

Minutes

Planning Committee

Thursday, 27 November 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 Tim Harrison
Councillor Gloria Johnson
Councillor Vanessa Smith
Councillor Paul Wood
Councillor Max Sawyer

Cabinet Members present

Councillor Phil Dilks (Cabinet Member for Planning)

Officers

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

59. Register of attendance and apologies for absence

Apologies for absence were received from Councillors Pam Byrd, Sarah Trotter, Paul Fellows, Helen Crawford, Harrish Bisnauthsing, Patsy Ellis and Mark Whittington.

Councillor Max Sawyer substituted for Councillor Harrish Bisnauthsing.

60. Disclosure of interests

Councillor Vanessa Smith declared an interest in S25/1082 and S25/1083 as she previously worked at the site during its ownership by NWAFT (Northwest Anglia Foundation Trust). Whilst she remains an employee as a Doctor of NWAFT the building has subsequently been sold to the Applicant. She came to the Committee with an open and transparent mind.

Councillor Tim Harrison sought clarification around application S25/1301. A relative's building merchant had previous involvement within the application,

however, this application only related to an obscure glazed window rather than any building works.

The Applicant for S25/1301 clarified that the relative of Councillor Tim Harrison did not have any involvement with the application, he therefore remained on the Committee.

61. Minutes of the meeting held on 23 October 2025

The minutes of the meeting held on 23 October 2025 were proposed, seconded and **AGREED** as a correct record.

One Member noted a clerical error of page numbering on the agenda.

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

Noting comments in the public speaking session by:

Applicant	Anita Selby
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Together with:

- Provisions within South Kesteven Local Plan 2011-2036, Design Guidelines Supplementary Planning Document and National Planning Policy Framework.
- Comments received from Old Somerby Parish Council.
- Comments received from Lincolnshire County Council (Highways and SuDS).

The following comments were made by the public speaker:

- That a Code of Conduct complaint had been submitted following the Planning Committee meeting in June 2025 in relation to a member of the Committee, however, it was still under review. The Public Speaker felt the application would not be given fair consideration.

(The Committee adjourned for 5 minutes, to take legal advice).

The Chairman confirmed a live Code of Conduct case was with the Monitoring Officer. In the interests of fairness and transparency, the member of the Committee concerned would not participate in the debate or vote for this item. The member concerned had not been informed of the complaint prior to the meeting. This was

not a reflection of whether or not that member was guilty of any breaches of the Code of Conduct. The Member concerned left the Chamber.

- That prior to the Committee site visit, the neighbour had cut down their eucalyptus tree during nesting season.
- The fence had been reduced in height, making one section 5ft 8. It was noted the fence could be extended to 6ft 5.
- The Parish Council were supportive of the Application.
- A previous Chief Planning Officer of the Council had endorsed the comments.
- The Applicant provided photographs and stated the neighbours garden could not be seen, therefore, felt there was not a privacy issue.

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

- A query was raised on whether the window was currently clear glass or obscure.

The Principle Development Management Planner clarified the photograph shown by the Applicant was of a clear glass window. The Committee were notified the condition was currently in breach due to the window being clear glass, rather than obscure.

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

- One Member felt the matter should be referred to Enforcement, due to the breach of condition.

The Chairman highlighted that she had attended the Site Visit and stood on the floor inside the built extension. It was possible to view the seating area of the neighbours through the space provided for the side window. She explained that the garden room had been added to the bungalow on the ground floor and extended along the neighbour's garden.

Final decision

It was proposed, seconded and **AGREED** to authorise the Assistant Director – Planning & Growth to **REFUSE** planning permission for the following reason:

- (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.*

The Chairman added that if the applicant was unhappy with the decision they could Appeal. She also stated that officers may consider progressing enforcement action as suggested.

(Councillor Penny Milnes did not participate in the debate or vote on this application).

63. Application S25/1082

Proposal:	Hybrid Application for Full Planning Permission for the conversion of the infirmary and casualty ward together with associated demolition and external alterations to form 11no. dwellings (Use Class C3), and Outline planning permission for the erection of 16 no. residential dwellings (Use Class C3) with matters reserved for appearance and landscaping
Location:	Stamford And Rutland Hospital, Ryhall Road, Stamford, PE9 1UA
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 Councillor	Councillor Richard Cleaver (Statement)
Against	Chris Hunt Linda Ball Richard Asher
For	Justin Wilson
Applicant	Richard Evans
Agent	Peter Higginbottom

Together with:

- Provisions within South Kesteven Local Plan 2011-2036, Design Guidelines for Rutland and South Kesteven Supplementary Planning Document, Stamford Neighbourhood Plan 2016-2036 and National Planning Policy Framework (NPPF).
- Comments received from Anglian Water.
- Comments received from Stamford Town Council.
- Comments received from Environment Agency.
- Comments received from Heritage Lincolnshire.
- Comments received from Historic England.
- Comments received from Lincolnshire County Council (Education).
- Comments received from Lincolnshire County Council (Highways and SuDS).
- No comments received from Lincolnshire Fire & Rescue Service.
- Comments received from Lincolnshire Wildlife Trust.

- Comments received from National Highways.
- No comments received from Natural England.
- Comments received from NHS Lincolnshire Integrated Care Board.
- Comments received from SKDC Conservation Officer.
- No comments received from SKDC Environmental Protection Officer.
- Comments received from The Georgian Group.
- Comments received from Stamford Local History Society.
- Comments received from Stamford Civic Society.
- Comments received from The Victorian Society.

The following comments were made by the public speakers:

- The District Councillor confirmed he had no reason to disagree with the officer recommendations on both applications - neither as a nearby resident nor as a councillor in an adjoining ward. He had not received communications from members of the public regarding these applications.
- The Historic Society welcomed the preservation of key structures, however, expressed deep concern on the potential loss of archaeological heritage.
- Previous investigations of the site had revealed graves and structural remains.
- The future use of the Friary gatehouse was not clear within the application. The gatehouse was the only remaining building fragment of the religious houses in Stamford.
- It was requested the gatehouse be transferred to 'Friends of Stamford Friary Gate' to safeguard, protect and maintain the gatehouse in perpetuity.
- A local resident felt as if the application would enhance the town centre and put the site to viable use.
- That a local developer would use local suppliers, meaning money would be kept within the town. It was felt the developer had produced great work previously in Stamford.
- That the green space on site would be beneficial to residents residing there and setting of the Listed Building.
- The developer was a Stamford based family house builder, delivering high quality housing to heritage buildings.
- The developer would restore and protect heritage assets, whilst retaining perimeter walls and providing a long-term viable use.
- The developer assured they would undertake important archaeological investigations as per the schedule of conditions.

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

- One Member queried what the Historic Society would prefer to see on the site.

The Speaker requested a detailed archaeological dig of the site and be given a better understanding of the site in terms of history.

(Councillor Max Sawyer declared he knew the public speakers in his capacity as a Town Councillor, however, had an open and transparent mind on the applications).

- It was queried what the Historic Society felt was unsuitable in terms of the scheduled conditions in relation to archaeological investigation and excavation.

It was felt there was no understanding of the site and concern was raised that development occurred prior to any archaeological work taking place. It was felt any findings could be of national importance. Previous archaeological work within other areas of Stamford raised concern.

The full planning permission required the first phase to effectively recording of all buildings on site. Within outline planning permission, conditions 5 and 6 highlighted the following:

Prior to the commencement of any works at the site including demolition, a written scheme of investigation shall be submitted to and approved in writing by the local planning authority. The scheme shall include, but not limited to,

- programme of archaeological building recording.
- a programme of trial trenching.
- a programme of phasing of archaeological investigations and reporting.

The works to be carried out in accordance with the agreed scheme and the report to be submitted in accordance with the approved phasing.

No development other than the demolition hereby approval shall take place until an archaeological mitigation strategy report has been submitted to and agreed in writing by the local planning authority. The work shall be carried out in accordance with the approved details.

It was clarified a full archaeological investigation would take place prior to any development taking place. At first instance, a non-invasive radar survey would take place in order to establish any potential finds prior to intrusive investigation such as trial trenching. Throughout the works an archaeological watching brief would take place.

It was clarified that if significant archaeological remains were found during the process on a particular part of the site, development would still take place following a discussion with Heritage Lincolnshire. The remains being excavated and put into a public forum was the best outcome possible in terms of the private site.

It was clarified any transfer of the gatehouse was the responsibility of the developer. At present, the only element of proposal relating to the gatehouse was to reopen the gate to provide pedestrian access.

- A query was raised on where funding for maintenance costs would come from if 'Friends of Stamford Friary Gate' had ownership.

It was confirmed following a discussion with Heritage Lincolnshire, the charitable organisation would be able to apply for grants for restoration.

The developer confirmed all archaeological work would be undertaken in a good manner, as budgeted for. They were bound by Heritage Lincolnshire to undertake archaeological findings and excavation correctly.

- A query was raised on future proposals for the gatehouse.

The gatehouse was not currently included within the application due to no decisions being made on the future of it. Discussions were ongoing with Stamford Town Council and the Civic Society; it was likely an application on the gatehouse would be brought forward in 2026.

- Whether the Applicant would consider transferring the ownership of the gatehouse to 'Friends of Stamford Friary Gate'.

The developer was open to discussion of any entity that was interest in taking over the ownership of the gatehouse.

- A query was raised on the opening of the pedestrian access and whether this would be open for public access on the private site.

The gatehouse would not be open for public access and merely would be open as a private footway into the site. The structure of the gatehouse was not safe at present.

- Whether the developer would consider a archaeological dig of the whole site rather than the part of site proposed for development.

It was clarified some archaeological geophysics had taken place; however, it was not always effective. It was noted that trial trenching was likely to provide a better understanding of any remains.

- Whether the developer had worked with local societies on gathering information on any possible history or remains of the site.

It was clarified the developer would liaise with local societies, however, the process would be run in line with Heritage Lincolnshire.

- One Member queried the timeframe of the archaeological findings taking place and being completed.

The developer clarified the archaeological investigation would take several months in line with a timetabled programme.

- Whether any internal features of the buildings would be preserved.

Following a building survey, it was envisaged to preserve internal features where possible and safe to do so, with minimal interventions where necessary.

- Whether any ecology mitigation measures would be put in place.

It was confirmed 2 bat surveys had been undertaken, where no roosting bats were found. All trees on site would be retained and a BNG of 17% would be met.

More information would be brought back to Committee as a reserved matters application.

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

- A query was raised on education funding in line with the decline in birth rates.
- Whether a site waste management plan could be implemented.

The review mechanism on education ensure contribution was legally compliant in terms of the CIL regulations. This meant any financial contributions secured would have to be directly related to the development, related in scale and kind to the development and necessary to mitigate the impact of the development specifically.

At present, the modelling in terms of capacity in schools showed that projection for 2 years' time would mean spare capacity would become available due to the decline in birth rates.

The Principal Development Management Planner confirmed a waste plan was not necessary to condition. Developers had a legal obligation in terms of contaminated materials on site to ensure they were disposed of correctly.

Overall, Members felt the application was a great opportunity for Stamford.

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:

Schedule of Condition(s)

FULL PLANNING PERMISSION

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:

Drawing No.2140-01 Location Plan

Drawing No.2140-04 Proposed Site Plan

Drawing No.2140-06 Construction Management Plan – Demolition Phase

Drawing No.2140-07 Construction Management Plan Infirmary Works Phase

Infirmary Building:

Drawing No.2140-14A Proposed Ground Floor and Basement Plan

Drawing No.2140-15A Proposed First and Second Floor Plan

Drawing No.2140-16B Proposed Elevation Plan

Drawing No.2140-17B Proposed Section Plan

Casualty Building:

Drawing No.2140-19 Proposed Floor Plans, Sections, Elevations

Drawing No.21400-20A Traffic and Pedestrian Connectivity Plan

Unless otherwise required by another condition of this permission.

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

Before Development is Commenced

Archaeological Investigation

- 3) Prior to the commencement of any works at the site including demolition, a written scheme of investigation shall be submitted to and approved in writing by the local planning authority. The scheme shall include, but not limited to,
 - programme of archaeological building recording.

The works to be carried out in accordance with the agreed scheme and the report to be submitted in accordance with the approved phasing.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policy EN6 of the adopted South Kesteven Local Plan and Section 16 of the NPPF.

Construction Management Plan

- 4) The development hereby permitted shall be undertaken in accordance with a Construction Management Plan and Method Statement that shall first be approved in writing by the Local Planning Authority. The Plan and Statement shall indicate measures to mitigate the adverse impacts of vehicle activity and the means to manage the drainage of the site during the construction stage of the permitted development. It shall include;
- the phasing of the development to include access construction;
 - the on-site parking of all vehicles of site operatives and visitors;
 - the on-site loading and unloading of all plant and materials;
 - the on-site storage of all plant and materials used in constructing the development;
 - wheel washing facilities;
 - the routes of construction traffic to and from the site including any off-site routes for the disposal of excavated material and;
 - strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during construction.

Reason: In the interests of the safety and free passage of those using the adjacent public highway and to ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction.

Surface Water Drainage Strategy

- 5) Before the development hereby permitted is commenced, save for demolition, a scheme for the treatment of surface water drainage shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall:
- Be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.
 - Provide flood exceedance routing for storm events greater than the 1 in 100 year event;
 - Provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing drainage infrastructure and watercourse system without exceeding the runoff rate for the undeveloped site;
 - Provide attenuation details and discharge rates which shall be restricted;
 - Provide details of the timetable for and any phasing of the implementation of the drainage scheme; and

- Provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

Thereafter, no dwelling shall be occupied until the approved scheme has been completed or provided on site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, or upstream of, the permitted development.

Contamination Remediation

- 6) No part of the development hereby permitted shall be occupied, until a detailed scheme of remediation works and measures to be undertaken to avoid the risks from contaminants and / or gases when the site is development and proposals for future maintenance and monitoring. Such a scheme shall include all recommendations set out in the Phase 2 Ground Investigation Report (RPS) (April 2024) and shall also include the nomination of a competent person to oversee the works.

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

Reason: Previous activities associated with the site may have caused, or had the potential to cause, land contamination and to ensure that the future occupiers of the site are not subject to any unacceptable risks of pollution; in accordance with Policy EN4 of the adopted South Kesteven Local Plan.

During Building Works

Construction Hours

- 7) Construction work on site shall only be carried out between the hours of 0730 and 1800 Monday to Friday, and 0800 to 1300 on Saturdays. Construction work shall not be carried out on Sundays or Public Holidays; unless otherwise agreed in writing by the Local Planning Authority.

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

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

Delivery Hours

- 8) Deliveries of construction materials shall only take place between the hours of 0730 and 1700 Monday to Friday, and 0900 and 1700 on Saturdays. Deliveries shall not take place on Sundays or public holidays.

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

Soft Landscaping Details

- 9) The development shall not be occupied until details of all soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. Details shall be in broad accordance with the approved Boundary Treatment Plan (Drawing No.2140-23A) and shall include:
- a. Planting plans;
 - b. Written specifications (including cultivation and other operations associated with plant and grass establishment);
 - c. Schedules of plants, noting species, plant sizes and proposed numbers / densities where appropriate.
 - d. Phasing of implementation

Reason: Soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policy LV-H3, EN1 and DE1 of the adopted South Kesteven Local Plan.

Ecological Mitigation

- 10) All works on site, including construction and delivery works, shall be carried out in accordance with the recommendations contained within the Preliminary Ecological Appraisal and Bat Surveys (Archer Ecology) (Dated September 2024), unless otherwise agreed in writing by the Local Planning Authority.

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

Tree Protection

- 11) All works on site, including construction and delivery works, shall be carried out in accordance with the recommendations contained within the Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan (East Midlands Tree Surveys Ltd) (29 May 2025), unless otherwise agreed in writing by the Local Planning Authority.

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

Materials Details

- 12) Before any of the works on the external elevations for the building(s) hereby permitted are begun, samples of the materials (including colour of any render, paintwork or colourwash) to be used in the construction of the external surfaces shall have been submitted to and approved in writing by the Local Planning Authority.

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

Before the Development is Occupied

Existing Access

- 13) Within seven days of the final occupation of the development, the existing access onto Uffington Road shall be permanently closed in accordance with details to be agreed in writing with the Local Planning Authority.

Reason: To reduce to a minimum, the number of individual access points, in the interests of road safety

Vehicular Access – Construction Method

- 14) Prior to first occupation of the site further details relating to the three vehicular access to the public highway, including materials, specification of works, construction method and phasing shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented in accordance with the approved phasing on site before the respective phase of the development is first occupied and thereafter retained at all times.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site

Contamination Verification

- 15) Before any part of the development hereby permitted is occupied/brought into use, a verification report confirming that remedial works have been completed shall have been submitted to and approved in writing by the Local Planning Authority. The report shall have been submitted by the nominated competent person approved, as required by condition above. The report shall include:

A complete record of remediation activities, and data collected as identified in the remediation scheme, to support compliance with agreed remediation objectives;

- ii. As built drawings of the implemented scheme;
- iii. Photographs of the remediation works in progress; and
- iv. Certificates demonstrating that imported and/or material left in situ is free from contamination.

The scheme of remediation shall thereafter be maintained in accordance with the approved scheme.

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution in the interests of the amenities of the future residents and users of the development; and in accordance with Policies EN2 and EN4 of the adopted South Kesteven Local Plan and national guidance contained in the NPPF paragraphs 178 and 179.

Sustainable Building

- 16) Prior to occupation of each dwelling, the measures contained within the approved sustainable building report: Sustainability Statement Ref P1363 (June 2025) shall have been completed in full, in accordance with the agreed scheme hereby permitted.

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

Materials Compliance

- 17) Before the dwellings hereby permitted are first occupied, the external materials must 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 Local Plan.

Hard Landscaping Implementation

- 18) Before any part of the development hereby permitted is occupied, all hard landscaping works shall have been completed in accordance with Drawing No.2140-23A Proposed Landscape and Boundary Treatments, in accordance with the approved phasing.

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

Landscape and Ecological Management Plan

- 19) Before any part of the development hereby permitted is occupied, a Landscape and Ecological Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. The plan shall include:
- a. Long term design objectives
 - b. Management responsibilities; and

- c. Maintenance schedules for all landscaped areas, other than privately owned, domestic gardens.

Reason: Soft landscaping makes an important contribution to the development and its assimilation with its surroundings and in accordance with Policy DE1 and EN2 of the adopted South Kesteven Local Plan.

Ongoing Conditions

Soft Landscaping Implementation

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

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

Soft Landscaping Protection

- 21) Within a period of five years from the first occupation of the final dwelling of the development hereby permitted, any trees or plants provided as part of the approved soft landscaping scheme that die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced in the first planting season following any such loss with a specimen of the same size and species, unless otherwise agreed by the Local Planning Authority.

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

Landscape Management Plan Compliance

- 22) The development hereby permitted, shall have been carried out in accordance with the approved Landscape Management Plan.

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

OUTLINE PLANNING PERMISSION

Time Limit for Commencement

Time Limit for Commencement

- 1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission, or two years from the approval of the last reserved matters, whichever is the latter.

Reason: In order that development is commenced in a timely manner, as set out in Section 92 of the Town and Country Planning Act 1990 (as amended).

Time Limit for Reserved Matters

- 2) Details of the reserved matters set out below shall have been submitted to the Local Planning Authority for approval within three years from the date of this permission:

Appearance

Landscaping

Approval of all reserved matters shall have been obtained from the Local Planning Authority in writing before any development is commenced.

Reason: To enable the Local Planning Authority to control the development in detail and in order that the development is commenced in a timely manner, as set out in Section 92 of the Town and Country Planning Act 1990 (as amended)

Approved Plans

- 3) The development hereby permitted shall be carried out in accordance with the following list of approved plans (in relation to the site layout, and access only):
 - a. Planning Layout (Drawing No.2140 04)
 - b. Traffic and Pedestrian Connectivity Plan (Drawing No.2140 20A)

Unless otherwise required by another condition of this permission.

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

Scale

- 4) No part of the development hereby permitted shall exceed the height shown on the site section plan (Drawing Number 2140 05 Proposed Site Sections) and for the avoidance of doubt this shall not exceed the spot height (46.08) of the existing Infirmary Building.

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

Before Development is Commenced

Archaeological Investigation

5) Prior to the commencement of any works at the site, a written scheme of investigation shall be submitted to and approved in writing by the local planning authority. The scheme shall include, but not limited to,

- a programme of trial trenching.
- a programme of phasing of archaeological investigations and reporting.

The works to be carried out in accordance with the agreed scheme and the report to be submitted in accordance with the approved phasing.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policy EN6 of the adopted South Kesteven Local Plan and Section 16 of the NPPF.

6) No development other than the demolition hereby approval shall take place until an archaeological mitigation strategy report has been submitted to and agreed in writing by the local planning authority. The work shall be carried out in accordance with the approved details.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policy EN6 of the adopted South Kesteven Local Plan and Section 16 of the NPPF.

CEMP

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

- The phasing of the development, including access construction and build routes.
- The on-site parking of all vehicles of site operatives and visitors.
- The on-site loading and unloading of all plant and materials.
- The on-site storage of all plant and materials used in constructing the development.
- Dust suppression measures
- Wheel washing facilities.
- A strategy stating how surface water runoff on and from the development will be managed during construction, and protection measures for any sustainable

drainage features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during all construction works.

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

Reason: In the interests of residential amenity of occupiers of the site and the surrounding area.

Materials Details

- 8) As part of any reserved matters application(s) relating to appearance, details of the materials (including colour of render, paintwork or colourwash) to be used in the construction of the external surfaces of the development hereby permitted shall have been submitted to and approved in writing by the Local Planning Authority.

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

Sustainable Building Measure

- 9) Prior to occupation of each dwelling, the measures contained within the approved sustainable building report: Sustainability Statement Ref P1363 (June 2025) shall have been completed in full, in accordance with the agreed scheme hereby permitted.

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

Surface Water Drainage Strategy

- 10) Before the development hereby permitted is commenced, a scheme for the treatment of surface water drainage shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall:
- a. Be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.
 - b. Provide flood exceedance routing for storm events greater than the 1 in 100 year event;
 - c. Provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing drainage infrastructure and watercourse system without exceeding the runoff rate for the undeveloped site;
 - d. Provide attenuation details and discharge rates which shall be restricted;

- e. Provide details of the timetable for and any phasing of the implementation of the drainage scheme; and
- f. Provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

Thereafter, no dwelling shall be occupied until the approved scheme has been completed or provided on site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, or upstream of, the permitted development.

Contamination Remediation

- 11) No part of the development, except demolition, hereby permitted shall commence until a detailed scheme of remediation works and measures to be undertaken to avoid the risks from contaminants and / or gases when the site is development and proposals for future maintenance and monitoring. Such a scheme shall include all recommendations set out in the Phase 2 Ground Investigation Report (RPS) (April 2024) and shall also include the nomination of a competent person to oversee the works.

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

Reason: Previous activities associated with the site may have caused, or had the potential to cause, land contamination and to ensure that the future occupiers of the site are not subject to any unacceptable risks of pollution; in accordance with Policy EN4 of the adopted South Kesteven Local Plan.

During Building Works

Existing Access

- 12) Within seven days of the final occupation of the development, the existing access onto Uffington Road shall be permanently closed in accordance with details to be agreed in writing with the Local Planning Authority.
Reason: To reduce to a minimum, the number of individual access points, in the interests of road safety

Construction Hours

- 13) Construction work on site shall only be carried out between the hours of 0730 and 1800 Monday to Friday, and 0800 to 1300 on Saturdays. Construction

work shall not be carried out on Sundays or Public Holidays; unless otherwise agreed in writing by the Local Planning Authority.

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

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

Delivery Hours

- 14) Deliveries of construction materials shall only take place between the hours of 0730 and 1700 Monday to Friday, and 0900 and 1700 on Saturdays. Deliveries shall not take place on Sundays or public holidays.

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

Ecological Mitigation

- 15) All works on site, including construction and delivery works, shall be carried out in accordance with the recommendations contained within the Preliminary Ecological Appraisal and Bat Surveys (Archer Ecology) (Dated September 2024), unless otherwise agreed in writing by the Local Planning Authority.

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

Landscape and Ecological Management Plan

- 16) Before any part of the development hereby permitted is occupied, a Landscape and Ecological Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. The plan shall include:
- a. Long term design objectives
 - b. Management responsibilities; and
 - c. Maintenance schedules for all landscaped areas, other than privately owned, domestic gardens.

Reason: Soft landscaping makes an important contribution to the development and its assimilation with its surroundings and in accordance with Policy DE1 and EN2 of the adopted South Kesteven Local Plan.

Tree Protection

- 17) All works on site, including construction and delivery works, shall be carried out in accordance with the recommendations contained within the Arboricultural Impact Assessment, Arboricultural Method Statement and Tree

Protection Plan (East Midlands Tree Surveys Ltd) (29 May 2025), unless otherwise agreed in writing by the Local Planning Authority.

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

Prior to Occupation

Contamination Verification

- 18) Before any part of the development hereby permitted is occupied/brought into use, a verification report confirming that remedial works have been completed shall have been submitted to and approved in writing by the Local Planning Authority. The report shall have been submitted by the nominated competent person approved, as required by condition above. The report shall include:

A complete record of remediation activities, and data collected as identified in the remediation scheme, to support compliance with agreed remediation objectives;

- i. As built drawings of the implemented scheme;
- ii. Photographs of the remediation works in progress; and
- iii. Certificates demonstrating that imported and/or material left in situ is free from contamination.

The scheme of remediation shall thereafter be maintained in accordance with the approved scheme.

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution in the interests of the amenities of the future residents and users of the development; and in accordance with Policies EN2 and EN4 of the adopted South Kesteven Local Plan and national guidance contained in the NPPF paragraphs 178 and 179.

Number of dwellings

- 2) The total number of dwellings to be constructed on the application site shall not exceed 16 in total.

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

64. Application S25/1083

Proposal:

Listed building consent for the conversion of the infirmary and casualty ward together with associated demolition and external alterations to form 11no. dwellings (Use Class C3)

Location: Stamford And Rutland Hospital, Ryhall Road,
Stamford, PE9 1UA

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

Together with:

- Provisions within South Kesteven Local Plan 2011-2036 and National Planning Policy Framework (NPPF).
- Comments received from Heritage Lincolnshire.
- Comments received from Historic England.
- Comments received from SKDC Conservation Officer.
- Comments received from The Georgian Group.
- Comments received from Stamford Local History Society.
- Comments received from Stamford Civic Society.
- Comments received from The Victorian Society.

Final decision

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

Time Limit for Commencement

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

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

Approved Plans

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

Drawing No.2140-01 Location Plan
Drawing No.2140-04 Proposed Site Plan
Drawing No.2140-06 Construction Management Plan – Demolition Phase
Drawing No.2140-07 Construction Management Plan Infirmary Works Phase
Infirmary Building:
Drawing No.2140-14A Proposed Ground Floor and Basement Plan
Drawing No.2140-15A Proposed First and Second Floor Plan
Drawing No.2140-16B Proposed Elevation Plan
Drawing No.2140-17B Proposed Section Plan
Casualty Building:
Drawing No.2140-19 Proposed Floor Plans, Sections, Elevations

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

Before the development hereby consented is commenced, a scheme of archaeological building recording to a Level 2/3, according to a written scheme of investigation, must have been submitted to and approved in writing by the Local Planning Authority. The programme must include a provision for recording the buildings historic assets prior to their alteration/destruction. The works must then be carried out in line with the written scheme of investigation.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policies DE1 and EN6 of the adopted South Kesteven Local Plan and Paragraph 215 of the NPPF.

Prior to the commencement of works, a detailed schedule of all features of historic significance must be produced. The schedule must highlight the features to be retained in situ or moved within the site.

Reason. To ensure the preservation of historic features which contribute to the significance of the designated heritage asset within the site, in line with EN6 and NPPF 215.

During Building Works

The works hereby consented, including any demolition, works, shall be carried out in strict accordance with the Schedule of Proposed Works to Infirmary Report (Grey Friars Developments Ltd) (23 May 2025) and the Schedule of Proposed Window Changes (Greyfriars Developments Ltd) 13 November 2025), unless otherwise agreed in writing by the Local Planning Authority.

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

During demolition works, bricks should be carefully removed, cleaned and stored appropriately for re-use within the site.

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

Before any of the works on the external elevations for the building(s) (external walls and roof coverings) hereby permitted are begun, samples of the materials (including colour of any render, paintwork or colourwash) to be used in the construction of the external surfaces shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan. Before the installation of any of the new external windows and/or doors hereby consented, full details of all proposed joinery works for those windows/doors, including 1:20 sample elevations and 1:1 joinery profiles, shall have been submitted to and approved in writing by the Local Planning Authority.

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

Before the Development is Occupied

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.

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

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

65. Application S25/1685

This application was withdrawn by the Applicant, following the publication of the agenda.

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

There were none.

67. Close of meeting

The Chairman closed the meeting at 15:10.