grid

5.5.1 No objections.

5.5.2 *‘Thank you for the opportunity to comment on this proposal, we would like to bring to your attention the presence of the nearby substation and multiple mains underground cables. The proposal indicates that the proposed properties rear gardens will be in the direct vicinity of our cables. Prior to any works starting please contact National grid electricity distribution to discuss the works proposed in more details’.*

6 Representations as a Result of Publicity

6.1 The application has been advertised in accordance with the Council’s Statement of Community Involvement and 2 letters of representation have been received, which has raised objection to the development. The letters of representation have raised the following material planning considerations:

- Increased parking demand
- More traffic on Toller Court
- New build would not be in keeping with local buildings
- Noise and disruption from construction
- Wish to retain the open space area
- The large bungalows could have children living there
- Noise from new resident’s cars and children

7 Evaluation

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise. The Council adopted the South Kesteven Local Plan 2011-2036 on 30 January 2020, and this forms the Development Plan for the District and is the basis for decision-making in South Kesteven.

7.2 The Local Planning Authority have also adopted a Design Guidelines Supplementary Planning Document (SPD) (Adopted November 2021) and this document is a material consideration in the determination of planning applications.

7.3 In addition, the policies and provisions set out in the National Planning Policy Framework (NPPF) (“the Framework”) (Updated December 2024) are also a relevant material consideration in the determination of planning applications.

7.4 Principle of Development

- 7.4.1 Local Plan Policy SP2 defines Horbling as a Smaller Village and states development will be supported in accordance with Policy SP3, SP4 and all other relevant policies, where development would not compromise the village's nature and character. However, South Kesteven District Council can no longer demonstrate a sufficient 5-year land supply, and this means that the relevant Local Plan policies relating to housing land supply will be considered 'out of date' and cannot be relied upon. The presumption in favour of sustainable development set out in paragraph 11 of the NPPF will now apply to development proposals for new homes.
- 7.4.2 The proposal would provide additional housing supply for the village. Policy SP3 (Infill Development) states that infill development will be supported in all settlements defined in Policy SP2, provided that:
- (a) It is within a substantially built-up frontage or redevelopment opportunity (previously development land)
 - (b) It is within the main built-up part of the settlement
 - (c) It does not cause unacceptable impact on the occupiers' amenity of adjacent properties
 - (d) It does not extend the pattern of development beyond the existing built form; and
- 7.4.3 With regards to compliance with criteria (a) and (b) above it is considered that the site is a redevelopment opportunity and within the main built-up part of the settlement of Horbling. With regards to criteria (d) the development of the site would not extend the pattern of development beyond the existing built form and would replace the previous use on the site. The wider site is bounded by established hedging, which provides a natural boundary to the primary school.
- 7.4.4 Policy H4 (Meeting All Housing Needs) is also applicable as this would provide additional small bungalows in an area of Horbling characterised by small bungalows, and this proposal would be in support of this Policy, particularly (a). The new housing proposed would
- (a) Enable older people and the most vulnerable to promote, secure and sustain their independence in a home appropriate to their circumstances, including through the provision of specialist housing (as defined in the Glossary) across all tenures in sustainable locations.
- 7.4.5 Policy SP6 (Community Services and Facilities) outlines that planning applications for the change of use of all community facilities which would result in the loss of community use will be resisted unless it is clearly demonstrated that:
- (a) There are alternative facilities available and active in the same area which would fulfil the role of the existing use/building; and
 - (b) The existing use is no longer viable (supported by documentary evidence), and there is no realistic prospect of the premises being re-used for alternative business or community facility use.
- The proposal must also demonstrate that consideration has been given to:
- (c) The re-use of the premises for an alternative community business or facility and that effort has been made to try to secure such a re-use; and

(d) The potential impact closure may have on the area and its community, with regard to public use and support for both the existing and proposed use.

7.4.6 The resident's lounge / community hall is considered to be a former community facility in Horbling. The planning submission included a Design and Access Statement (June 2025) and this includes information regarding the previous use as a community hall. The planning officer considers that building provided a very specific community function to the residents of Toller Court only. The use ceased more than 5 years ago and the building has been vacant ever since. The building has suffered antisocial behaviour and it would not be suitable for another use in its current condition and proximity to neighbouring residents.

7.4.7 Application ref. **S20/0786** is a material consideration, and it was previously accepted that the loss of the community facility was acceptable. The policy context remains similar with this proposal providing additional residential use on the site.

7.4.8 As such the principle of a residential use at this location is supported and in accordance with the above policies and guidance.

7.5 **Impact on the Character and Appearance of the area**

7.5.1 It is acknowledged that there have been representations concerned with the impact of the proposed development on the character and appearance of the area and loss of open space.

7.5.2 The character of the site is residential, with residential uses in a C-shaped development of small bungalows, with a small car park area. The area is verdant with the bungalows set back and arranged around a central landscaped area comprising of trees and grass with benches.

7.5.3 The proposed development considers the existing character and appearance of Toller Court and responds with a terrace of three bungalows. The design and layout consider Toller Court, and the buildings are on the existing site of the resident's lounge / community hall on the existing building line, set back from the street. The dwellings face the open space and an off-street parking area, with additional car parking proposed on an area of hard landscaping, which the planning officer observed on the site visit is currently being used for car parking. It is the officer's opinion that the proposed form and position of the dwellings is acceptable to the character and appearance of the area, and the development would involve the negligible loss of open space to hard landscaping.

7.5.4 The design and materials are typical of Toller Court with buff facing brickwork walls, grey Sandtoft Calderdale concrete interlocking roof tiles, white uPVC windows and patio doors, and a black front door. The boundary treatment would comprise of a close boarded timber fence to enclose the rear garden. The front gardens would be open as existing to the parking and landscaped area. The parking area would be tarmac as existing. The proposal would therefore be in keeping with the character and appearance of the local area in terms of design and materials.

7.5.5 The proposals are considered to be appropriate to the local character and surrounding context, in accordance with Policy DE1 of the Local Plan and Section 12 of the NPPF.

7.6 **Impact on Amenity and Neighbouring Uses**

7.6.1 It is acknowledged that there have been representations concerned with the impact of the proposed development on residential amenity e.g. noise, during construction and occupation of the three dwellings.

- 7.6.2 The site is located in a residential area within the village of Horbling. The three dwellings face an area of landscaping and parking, with other bungalows forming a C-shaped development. The dwellings are located on the site of the former resident's lounge / community hall. There are windows on the front, and rear elevations of all three plots. Plot 1 has windows on the north elevation, and Plot 3 has windows on the south elevation again facing the side fence to the boundary. There would be no adverse impact on the amenity of the neighbouring properties in terms of loss of privacy, loss of light or overlooking.
- 7.6.3 The three dwellings would all have private amenity space to the rear of the bungalow, enclosed by fencing. There would be parking provision to the front of the line of dwellings in an area which is already used for parking off-street.
- 7.6.4 Environmental Protection has been consulted and not objected to the proposal, subject to suitable planning conditions for a demolition plan, construction management plan and contaminated land. The planning officer considers that the imposition of these planning conditions would address any concerns regarding impact on residential amenity during the construction of the development.
- 7.6.5 It is concluded that there would be a satisfactory separation distance from neighbouring dwellings, and there would be no harm to the residential amenity of the occupiers of adjacent dwellings in accordance with Local Plan Policy DE1 and Section 12 of the NPPF.
- 7.7 **Flood Risk and Drainage**
- 7.7.1 Policy SD1 sets out the criteria for new development to ensure it is sustainable. Policy EN5 (Water Environment and Flood Risk Management) states that all development must avoid increasing flood risk. Surface Water should be managed effectively on site through the use of Sustainable Drainage Systems (SuDS) unless it is demonstrated to be technically unfeasible.
- 7.7.2 Section 14, para 170 of the NPPF states that inappropriate development in areas of flooding should be avoided by directing development away from areas of highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.
- 7.7.3 The site is located in Flood Zone 2 according to Environment Agency maps with a medium probability of flooding from rivers and the sea. The community use and the proposed residential use are both categorised as 'More vulnerable' under the flood risk vulnerability classification. Therefore, the vulnerability would not change for the site, and it is likely that the sequential test would be passed.
- 7.7.4 The application was accompanied by a Flood Risk Assessment (March 2024) which confirms the site is in Flood Zone 2 and the design life of the development has used the 2080s climate change allowance of 21% for design flood. Climate change allowances have been used for the design of the drainage system. The site is at very low risk of surface water flooding. The development of the site will increase the impermeable area.
- 7.7.5 In response to flood risk mitigation it is proposed to profile proposed hard surfacing to direct pluvial runoff and overland flows away from the build development and towards a positively drained area. The proposed site levels will remain existing levels where possible. Finished floor levels will be 150mm above ground levels.
- 7.7.6 The application was also accompanied by a Drainage Strategy (August 2025) and Preliminary Drainage Layout, drawing ref. 12802-WMS-ZZ-XX-D-C-39201-S8-P1. The

Drainage Strategy details that there is an existing 150mm diameter public foul sewer in the west of the site with a 6m easement, and a 150mm diameter public foul sewer in the east of the site with a 6m easement. It is proposed to construct part of the proposed building footprint within the 6m easement of this sewer, with the footprint being up to 1.92m from the centre of the sewer. The applicant's agents have had initial discussions with Anglian Water and been advised that a build over / build near application needs to be submitted but requires detailed drawings of the proposed works. There is a foul water pumping station by the electrical substation 10m southeast of the site. There is a 15m easement from the adopted pumping station, where there is an area of open space. Foul water from the development would discharge to the foul water sewer. Surface water runoff would be infiltrated to ground onsite. The residential roofs and car parking would use SUDs mitigation.

- 7.7.7 The Environment Agency was consulted on the development, and the response was that the EA did not wish to make any comments on the application.
- 7.7.8 Anglian Water was consulted on the development and objected to the proposal. The planning officer has considered the comments and notes the objection from Anglian Waters to encroachment on the easements. However, the proposed dwellings are South Kesteven District Council's affordable housing provision and would remain with public ownership with maintenance and access possible in the future.
- 7.7.9 As such, the application is considered to accord with Policy EN5 of the Local Plan and Section 14 of the NPPF.

7.8 **Impact on Biodiversity, Ecology and Trees**

- 7.8.1 The site currently comprises a building, hardstanding access road, car park and pedestrian pathways, and modified grassland area. The grass area was frequently mown. The small area of introduced shrubs was present with bramble, common lilac, a non-native dogwood species, ivy, nettle and hedge bindweed. Three individual trees were present outside of the survey area with a medium cherry, a small birch and a medium birch. These are to be retained. The application was accompanied by a Biodiversity Net Gain Assessment and Metric.
- 7.8.2 The site's baseline BNG is 0.09 habitat units. The post development BNG value would be 0.05 habitat units. The overall change would be -43.57% habitat units. The development would not meet the statutory requirement of the BNG for a 10% net gain, as it results in a loss of habitat units.
- 7.8.3 The BNG Assessment report suggests that the net gain could be achieved through tree planting on site, off-site habitat enhancement/creation or BNG credits. There is no further information provided.
- 7.8.4 Notwithstanding this, the identified conflict could be satisfactorily resolved through the imposition of the statutory BNG planning condition, if the application were deemed to be acceptable in all other respects.

7.9 **Climate Change**

- 7.9.1 Policy SD1 (The Principles of Sustainable Development in South Kesteven) sets out the overarching obligation for development proposals to minimise its impact on climate change and contribute towards a strong, stable and more diverse economy. The policy requires consideration of a number of matters including minimising the use of resources and the production of waste; meeting high environmental standards in terms of design and

construction; encouraging the use of sustainable construction materials and proactively enhancing the District's character and natural environment.

- 7.9.2 Policy SB1 (Sustainable Buildings) states that all development proposals will be expected to mitigate against and adapt to climate change. This includes a requirement for development proposals to demonstrate how carbon dioxide emissions have been minimised; achieve a "water neutral position", including the provision of an appropriate water efficiency promotion and consultation education programme as part of all major residential developments; and supporting low carbon travel, including the provision of electric car charging points.
- 7.9.3 All development proposals should therefore include information on energy consumption in particular demonstrating how carbon dioxide emissions have been minimised in accordance with the energy hierarchy, and on water resources, to promote enhanced sustainability.
- 7.9.4 The Design and Access Statement confirms that the proposed dwellings will be more energy efficient and comply with modern building regulations. The buildings will also be built in traditional masonry, and constructed to minimise waste on site. The buildings will utilise natural ventilation, and cooling will be achieved by cross ventilation, adequate shading and window G values. The Design and Access Statement also confirms that the development will explore initiatives to reduce the amount of water used by residents (e.g. dual flush cisterns, low flow taps etc). Additionally, all the dwellings will be provided with an electric car charging point.
- 7.9.5 To summarise, insufficient detailed information has been provided to assess the development proposal and its potential impact on climate change, therefore the proposal would be in conflict with Policy SB1 of the Local Plan, and Sections 12 and 14 of the NPPF. Notwithstanding this, the identified conflict could be satisfactorily resolved through the imposition of planning conditions, if the application were deemed to be acceptable in all other respects.
- 7.10 **Access, Highway Impacts and Parking**
- 7.10.1 It is acknowledged that there have been representations concerned with the impact of the proposed development on the local highways network and parking.
- 7.10.2 The site is located within the village of Horbling, and within walking distance of the village's amenities. The proposed bungalows would be accessed via the existing access arrangements, and the car parking area would be expanded to provide parking for the additional dwellings.
- 7.10.3 The local highways authority, Lincolnshire County Council, was consulted, and has no objections to the proposal. The local highway authority commented that Toller Court is a private road, but that the highway authority maintains the footways. The applicant would need to contact the Streetworks and Permitting team to organise a footway closure for the works to take place, and an informative is below.
- 7.10.4 The application is therefore in accordance with the requirements of Policy ID2 of the Local Plan and Section 9 of the NPPF in so far as it has regard to highways matters.

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 Planning Balance and Conclusions

- 10.1 The proposal would provide three additional dwellings for the village, and it is considered that the proposal would be suitable, utilising brownfield land within the village. Taking the above into account, it is considered that the proposal is appropriate for its context and is in accordance with Policy SP3 and DE1 of the South Kesteven Local Plan, and Section 12 of the NPPF. The material considerations in this case, including the tilted balance would weigh in favour of granting planning permission.

11 Recommendation

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, drawing ref. 12802-WMS-ZZ-XX-D-A-10202-S2-P03 (received 29/08/25)
 - ii. Proposed Block Plan, drawing ref. 12802-WMS-ZZ-ZZ-D-Z-10002-S2-P03 (received 29/08/25)
 - iii. Proposed Site Layout, drawing ref. 12802-WMS-ZZ-ZZ-D-A-1001-S2-P05 (received 29/08/25)
 - iv. Proposed Floor Plans, drawing ref. 12802-WMS-ZZ-00-D-A-10400-S4-P02 (received 29/08/25)
 - v. Proposed Elevations, drawing ref. 12802-WMS-ZZ-ZZ-D-A-10600-S4-P02 (received 29/08/25)
 - vi. Preliminary Drainage Layout, drawing ref. 12802-WMS-ZZ-XX-D-C-39201-S8-P1 (received 29/08/25)

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

Demolition Management Plan

- 3 Before the development hereby permitted is commenced (including any demolition works), the method of demolition of the existing building(s) shall have been submitted to and approved by the Local Planning Authority.

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

Reason: The site is in a sensitive location and in order to protect neighbouring properties the working methods will need to be carefully considered.

Construction Management Plan

- 4 No development shall take place until a Construction Management Plan and Method Statement has been submitted to and approved in writing by the Local Planning Authority.

The Construction Management Plan and Method Statement shall include:

- Controls for dust and noise
- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- the routes of construction traffic to and from the site including any off site routes for the disposal of excavated material.

Reason: To prevent disturbance to the amenities of residents living in the locality and in accordance with Policy EN4 and DE1 of the Local Plan.

Contaminated Land

- 5 Should the developer during excavation and construction works of the said development site find any area of the site 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 by the Local Planning Authority, and the approved remediation shall thereafter be implemented. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure the safe management of the site in accordance with Policy EN4 and DE1 of the Local Plan.

During Building Works

Hard Landscaping Details

- 6 Before the development hereby permitted is commenced, details of hard landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. Details shall include:

- i. proposed finished levels and contours;
- ii. means of enclosure;
- iii. car parking layouts;
- iv. other vehicle and pedestrian access and circulation areas;

- v. hard surfacing materials;
- vi. minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.);
- vii. proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.);
- viii. retained historic landscape features and proposals for restoration, where relevant.

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

Soft Landscaping Details

- 7 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.

Sustainable Building

- 8 Before any works on the external elevation of the development hereby permitted are begun, details demonstrating how the proposed development would comply with the requirements of Local Plan Policy SB1 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 and construction of the building; details of water efficiency; and the provision of electric car charging points.

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

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

Before the Development is Occupied

Hard Landscaping Implementation

- 9 Before any part of the development hereby permitted is occupied/brought into use, all hard landscape works shall have been carried out in accordance with the approved hard landscaping details.

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

Soft Landscaping Implementation

- 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.

Materials Implementation

- 11 Before any part of the development hereby permitted is occupied/brought into use, the external surfaces shall have been completed in accordance with the approved details.

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

Ongoing Conditions

Soft Landscaping Protection

- 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.

Informatives

Highway Informative 02

In accordance with Section 59 of the Highways Act 1980, please be considerate of causing damage to the existing highway during construction and implement mitigation measures as necessary. Should extraordinary expenses be incurred by the Highway Authority in maintaining the highway by reason of damage caused by construction traffic, the Highway Authority may seek to recover these expenses from the developer.

Highway Informative 04

The road serving the permitted development is approved as a private road which will not be adopted as a Highway Maintainable at the Public Expense (under the Highways Act 1980). As such, the liability for the future maintenance of the road will rest with those who gain access to their property from it.

Highway Informative 08

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>

Biodiversity Net Gain Informative

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.

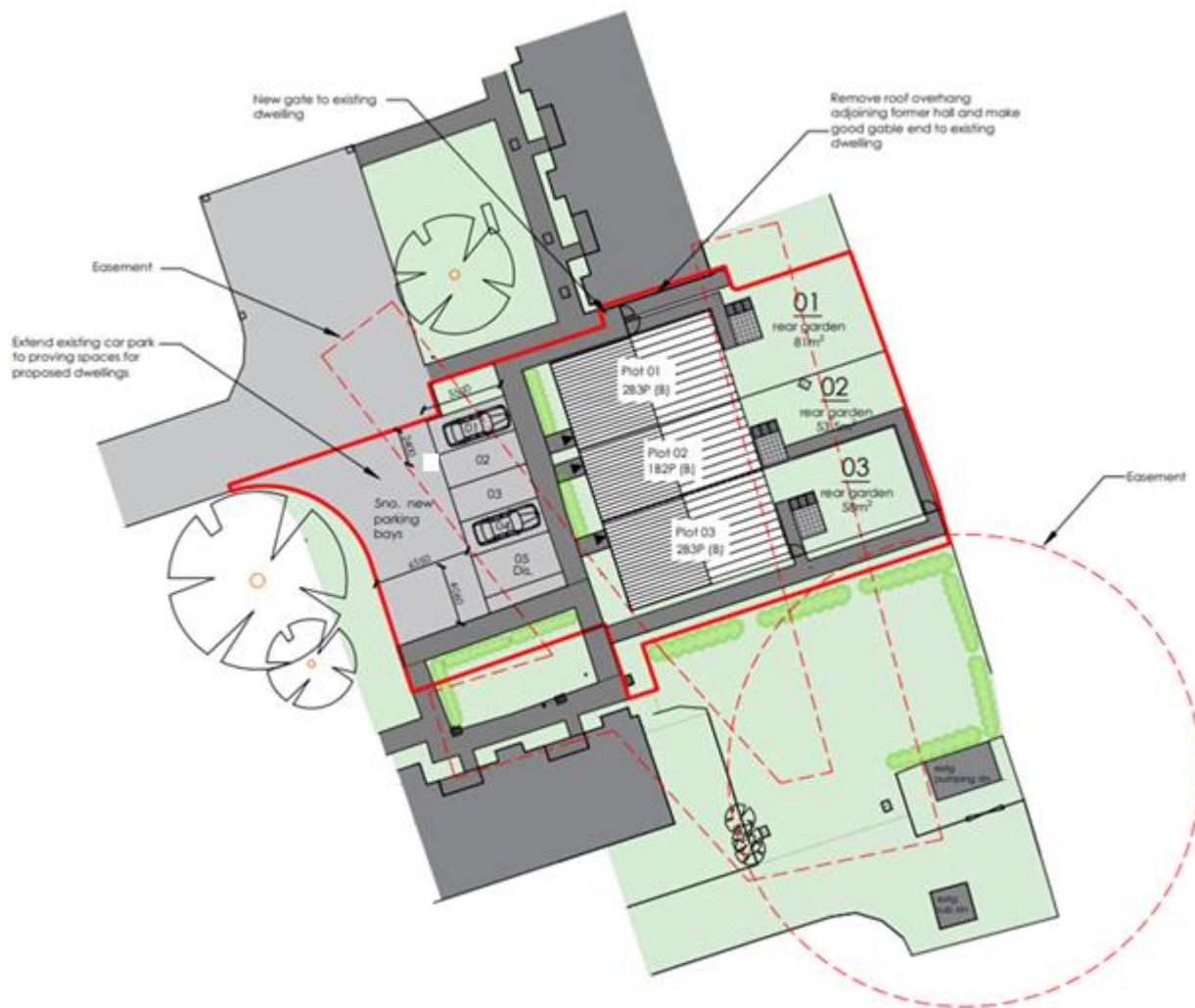
The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be South Kesteven District Council.

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

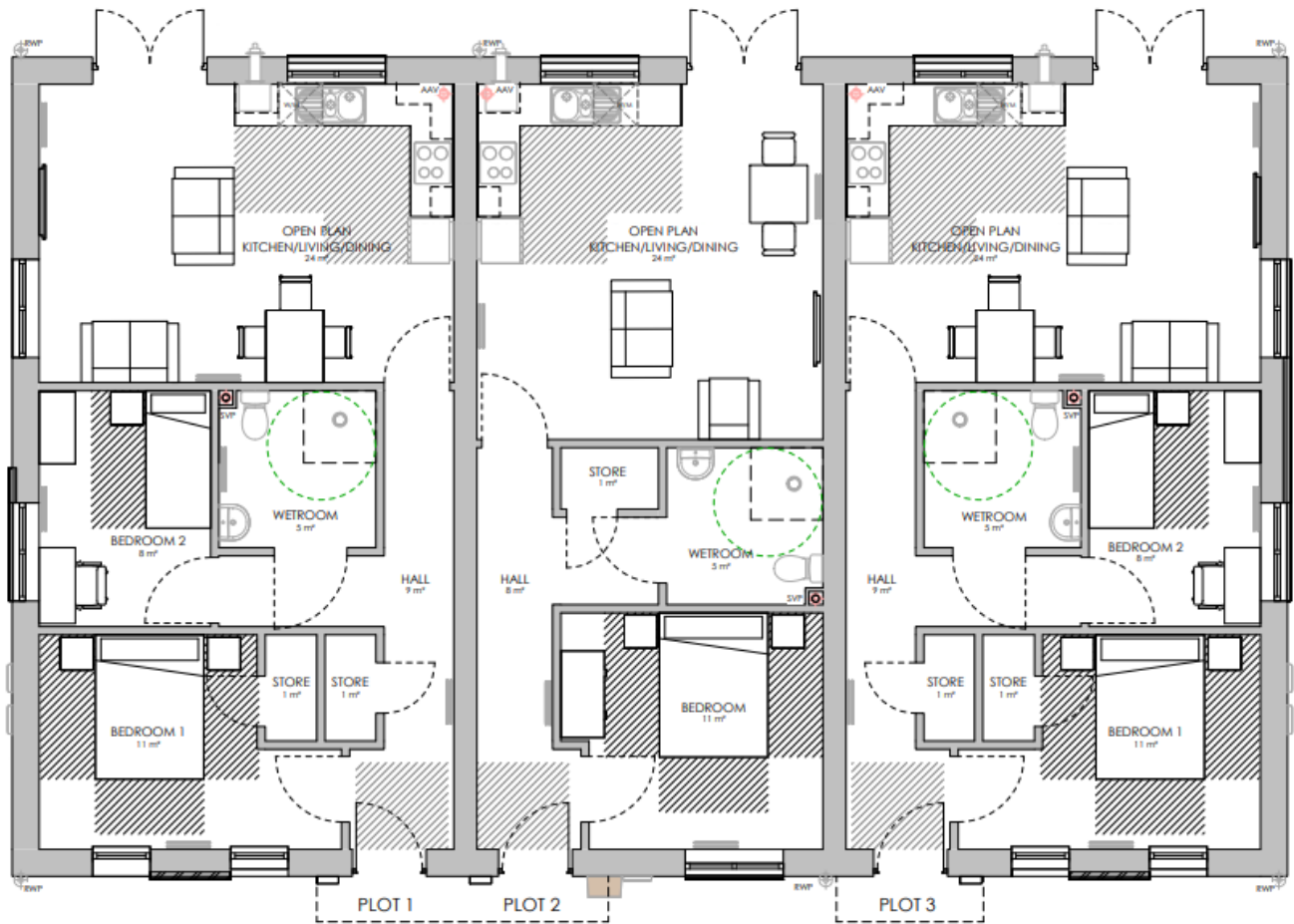
Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

The site plan for Toller Court shows three distinct plots outlined in red. Plot 01, labeled 'Plot 01 283P (B)', is the largest and is located on the left side of the plan. Plot 02, labeled 'Plot 02 182P (B)', is a smaller rectangular plot located in the center. Plot 03, labeled 'Plot 03 283P (B)', is a rectangular plot located on the right side. The plan also shows a large circular area on the left, a building footprint on the right, and various streets and boundaries. Dimensions are provided for some areas, such as 4550, 6500, and 6500. The plan is oriented with North at the top.

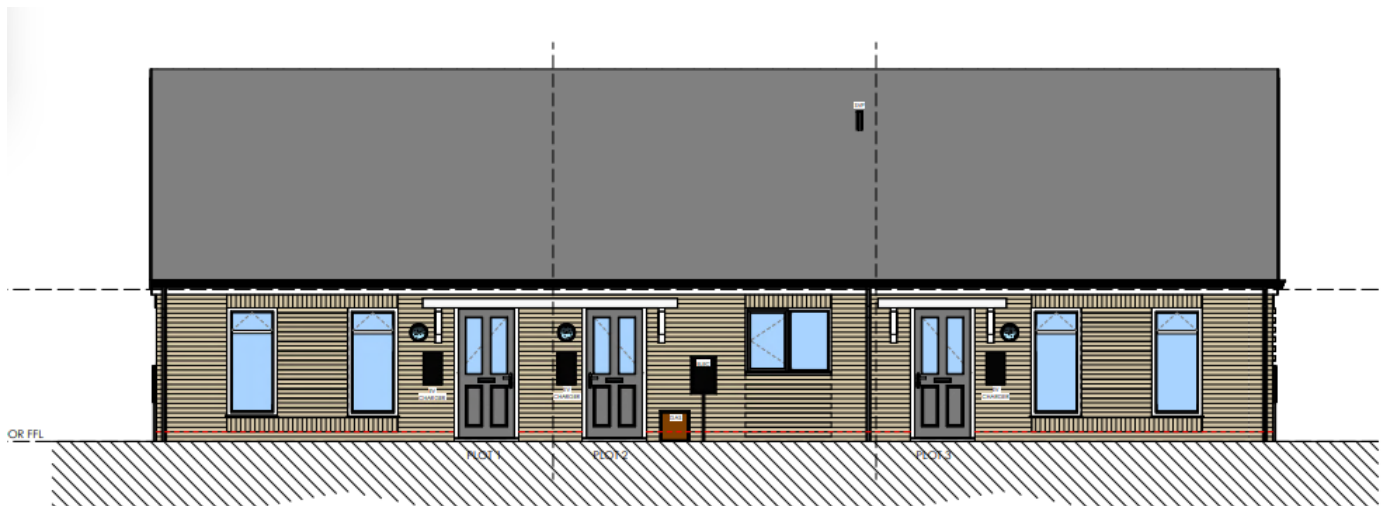
PROPOSED SITE LAYOUT



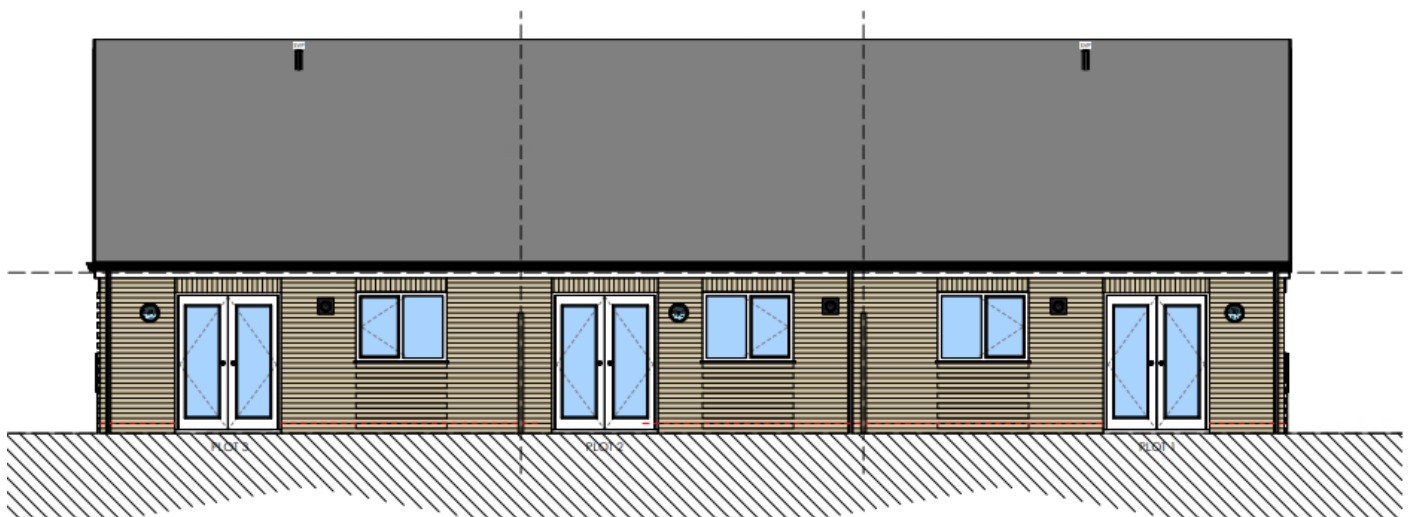
PROPOSED FLOORPLANS



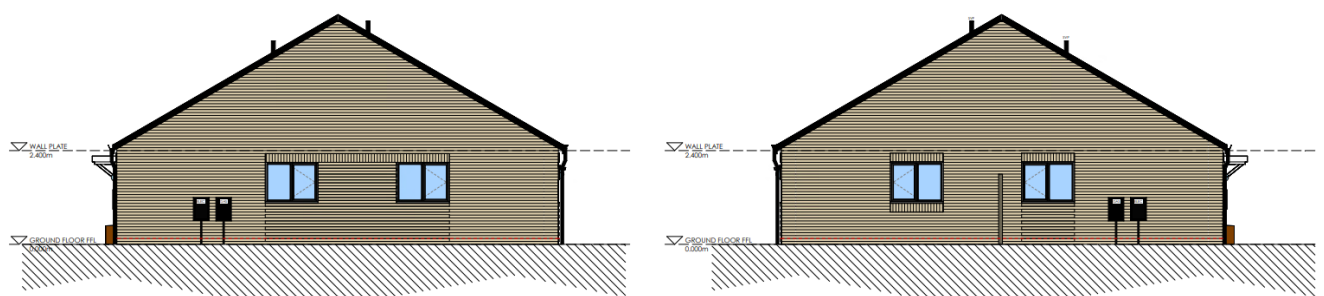
PROPOSED ELEVATIONS



Front Elevations



Rear Elevations



Side Elevations

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**SOUTH
KESTEVEN
DISTRICT
COUNCIL**



Planning Committee

23rd October 2025

S25/1195

Proposal:	Installation of an external kitchen extraction system.
Location:	6 High Street, Grantham, Lincolnshire, NG31 6PN
Applicant:	Mr Dean Harrison
Agent:	n/a
Application Type:	Full planning permission
Reason for Referral to Committee:	Applicant related to local member and member of staff
Key Issues:	Impact on the setting of adjacent grade I listed building Impact on character of the streetscene
Technical Documents:	

Report Author

Debbie Wetherill, Development Management Planner



01476 406271



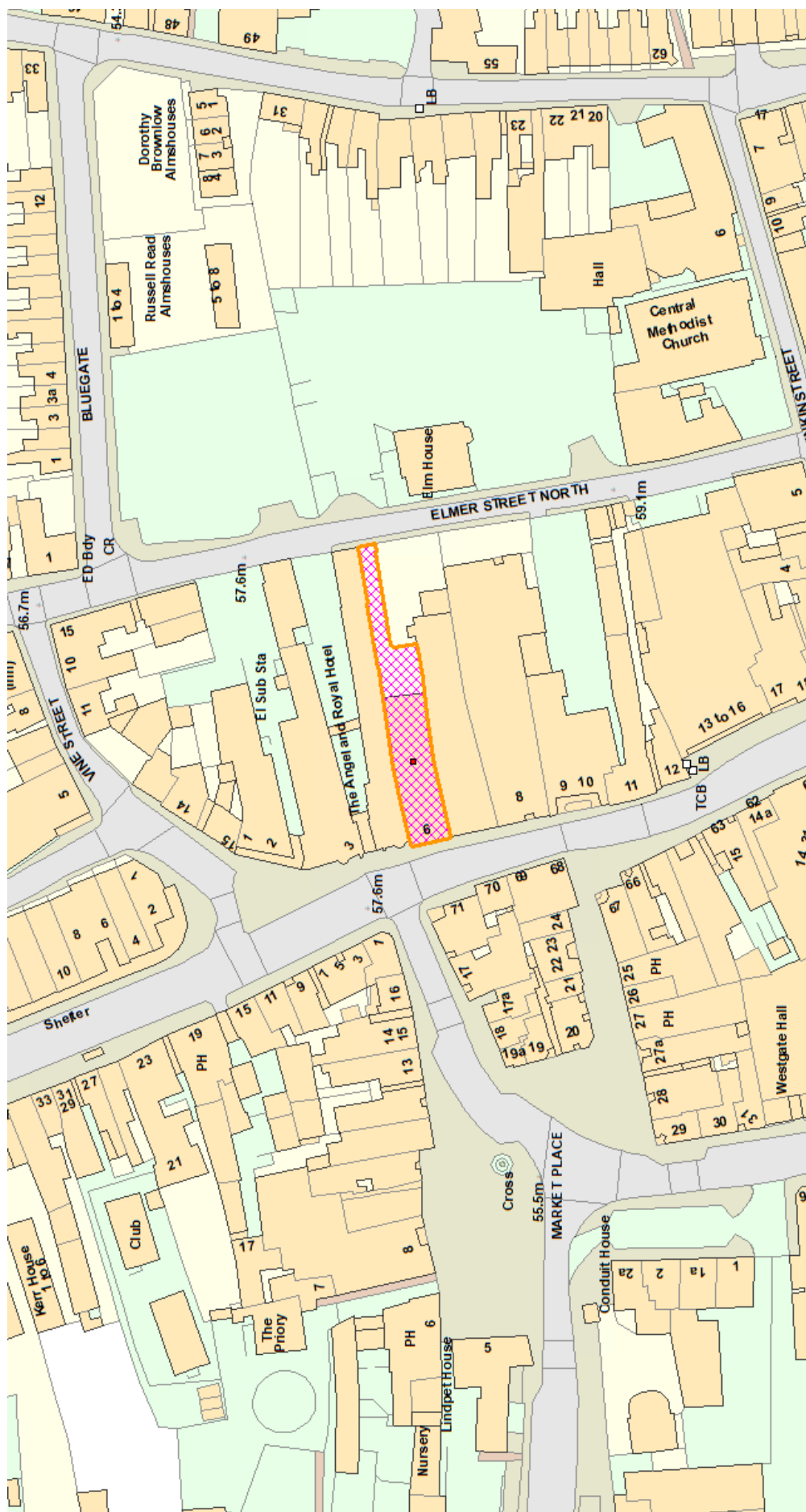
Deborah.wetherill@southkesteven.gov.uk

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

Reviewed by:	Adam Murray – Principal Development Management Planner	25 September 2025
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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 is for the installation of a kitchen extractor system to the exterior east elevation, to the rear of the building, at the corner adjacent to the Angel & Royal Hotel.

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 Have made no comments to date

5.2 LCC Highways and SuDs:

- 5.2.1 No Objections.

5.2.2 The proposal is for the installation of a kitchen extract system externally on the east (rear) elevation and it does not have an impact on the Public Highway.

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

5.3.1 Following the previous comments, additional information and details were submitted regarding the blocking up of rear windows, materials and the flu in relation to its position with that of the rear south elevation of the Angel and Royal Hotel.

5.3.2 The Conservation Officer stated that following the additional information provided, they have no further concerns. The installation of the extract unit is considered acceptable. There is a very minor change to the setting of the designated heritage asset of the Angel & Royal. The works are in keeping with NPPF 215 and EN6. The works are not considered to negatively impact upon the Grantham Conservation Area

5.4 **Historic England**

5.5 Suggested that the LPA seek the views of your specialist conservation and archaeological advisers where necessary.

6 **Evaluation**

6.1 The proposal is for the installation of a kitchen extractor system to the exterior east elevation, to the rear of the building, at the corner adjacent to the Angel & Royal Hotel.

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 addition and installation of the kitchen extractor system will be located to the exterior east elevation, to the rear of the building, at the corner adjacent to the Angel & Royal Hotel. Two or three windows at first floor level are also proposed to be blocked up. The proposed extraction flue is proposed to be set above the ground floor windows and would be covering a first floor window. This would extend above the roofline of the flat roofed structure. The flue would also partially sit in front of a window set at the rear south elevation of the Angel & Royal Hotel.
- 6.3.7 The conservation officer initially commented that while the proposal was acceptable in principle, concerns were raised regarding the blocking up of rear windows, materials and the flue in relation to its position with that of the rear south elevation of the Angel and Royal Hotel. Such that further details, clarification and information were requested in order to minimise any material or visual harm to the building.
- 6.3.8 The developer submitted further information together with mitigation measures, such that it is accepted that the building is a positive unlisted building and the rear elevation to Elmer Street North has little value in the urban setting being a bland rendered facade with metal escape doors and random metal framed windows.
- 6.3.9 In addition it is set back from the street by some 32m and barely noticeable. It is dominated by its own and adjacent steel escape stairs and service yard of No 7 High Street. The necessary addition of the vent is for public health reasons and has virtually no impact on the street scene.
- 6.3.10 The “blocked up windows” are sealed internally with boarding and the existing windows themselves are left unchanged so there are no new materials and no loss of amenity for the occupants.
- 6.3.11 The design of the extract, in girth and height, is the minimum required to meet public health requirements. It is circular in shape to reduce its visual impact. With regard to the windows in the Angel and Royal; these are all corridor windows that are heavily curtained already as the existing outlook is not attractive being either a flat roof with plant, steel escape stairs and rubbish bins etc belonging to No7 High Street.
- 6.3.12 The Conservation Officer confirmed they have no further concerns. The installation of the extract unit is therefore considered acceptable. There is a very minor change to the setting of the designated heritage asset of the Angel & Royal. The works are in keeping with NPPF 215 and EN6. The works are not considered to negatively impact upon the Grantham Conservation Area.
- 6.3.13 Historic England were also consulted and returned no objections to the proposal.

6.3.14 It is considered that by virtue of its location 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 The extract is silenced so any noise is restricted to the legal minimum. The extract duct will therefore have no negative impact on the Hotel and it's guests.

6.4.2 Environmental protection has no objections to the proposal subject to a condition that the development shall be carried out and operated in accordance with the approved details and no use of the premises shall occur until the system has been fully installed in accordance with the approved details and shall be retained as such thereafter

6.4.3 Taking into account the nature of the proposal, its location and screening to the rear, together with the commercial nature of the surrounding uses of land, it is considered that there would be no unacceptable adverse impact on the residential amenities or 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 I 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 – drg no. 205EP01 - received 25/06/25
 - ii. Site Plan – dwg no. 205EP02– received 25/06/25
 - iii. Extract Ceiling Plan – dwg no. 205EP03 – received 25/06/25
 - iv. Extract Elevations – dwg no. 205EP04 – received 25/06/25

Unless otherwise required by another condition of this permission.

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

Before the Development is Occupied

- 3 Before any part of the development hereby permitted is 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 25/06/25) 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 Prior to use and occupation of the premises Before any part of the development hereby permitted is brought into use, the development shall be carried out and operated in accordance with the approved details and no use of the premises shall occur until the system has been fully installed in accordance with the approved details and shall be retained as such thereafter

Reason: In order to protect nearby amenities

Notes to Applicant

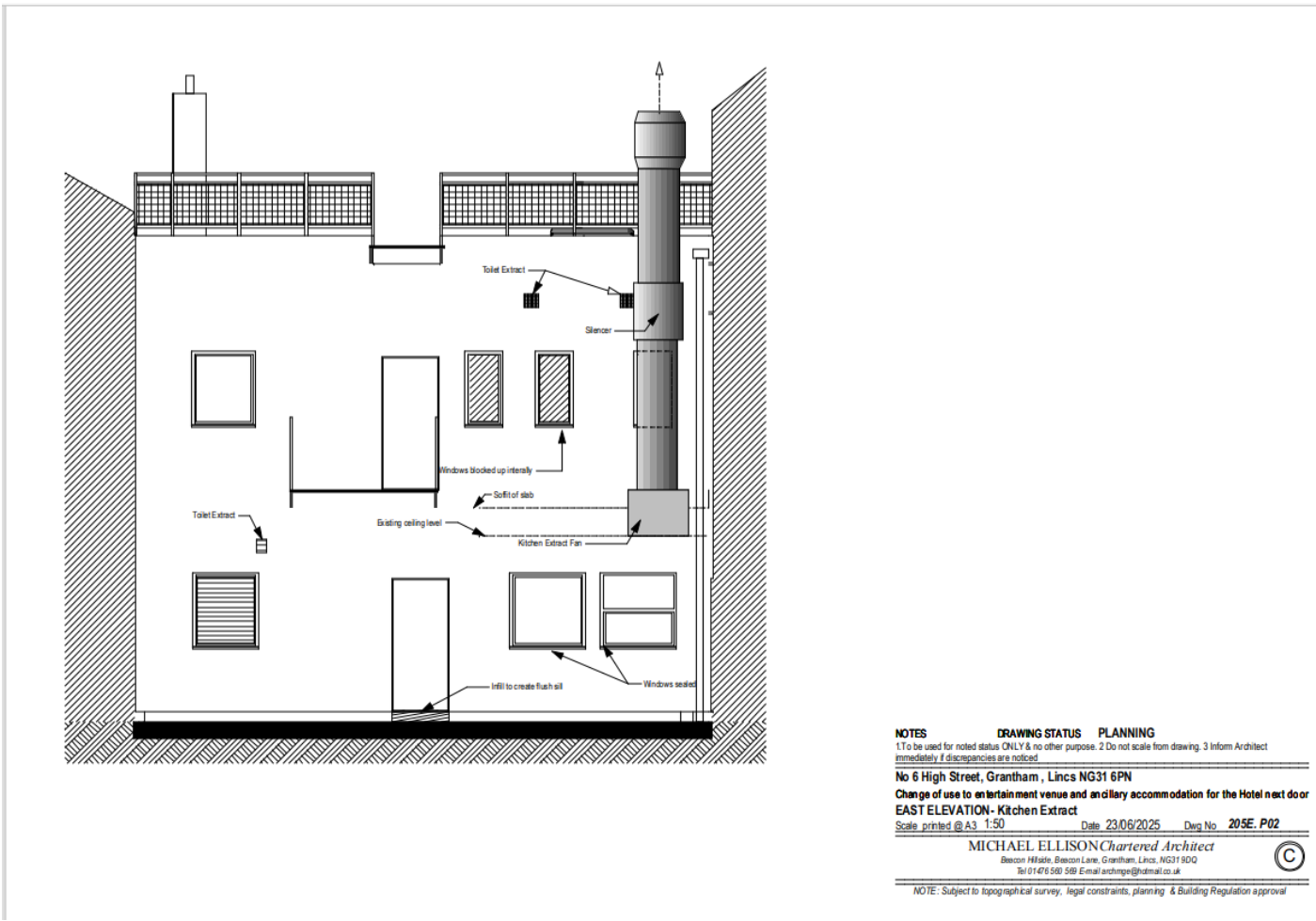
- In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 38 of the National Planning Policy Framework.
- The effect of paragraph 13 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



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