

Planning Committee



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Thursday, 27 November 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 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 2 Vacancies

Agenda

This meeting can be watched as a live stream, or at a later date, [via the SKDC Public-1 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 23 October 2025** (Pages 3 - 30)

Planning matters

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

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

- 4. Application S25/1301** (Pages 31 - 39)
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

5. Application S25/1082

(Pages 41 - 95)

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

6. Application S25/1083

(Pages 97 - 119)

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

7. Application S25/1685

(Pages 121 - 139)

Proposal: Application for approval of reserved matters relating to access, appearance, layout following outline planning permission S24/0315

Location: 30 East Street, Rippingale, PE10 0SS

Recommendation: To authorise the Assistant Director – Planning & Growth to REFUSE reserved matters consent

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

Minutes Planning Committee

Thursday, 23 October 2025, 1.00 pm



SOUTH
KESTEVEN
DISTRICT
COUNCIL

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

Committee Members present

Councillor Charmaine Morgan (Chairman)
Councillor Penny Milnes (Vice-Chairman)
Councillor David Bellamy
Councillor Pam Byrd
Councillor Paul Fellows
Councillor Tim Harrison
Councillor Gloria Johnson
Councillor Vanessa Smith
Councillor Sarah Trotter
Councillor Paul Wood
Councillor Helen Crawford
Councillor Max Sawyer

Cabinet Members present

Councillor Phil Dilks (Cabinet Member for Planning)

Other Members present

Councillor Matthew Bailey
Councillor Phil Dilks
Councillor Richard Dixon-Warren
Councillor Robert Leadenhamb
Councillor Paul Martin

Officers

Emma Whittaker (Assistant Director of Planning and Growth)
Phil Jordan (Development Management & Enforcement Manager)
Tom Amblin-Lightowler (Environmental Health Manager – Private Sector Housing)
Adam Murray (Principal Development Management Planner)
Venezia Ross-Gilmore (Senior Planning Officer)
Hannah Noutch (Development Management Planner)
Andrew Igoea (Tree Officer)
Amy Pryde (Democratic Services Officer)

48. Register of attendance and apologies for absence

Apologies for absence were received from Councillors Harrish Bisnauthsing and Patsy Ellis.

Councillor Max Sawyer substituted for Councillor Harrish Bisnauthsing.

49. Disclosure of interests

Councillor Tim Harrison disclosed an interest on application S25/1192 & S25/1357 and would be speaking as District Ward Councillor only.

Councillor Tim Harrison disclosed a personal interest on application S25/1195, he would not take part in the debate or vote.

Councillor Charmaine Morgan disclosed an interest on applications S25/1192 and S25/1357 due to being a Member of Grantham Civic Society. She had no involvement of previous decision or discussions on the matter and came to the Committee with an open mind.

The Chairman made a declaration on behalf of all Members:

'With regards to item application S25/1626, I make a declaration on behalf of all members that whilst it is acknowledged that the applicant is the Council, this will affect how members of the planning committee determine the application. All members have been trained, and will determine the application in accordance with their planning training and with an open mind. Any member who does not feel they are open minded to determine the application today should make a declaration to that effect and not vote on the application.'

50. Minutes of the meeting held on 25 September 2025

The minutes of the meeting held on 25 September 2025 were proposed, seconded and **AGREED** as a correct record.

51. Application S25/1192 and S25/1357

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

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

Noting comments in the public speaking by:

District Ward Councillor	Councillor Matt Bailey Councillor Paul Martin Councillor Tim Harrison
Grantham Civic Society Against	John Manterfield Paul Hardy Mary Gharbi (statement)
Agent/on behalf of Applicant	Tim Stubbins and Phil Holmes

Together with:

- Provisions within SKDC Local Plan 2011-2036 and National Planning Policy Framework (NPPF).
- Comments received from Lincolnshire County Council (Highways).
- Comments received from Lincolnshire County Council (Community Based Services).
- Comments received from Lincolnshire Police.
- No comments received from Historic England.
- Comments received from SKDC Conservation Officer.
- No comments received from Environmental Protection.
- Comments received from Grantham Civic Society.

The following comments were made by public speakers:

- A concern was raised that the building was in the wrong location and would cause heritage harm. The property was a listed building and would require the replacement of windows.
- The application did not make reference to how many people would be living in the property or the management of it. It was noted there were no enforcement powers on HMO's.
- It was felt the property had inadequate amenity space and bedrooms were small.
- Concern was raised on the property being within the Conservation Area and parking within the vicinity was already inadequate for nearby schools, St

Wulframs Church and Grantham House. The road was a narrow one-way street and a through route.

- It was noted the Lincolnshire County Council (Highways) had not visited the site to establish the parking arrangements.
- Concern was raised that an acoustic report had not been produced and that noise may affect neighboring Almshouses.
- Concerns over crime and safety were outlined.
- The agent noted that Lincolnshire Police and Lincolnshire County Council (Highways) had not objected to the proposal.
- It was highlighted that there were no amenity space restrictions or standards on HMOs.
- The previous reason for refusal was around the listed building consent.

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

- That Highways had no objections to the application and Lincolnshire County Council controlled the parking within the area of the application.

A Ward Member highlighted that residents and visitors had to park on side streets within the area and residents did not have parking permits. A further concern was raised on waste freighters being able to access the site.

- One Member sought clarification over clause 27 of the Inspectors report on the previously refused application.
- That Lincolnshire County Council (Highways) had stated the parking for the application was sustainable.
- It was queried why the application form did not specify how many people would reside within the property.

The agent confirmed only 20 people would reside within the property, at any one time.

- The agent highlighted that the building previously was a nursing home, however, it did not comply with nursing home standards due to size of bedrooms.
- Clarification was sought around laundry facilities.

The agent confirmed a vacant room adjacent to the kitchen would become a laundry room.

- Concern was raised on ventilation of the property and any internal or external changes that would be required.
- It was queried what age group the HMO would target.

It was confirmed the HMO would be required to apply for a licence, which would establish who would reside there. The licence would also require a manager for the HMO.

Following a query in relation to waste, it was clarified waste provisions would be the same as a care home setting.

In relation to the old use of the building, the care home was not suitable for manoeuvring residents with mobility issues around narrow corridors and small bedrooms.

It was clarified that there was disabled access at the modern area of the building.

- One Member queried whether the HMO would have residential management, meaning accommodation would also need to be provided for a member of staff.

It was confirmed a manager would not live on site and management would be determined by a licence.

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

- Whether condition 5 could specify that no more than 20 occupants should reside in the property.
- That generally the fear of crime is increased when a property is changed to a HMO and fear of crime was a material planning consideration.
- There was a previously dismissed appeal relating to this site for a change of use to a HMO in November 2024 it was queried how that application substantially differed to the proposed application.

The Principal Development Management Planner clarified the application was previously refused based on concerns on amenity, heritage impact, potential loss of a community facility. The appeal decision had been circulated to Members and addresses all previous issues for refusal.

A member highlighted that the reasons for refusal the Planning Inspector upheld the impact on the heritage asset and the overall density of occupation of the site. He dismissed other concerns raised regarding parking and impact on amenity of the area citing the central location of the site and its proximity to the Conservative Club next door.

The proposed application sought to retain the historic form of the building and the HMO bedrooms would be the same size as the spaces in the care home. The alterations required to the building were less than what was previously needed as a result of the reduction in planned occupation to 20.

The Conservation Officer was satisfied that there did not need to be a great level of alterations to historic fabric that was earlier concerned with the previous refused application. The alterations proposed were more beneficial by returning historic fabric that had been lost.

- How the Council came to a presumption that these residents would not use cars and would access public transport only.

Lincolnshire County Council had advised that parking was not necessary. The application was a town centre location. The application had two parking spaces for maintenance and purposes relating to the operation of the HMO. It was proposed that space in the basement of the property would be used for bicycle storage. Access to bus and railway services would also be available for the occupants, alongside town centre car parks.

- Further concerns on parking were raised.
- It was hoped that CCTV could be installed nearby to the property.
- Inadequate amount of space in kitchens for 20 single occupants. Concern was raised that occupants may cook in their bedrooms which could cause extra moisture in the fabric of an old building.

The Principal Development Management Planner clarified the licensing regime was extensive and would examine minimum space standards in terms of bedrooms, heating, wash facilities, kitchen areas waste provision etc. The regime would also control the number of occupants appropriate for the space available. Any breaches of licence against the landowner would result in enforcement action being taken.

- Further details of the licence submission were queried, alongside timeframes on how the applicant can apply for further occupants to live in the property.

The Environmental Health Manager (Private Sector Housing) confirmed that licensing was not required until it was occupied by five persons. The HMO would have a statutory offence to operate without a licence if the application was being reviewed by the Council. If a licence was not applied for after the fifth occupant moved in, the offence would be investigated.

- Concerns of noise for existing residents was raised.
- Concern was raised that the bedrooms were not en-suites, it was noted that males and females would have to share bathrooms.
- There had been no layout plan or measurements for the top floor of the property provided.
- One Member noted that HMOs historically had relatively low security issues in regard to neighbours and issues usually occurred internally within the HMO. Lincolnshire Police did not have any objections to the application.
- One Member discussed the previously refused application where Lincolnshire Police had provided a report.

The Principal Development Management Planner confirmed the previous refusal was also down to harm of the building where harm was likely to the fabric of the building due to additional servicing required.

Comments from the Inspector on the previously refused application noted that there was no evidence to suggest that the proposal would increase noise and disturbance

in the local area. HMOs were a standard of accommodation that people would be aware of before moving into them.

- A query was raised whether a site management plan could be included in order to protect amenity and residents within the property.

The Principal Development Management Planner informed the Committee that conditions should not be imposed where there are separate regulatory regimes that cover the issues.

During the debate a member of the committee asked whether controls could be placed on who should live in the HMO. The Chairman clarified that it is not a matter for the Planning Committee to consider who the occupants of the HMO are. Accommodation for asylum seekers is managed by the Home Office and not the District Council. All HMOs were subject to licensing regulations.

It was proposed and seconded to GRANT planning permission with the addition of a condition to restrict the HMO to a maximum of 20 occupants and require a site management plan to include noise, waste, protection of amenity internally and externally for residents.

This proposal fell.

Members discussed further concerns in order to provide a further proposal:

- Highways and parking issues.
- Impact on Grade II Listed Building in Conservation Area.
- Impact on amenity of neighbours in relation to residents internally and externally.
- Density on the population of the building.
- There was no 'resident-only' parking available in the area. The impact on neighbouring residents was raised; in the event 20 people moved into the property with 1 car each.

It was confirmed any alterations to the fabric of the building would require listed building consent.

Any noise impacts would be dealt with via a separate regime in terms of statutory noise nuisance.

It was suggested whether the Council could write to Lincolnshire County Council (Highways) in respect of requesting further resident parking in the area.

It was proposed and seconded to GRANT planning permission with the addition of a condition to restrict the HMO to a maximum of 20 occupants and require a comprehensive site management plan to include noise, waste, protection of amenity and security for both residents of the HMO and neighbouring properties.

The wording of the conditions would be finalised by the Assistant Director – Planning and Growth.

This proposal fell. No committee member proposed a motion to Refuse the application when invited to do so.

The Development Management and Enforcement Manager confirmed that reasons for refusal would need to be articulated in order to be reasonably defended at appeal. The recent appeal decision only outlined heritage impact, which had been rectified on this application by the Applicant.

It was clarified the change of use of the building from a care home to a HMO was not taking away defined features of the Conservation Area as there would be no external changes to the building and the internal changes refused by the Planning Inspector on Appeal would no longer be required.

- The potential impact on character of the heritage area due to movement of 20 people day/night was highlighted.
- Concern was raised on lack of sufficient facilities for 20 people including men and women having to share a bathroom.

(The Committee had a 15-minute break)

The Environmental Health Manager (Private Sector Housing) provided a description of the Licensing process. Assurance was provided that the licencing regime would dictate the number of persons based on several factors

Bedroom sizes – the legal requirement for licenced properties is 10.22² metres for a couple and 6.51² for a single occupancy. Amenities such as bathrooms, kitchens and cooking facilities would also be considered under the regime.

Any breaches to a licence was an offence and the licence holder could receive a fine up to £30,000. If a HMO isn't licensable (properties with 3 or 4 persons), the amenity standards still apply such as fire safety, waste and security.

- A query was raised on whether the licencing team would attend the property on a regular basis.

The Environmental Health Manager (Private Sector Housing) confirmed the team could enter the HMO at any reasonable time without giving notification. However, ordinarily a 24-hour notification would be provided.

During the licence application period, a risk assessment would take place to determine the rating for management and layout etc which would provide a score and monitor how often routine inspections would take place.

A warrant could also be applied meaning notification was not needed and the team would force entry and gather any evidence required.

- Whether there was any legal requirements for outdoor space on a HMO property.

It was confirmed there was no legal requirement for outdoor space on a HMO property, as long as it was suitable. There was also no legal requirement for laundry facilities in private rented properties due to laundrettes being available in the area.

- Whether the safeguarding concerns associated with male and females sharing bathrooms a matter for licencing.

The licencing regime would only look into security provisions such as door locks on balance with fire safety. In terms of bathing facilities, this was a Part 1 issue, which was general property conditions.

The provision for disabled people residing in the building was not a licencing regime, however, would be dealt with in regard to fire safety.

A member suggested that the HMO was single sex. It was confirmed that the occupation of the HMO could not be determined by the Planning Committee.

A member highlighted the potentially high number of changes that may be subsequently required in order to fulfil the licensing requirements including fire safety. The Police report indicated that the highest risk to people relating to HMOs was not those living outside but to other residents within the building. Their report indicated a significant number of recommended internal security measures. The provision of appropriate locks on the bathroom door, to protect the privacy of residents, was used as an example. They asked if these could impact on the heritage asset.

The Principal Development Management Planner clarified that any further measures that were not specified in the current plans on changes to the building would require separate listed building consent via a new application.

S25/1192 Final Decision:

It was proposed, seconded and **AGREED** to authorise the Assistant Director – Planning 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 and no more than 20 occupants, unless otherwise agreed in writing by the Local Planning Authority.

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

Additional Condition A

Before the development hereby permitted is occupied, a Site Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Site Management Plan shall include, but shall not be limited to, the following details:

- Noise Management;
- Waste Management; and

- Amenity area management (including internal and external shared areas and hours of use)

Thereafter, the approved Site Management Plan shall be implemented prior to first use and shall be strictly adhered to throughout the operation of the use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity of existing and future residents of the area.

Additional Condition B

Before the development hereby permitted is occupied, a scheme of crime prevention measures shall have been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the approved measures shall be implemented in full prior to first occupation, and shall be retained and maintained throughout the operation of the use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of minimising crime and disorder, and the fear of crime and disorder.

S25/1357 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

- 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:
 - iv) Site Location Plan (received 20/06/25)
 - v) Block Plan (received 20/06/25)
 - vi) 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 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

4 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.

52. Application 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

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

Noting comments in the public speaking by:

District Ward Councillor
Barrowby Parish Council
Against
On behalf of Applicant

Councillor Robert Leadenhamb
Jean-Pierre Durrand and Tim Lees
Katherine Kinnear
Steven Weber (Associate Director – Ecology)

Together with:

- Comments received from Barrowby Parish Council

The following comments were made by public speakers:

- 2 videos were shown to the Committee to evidence the presence of bats on the proposed site.
- That lime trees acted as habitats to local wildlife.
- Preconception between residents and applicants that the application process lacked transparency and was misleading.
- An ecological report was requested.
- Residents felt these trees were being cleared to make space for development on the land and not for arboricultural use.
- The Public Speaker welcomed the additional ecology condition. It was felt the application needed to be micro-managed to ensure the works were carried out correctly.
- It was noted there had been no maintenance of the trees in the last 20 years.
- Concern was raised that some trees could be damaged and would need to be dealt with carefully.
- The bat surveys completed did not report any bats, however, residents had recorded their activity in the area. The individuals conducting the survey were not registered bat professionals.
- It was requested that the bat survey take place once they have emerged from hibernation, next Spring.
- The speaker on behalf of the Applicant held a level 2 bat license which meant a bat survey could take place any time of the year with the correct qualifications.

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

- A query was raised on what time of year the 2 videos were taken of the bats.

The videos were sent to the Tree Officer on 30 September 2025.

(Councillor Max Sawyer left the room, he was therefore unable to participate in the debate or vote of the application).

- It was queried whether roosting bat surveys should be completed between May and end of August.

The agent clarified that the ground level tree assessment was completed in April to assess potential roosting features within the trees. If roosting features were identified, aerial tree climbing surveys would be undertaken.

- Whether the agent would be undertaking the bat survey or a third-party company.

The agent confirmed he would be undertaking the survey.

The Committee were assured that there had not been a bat survey submitted as part of the application. There was reference to survey work within the additional items paper.

- One Member queried what species and population of bats had been identified.

The data was still being reviewed at present in terms of the survey. Within similar areas, Common Pipistrelle had been a prominent species alongside Sprano Pipistrelle. These species were known for flying along wooden edges, and tree lines. The population characterisation was difficult to specify.

- Clarification was sought around the area that was covered in the survey.

(It was proposed, seconded and AGREED to extend the meeting to 17:30, the Committee would still be quorate).

(Councillor Paul Fellows left the meeting at 16:30).

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

- One Member queried whether a different professional to the applicant could undertake the survey.

It was not deemed appropriate for the Committee to challenge the suitability of the specialist present however, the Council as a Local Planning Authority would verify the results of the survey to ensure compliance with appropriate regulations.

- A further query was made as why the Committee initially had an informative on the bats and a bat survey had not taken place prior to the application being brought to the Committee.
- It was noted that the agent had changed later on in the planning process and the new agent worked for a party who had a known interest in the site. Officers were asked to confirm whether the law was being abided by, all relevant paperwork was with the Officers and signed by the owner of the land and still met the legal requirements under Regulation 16.
- One Member sought clarification on the arboricultural evidence that demonstrated works were justified under the original TPO.

The application had been accompanied on behalf of the applicant to justify the works. There were comments in the officer report from the Council's Tree Officer who had made their own independent assessment on the suitability of the works in terms of TPO regulations.

It was clarified that the person applying for an application was not a material consideration. The works through preservation orders was ultimately whether they

were in the interest of good arboricultural practice and whether it would harm the amenity of the area.

Members raised a concern regarding when surveys should be carried out in order to protect bats. Officers stated that an additional condition for a bat survey could be imposed, however, it was not necessary for all works on tree preservation orders, if anything was to potentially harm a protected species, or habitat was covered by the Wildlife and Countryside Act, which can be subject to prosecution if not abided by.

The Tree Officer clarified the epicormic growth that exists on lime trees was obscuring the stem and buttress roots which were the most critical parts for assessment when undertaking a duty of care inspection in assessing structural stability. When the growth is removed, it allows visual inspection for defects and internal weaknesses.

- It was queried at what height the growth would be cut back too.

It was common that lime trees had growth around the base and could carry on up the stem depending on the form and character of the trees. The report stated that any works proposed were proportionate and reasonable.

- It was suggested that a condition be added to ensure the trees are not cut higher than 2.2 metres from the ground level.

The Committee could include a requirement that a consultation process is undertaken to ensure any evidence put forward by the applicant goes through separate independent expert review.

- One Member requested that the survey also included birds.

It was unusual for the Council to use a condition in respect of tree works. The standard approach was an informative. Set out in the additional items paper was the approach advocated through National Planning Practice Guidance.

- The legalities of sudden change of agent late in the process were further questioned.

The Assistant Director of Planning and Growth clarified the Officers had the relevant paperwork. The agent was required to certify on behalf of the applicant around the land ownership and serve notice on a planning application. In respect of an application for works to protected trees, anyone could put an application forward to protect a tree, there was no requirement to serve notice.

In this instance, the Council had direct communication from the Applicant to notify them of the change of agent.

Final Decision:

To authorise the Assistant Director – 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 must be carried out in accordance with the British Standard BS 3998:2010 – (Tree Work — Recommendations). and the European Tree pruning Standard (2024).
- 3) Pruning cuts from the removal of epicormic growth must not exceed 50mm in diameter. Works must not exceed of height 2.2m when measured from the ground level to the stem.

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

- 4) The reduction of (T7) must only include the removal of secondary and tertiary branches - no primary branches. The reduction cut, (removal of the main axis (leader) of the branch/limb) must leave a living side (lateral) branch to sustain the remaining branch with a diameter of at least $\frac{1}{3}$ the diameter of the pruning wound. The retained lateral branch should form a logical extension of the parent stem, avoiding significant changes in the direction of the branch axis and 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 must 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 must be submitted to the Council within 7 working days.

Reason: In order to allow the work to be monitored

Additional Condition:

No works, hereby approved, must take place until an ecological survey in accordance with CIEEM guidance (including birds and bats) of the trees has been carried out and submitted and approved by the Local Planning Authority in consultation with Lincolnshire Bat Group (Bat Conservation Trust). In the event that any protected species or suitable habitat are identified, then the report must include a scheme of mitigation. The works must only be carried out in accordance with those recommended mitigation measures.

Reason: In the interests of avoiding any harm to protected species and in accordance with Local Plan Policy EN2.

(Councillor Tim Harrison voted against the proposal).

The following Councillors left the meeting at 5pm: Councillors Paul Wood, Vanessa Smith, Sarah Trotter, Gloria Johnson and Tim Harrison.

53. Application S25/1059

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.

Noting comments in the public speaking by:

District Ward Councillor	Councillor Richard Dixon-Warren
Against	Tom Wright
Applicant	Natalie Daysmith

Together with:

- Provisions within SKDC Local Plan 2011-2036, National Planning Policy Framework (NPPF) and Design Guidelines for Rutland and South Kesteven Supplementary Planning Document.
- Comments received from Environmental Protection.
- Comments received from Highways (LCC).
- Comments received from Ward Councillor.
- No comments received from Lincolnshire Police – Designing Out Crime Officer.
- Comments received from Environment Agency.
- No comments received from LCC Children's Care Homes Officer.

The following comments were made by public speakers:

- Concerns over vehicle and parking movements with staff and visitors.
- Issues around noise being detrimental to the character of the area and occupiers of nearby residential properties.
- Lack of information provided on staff shift patterns.
- Potential anti-social behaviour from children residing in the property.
- It was highlighted that there were no activities in the area for children or young adults.
- Traffic calming measures in the village were requested.

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

- One Member queried whether any children lived in the village at present.

The public speaker confirmed children did live in the village in quiet communities with stable families.

- One Member requested the applicant addressed other speakers concerns of anti-social behaviour.

The applicant confirmed she had not received any complaints in other homes, over the last 13 years of working in children's homes. It was felt children's homes were stereotyped.

- One Member queried whether the children homed in the house would originate in Lincolnshire.

The applicant clarified that Lincolnshire children were always prioritised to be homed and would be encouraged to build relationships within the community.

- It was further queried what age the children would be.

It was confirmed children residing in the property would be between 7-17 years old, subject to Ofsted approval. Following turning 17, the home would work with relevant authorities and families to discuss the most suited accommodation for their needs.

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

- Whether the boundary condition could include possible access gates for security of the children.
- Whether trees could be assessed potentially for a TPO on amenity grounds.

The boundary treatment condition could specify the Council expect to see gates on the access once details were submitted.

A request had been made to the Council's Tree Officer to assess the trees on site for a TPO.

- Whether an advisory could be added to Lincolnshire County Council (Highways) to add traffic calming measures around the site.

Final Decision:

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

Time Limit for Commencement

5 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

6 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

7 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.

Notwithstanding the submitted details, before any part of the development hereby permitted is commenced, a Parking Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Parking Management Plan shall include the following details:

- A plan indicating the location of all parking spaces
- A swept path analysis demonstrating the suitability of the parking spaces for all staff and visitors.
- Details of any hard and soft landscaping to be provided to facilitate the parking arrangements; and

Where necessary, a Arboricultural Impact Assessment and Tree Protection Plan detailing measures to ensure the protection of the existing trees during the implementation of the approved parking scheme.

Thereafter, the approved details shall also be implemented prior to first use of the development and shall be retained and maintained for the lifetime of the development.

Reason: To ensure that the proposed development does not result in any unacceptable adverse impacts on trees and in the interests of the character and appearance of the area.

Ongoing conditions

8 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.

The operational details of the business as detailed within the 'Statement of Purpose' received on 8 October 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

54. Application S25/1626

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.

Noting comments in the public speaking by:

Against Martin Gray
Agent Lucy Best – Chartered Architect for William Saunders

Together with:

- Provisions within South Kesteven Local Plan 2011-2036, Design Guidelines for Rutland and South Kesteven Supplementary Planning Document, National Planning Policy Framework (NPPF).
- No comments received from Environment Agency.
- Comments received from SKDC Environmental Protection.
- Comments received from Anglian Water.
- Comments received from Lincolnshire County Council (Highway and Lead Local Flood Authority Report)
- Comments received from National Grid.

The following comments were made by public speakers:

- Inappropriate location which would cause harm to community asset.
- Impact on right of way traffic and the potential loss of public right of way via a footpath.
- Concern over retention of mature hedgerows.
- Concern was raised on obstruction to the National Grid power station on the site.
- Concern on the effect of wildlife and habitats.
- The agent confirmed the site had been vacant for over 5 years and was underutilised land.
- The proposed dwellings would be delivered as social housing to meet local demand for affordable homes.
- Anglian Water had withdrawn their objection providing a build-over agreement is included as a condition.
- The scheme would provide 5 on-site parking spaces.
- Open green space would be retained and accessible and no trees or hedgerows would be lost.
- Vehicular access to the sub-station would remain unchanged and unobstructed.

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

- Whether the existing public footpath would be affected, diverted or changed in any way.

The agent confirmed the existing public footpath would be changed due to car parking, however, would be of the same length and same areas could still be accessed. Furthermore, no hedgerows or trees would be removed.

- Whether the applicant had liaised with Lincolnshire County Council on diverting the public footpath.

Planning Officers had checked with Lincolnshire County Council in terms of their countryside and right of way team. There was no legal right of way that crossed their land.

- Whether there would be any impact on the electricity supply to the village or problems accessing the sub-station on site.

The agent clarified the low voltage wires would be protected during construction and they would work with National Grid during construction to ensure that no damage comes to the cables and effects the electricity supply.

The Anglian Water agreement was outside of the planning regime and a condition was not necessary.

Final Decision:

To authorise the Assistant Director – Planning 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.
- Details of proposed hedgerow protection during construction

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.

55. Application S25/1195

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.

Together with:

- No comments received from Grantham Town Council.
- No comments received from LCC Highways and SuDs.
- Comments received from SKDC Conservation Officer.
- Comments received from Historic England.

Following a site visit, Members were satisfied with the application and felt there was no negative impact on the character of the building or impact on the amenity of neighbouring residents due to the location of the siting of the equipment.

Final Decision:

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

56. 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

It was proposed, seconded and **AGREED** to **DEFER** the application to the next meeting of Planning Committee.

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

There were none.

58. Close of meeting

The Chairman closed the meeting at 17:42.



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

01476 406080

adam.murray@southkesteven.gov.uk

Corporate Priority:	Decision type:	Wards:
Growth	Regulatory	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 breached 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:

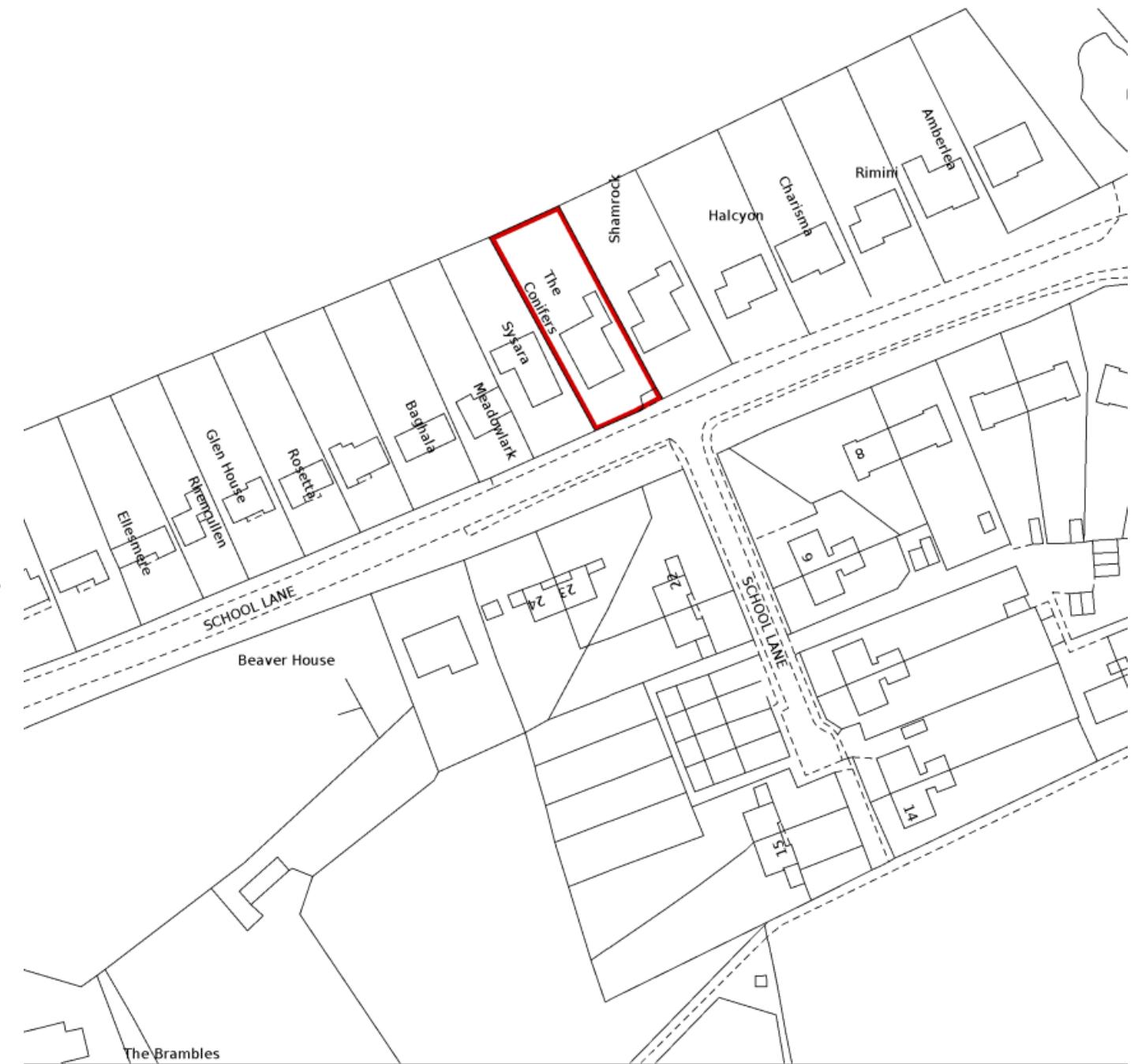
(1) It is the Local Planning Authority's assessment that there has been no material change in circumstances since the previous assessment of the application, such that removal of the condition has not been justified. As such, the proposed application would result in an unacceptable adverse impact on 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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Approved Plans and Elevations



Financial Implications reviewed by: Not applicable

Legal Implications reviewed by: Not applicable

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Planning Committee

27 November 2025

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
Applicant	Planning Insight
Application Type:	Hybrid Planning Application – part Full Planning Permission and part Outline Planning Permission (with matters reserved for appearance and landscaping)
Reason for Referral to Committee:	Major development which requires a Section 106 Agreement to secure financial contributions.
Key Issues:	<ul style="list-style-type: none">• Principle of Development• Meeting All Housing Needs• Design Quality• Heritage Impacts• Infrastructure for Growth
Technical Documents:	<ul style="list-style-type: none">• Design and Access Statement• Planning Statement• Heritage Impact Assessment• Heritage Appraisal• Construction Management Plan• Biodiversity Net Gain Assessment• Arboricultural Report and Impact Assessment• Tree Constraints Report• Affordable Housing Statement• Phase 2 Ground Investigation Report• Archaeological Desk Based Assessment• Archaeological Evaluation Report• Preliminary Ecological Impact Assessment• Landscape Visual Appraisal and Bat Surveys• Statement of Community Involvement• Sustainability Statement• Flood Risk Assessment and Drainage Strategy• Transport Statement• Viability Statement

- Townscape Visual Appraisal

Report Author

Miranda Beavers – Senior Development Management Planner

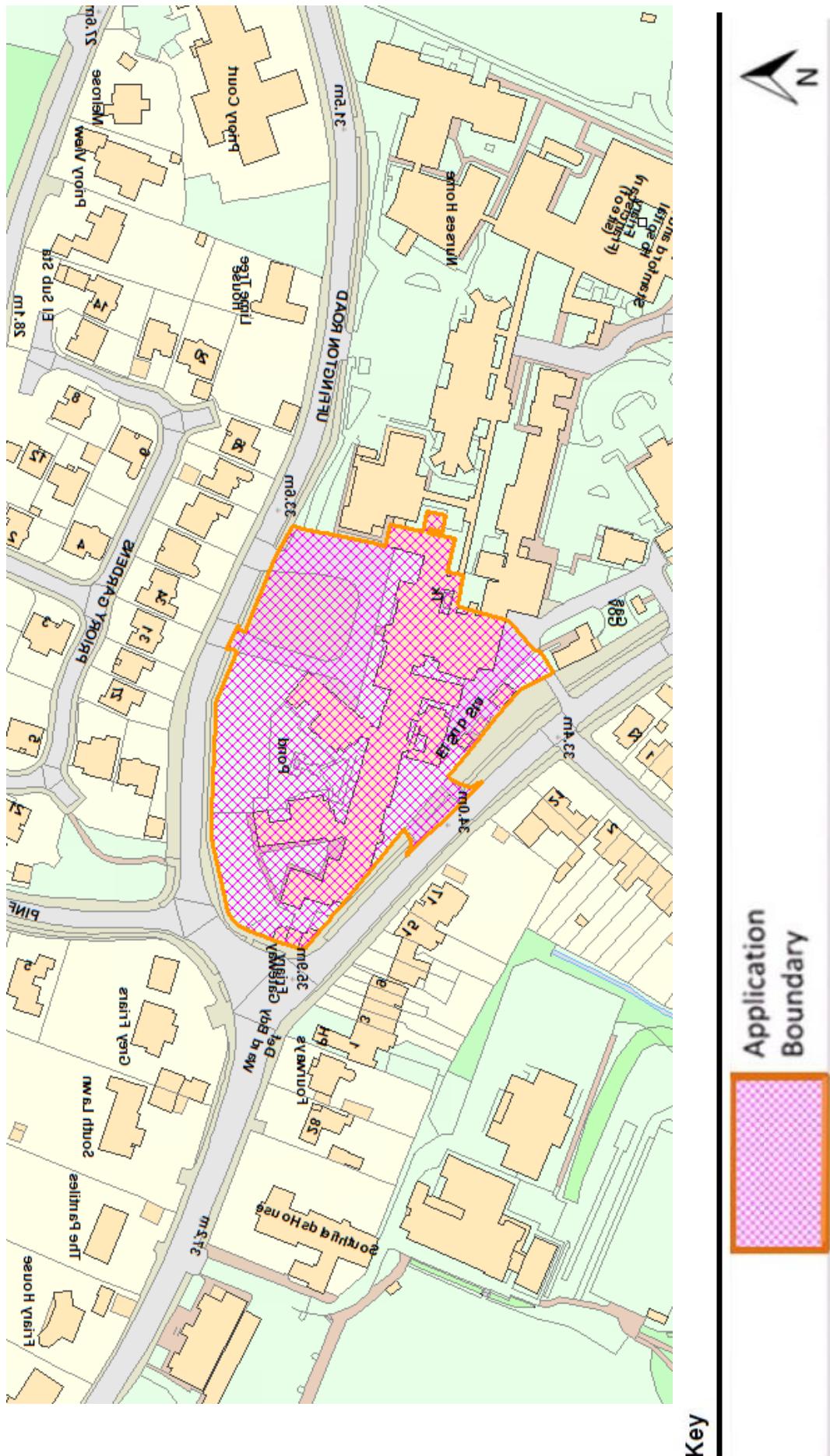
 01476 406080

 Miranda.beavers@southkesteven.gov.uk

Corporate Priority:	Decision type:	Wards:
Growth	Regulatory	Stamford St Mary's
Reviewed by:	Adam Murray – Principal Development Management Planner	19 November 2025

Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions and the completion of a Section 106 Agreement



1 Description of the site

- 1.1 The proposed development site comprises an area of approximately 0.87 hectares (2.16 acres) of irregular shaped land situated to the south of Ryhall Road and north of Uffington Road; to the east of Stamford Town Centre. The site currently forms the western, disused part of the Stamford and Rutland Hospital campus, and includes the Grade II Listed General Infirmary building, adjacent Casualty building and the more recent ward buildings to the west, as well as the Gatehouse at the junction of Ryhall Road and Uffington Road.
- 1.2 The site is bound to the north and west by Ryhall Road (A6121), beyond which lies residential properties fronting onto Ryhall Road and Melbourne Road; as well as the grounds of Stamford College and the Stamford Endowed School; to the south by Uffington Road, with the rear gardens of residential properties fronting Priory Gardens opposite; and to the east by the remainder of the Stamford and Rutland Hospital.
- 1.3 The site benefits from clearly defined boundaries to the north, east and south which are marked by a stone capped wall, and includes Whitefriars Gate (Scheduled Ancient Monument), which was a former gateway to the original Friary on the site.
- 1.4 The proposed development site falls within Character Area 2 (East Stamford) of the Stamford Character Study and Design Guide 2019, which identifies the following key characteristics of the existing urban form within the area:
 - The area has a loose grain development pattern.
 - Traditional limestone walls can be found along the boundaries of the Burghley Estate and the grounds of the Stamford and Rutland Hospital.
 - The hospital is composed of a number of buildings with brick, buff stone, and lime rendering and ashlar stone dressing employed.
 - Large number of mature street trees within the verges along the A6121 and hedgerows and trees along Uffington Road contribute to the verdant character on entering the town.
- 1.4.1 As referenced above, the site contains the Grade II Listed General Infirmary, and the Whitefriars Gate (Scheduled Ancient Monument), and the site is also located immediately adjacent to the eastern boundary of the Stamford Conservation Area, which extends along the northern boundary of the site and includes the Friary Gatehouse. The site is not subject to any other planning policy constraints.

2 Description of the proposal

- 2.1 The current application has been submitted as a hybrid planning application which seeks Full Planning Permission for the conversion of the infirmary and casualty ward buildings together with associated demolition and external alterations to form 11 no. dwellings (Use Class C3), and Outline planning permission for the erection of 16 no. residential dwellings (Use Class C3). External appearance of the new build element and landscaping of the site are reserved matters to be assessed at a later date. However site access, scale and layout are being considered as part of this application.
- 2.2 An application for Listed Building Consent (S25/1083) accompanies this application which relates to the parts of the existing buildings that are heritage assets (grade II listed).

2.3 The proposals have been accompanied by a range of technical reports including Heritage Impact Assessment, 3D Massing Views (Illustrative Scale and Massing of New Building), Archaeological Desk Based Assessment, Construction Management Plan – Demolition Strategy, Ecological Impact Assessment, Transport Statement and Drainage Strategy. The submission also includes the following plans: Proposed Site Layout Plan, Proposed Elevations and Floor Plans (existing infirmary and casualty buildings).

2.4 The development would consist of the following:

Full Planning Permission is sought for the proposed conversion of existing buildings comprising:

- The grade II listed existing infirmary building would be retained and converted and restored to form 10no. residential apartments (8 x 2-bed and 2 x 1-bed), modern additions would be demolished.
- The existing grade II listed casualty ward building would be converted and restored to 1no. residential dwelling (3-bed unit)
- The remaining site buildings, principally the Exeter, Ancaster and Greenwood wards, and small secondary additions to the rear of the infirmary and elements attached to the casualty ward would be removed.
- The development would be served via two existing access points from Ryhall Road. An access point on Uffington Road would provide an ingress point for residents only.
- Three parking areas are proposed throughout the site.

2.5 Outline Planning Permission is sought for the:

Erection of 16no. new-build residential units; comprising 6no. 3-bed units and 10no. 4-bed units.

2.6 Details to be considered as part of this application include:

Layout of New Building

It is proposed (Drawing No.2140 04) that the new dwellings would be sited within the area to the west of the Infirmary building (in the area of the demolished 1929 structures), and to the south of the site, adjacent to the existing green space, which would be retained.

The layout proposes 4no.blocks in total, comprising 2no. smaller blocks aligned in-between the existing Infirmary and Casualty buildings, and the 2no. larger blocks to the south.

Car parking spaces would be provided for the new build development in a courtyard parking area between blocks and to the north of the site.

An area of green space would be retained to the south of the Infirmary building.

Scale.

Although the final design details of the residential blocks are not being considered at this stage, the scale of the proposed development has been illustrated in Proposed Site Sections (Drawing No.2140 05) and Indicative 3D massing views.

It is proposed that no part of the development would exceed the height of the existing Infirmary building.

Vehicular/Pedestrian Access

The new build development would be served via two existing access points from Ryhall Road to provide an in-out access arrangement.

A one-way access point on Uffington Road would provide an ingress point for residents only.

Pedestrian access would be via the existing Whitefriars Gate (Scheduled Ancient Monument)

3 Relevant History

3.1.1 The proposed development site has not been subject to any relevant previous planning application history.

4 Policy Considerations

4.1 South Kesteven Local Plan 2011-2036 (Adopted January 2024)

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 EN1 – Landscape Character

Policy EN2 – Protecting Biodiversity and Geodiversity

Policy EN4 – Pollution Control

Policy EN5 – Water Environment and Flood Risk Management

Policy EN6 – The Historic Environment

Policy DE1 – Promoting Good Quality Design

Policy SB1 – Sustainable Buildings

Policy OS1 – Open Space

Policy ID1 – Infrastructure for Growth

Policy ID2 – Transport and Strategic Transport Infrastructure

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

4.3 Stamford Neighbourhood Plan 2016-2036 (Made July 2022)

4.4 National Planning Policy Framework (NPPF) (Published December 2024)

Section 2 – Achieving sustainable development.

Section 4 – Decision-making

Section 5 – Delivering a sufficient supply of homes

Section 8 – Promoting healthy and safe communities

Section 9 – Promoting sustainable transport

Section 11 – Making effective use of land

Section 12 – Achieving well-designed and beautiful places

Section 14 – Meeting the challenge of climate change, flooding and coastal change

Section 15 – Conserving and enhancing the natural environment

5 Representations received

5.1 Anglian Water

5.1.1 Used Water Network Anglian Water objects to any connection into our foul network from the proposed development, due to capacity constraints and pollution risk. In order to overcome our objection we require that the applicant consults Anglian Water in the form of a Pre-Development enquiry (PPE) in order to define a Sustainable Point of Connection (SPOC). This will avoid the constrained network which could cause pollution and flood risk downstream.

5.1.2 However, if the LPA are minded to approve the application, despite our objection and risk of pollution, we recommend a condition is applied.

5.1.3 Surface Water Disposal Anglian Water objects to any surface water connection including overflow storm events surface water connections into our designated foul sewers. The applicant will need to clarify why a surface water connection into Anglian Water network is required for storm events. It is important to note that a connection of surface water to a designated foul sewer will impose a high risk of flooding and pollution from the receiving network and compromise the ability of assets to operate within statutory enforced permitted limits. The purpose of the planning system is to achieve sustainable development. This includes the most sustainable approach to surface water disposal in accordance with the surface water hierarchy.

5.2 Stamford Town Council

5.2.1 We are fully supportive of this application – the site has laid empty for a number of years and the applicant has demonstrated that they will respect the heritage of the main hospital.

5.3 Environment Agency

5.3.1 Whilst we have no objections to this application, we would like to draw the applicant's attention to the following informative comments regarding waste disposal.

5.3.2 Movement of waste off-site – Duty of Care & Carriers, Brokers and Dealers Regulations During the demolition process, waste is likely to be produced. The Environmental Protection (Duty of Care) Regulations 1991 for dealing with waste materials are applicable to any off-site movements of wastes.

5.4 Heritage Lincolnshire

5.4.1 A Heritage Impact Assessment submitted with the application contains an assessment of the impact of the proposals upon the setting of the Scheduled Monument and Listed buildings and on buried archaeological remains.

5.4.2 It is clear, from earlier investigations, that significant archaeological remains including a number of burials, are present at the site, although the condition, character, date and extent of those remains across the site has not been established. Therefore, a programme of archaeological evaluation is required to inform an appropriate archaeological strategy to mitigate the impact of the development.

5.4.3 Archaeological evaluation through trial trenching targeting the area of proposed development is recommended. The trial trenching should take into account ground impacts from drainage, landscaping, access and services, based on the submitted

layout and associated plans. The trial trenching can be undertaken following demolition of the standing buildings to ground or slab level. A phase of mitigation should follow the trial trenching and should be based on the results of the trial trenching. The final report on the trial trenching should be available in order for accurate decisions to be made on the nature of the mitigation. Appropriate recording of the standing buildings should be undertaken prior to demolition.

5.5 **Historic England**

5.5.1 The archaeological potential on site and the aesthetics of any new built form are settings considerations in relation to the scheduled monument and listed building. We recommend that the LPA is confident that the approach to new buildings on site is archaeologically informed, as outlined in the Prospect report, and that through robust conditions for reserved matters, any archaeological impacts can be assessed. We recommend that archaeological work is required by condition to inform the appropriate design of the proposed new buildings, including layout, form, massing, and detail. Footing and servicing details for proposed new buildings should be informed by archaeological investigation, in particular regarding monastic buildings and human remains. We also refer you to the archaeological expertise of your Conservation Officer and Archaeological Advisor.

5.6 **Lincolnshire County Council (Education)**

5.6.1 The level of contribution sought in this case is in line with the below table:-

Type	Children produced by scheme	Sufficient places available 2028/29 (Y/N/Partial)	Places to be mitigated	Contribution sought
Primary	9	Y	0	£0
Secondary	6	N	6	£163,508.04
Sixth form	2	N	2	£54,502.68
			Total	£218,010.72

5.7 **Lincolnshire County Council (Highways and SuDS)**

5.7.1 Site Layout:

It is proposed that a in and out access will be formed on Ryhall Road, this will serve the residents of the development and any servicing vehicles. This will be in the general location of the current access points, however, they will be improved to take the increased vehicle numbers. The direction of these accesses has been designed in such a way that it should not lead to any traffic obstructing the crossing point. One of the current southern access points will be retained for resident use only, and the other will be closed off, in which the Highway Authority have requested a condition to fully stop up this access. This development will not be using the old access off Ryhall Road to the North Corner of the site, as such, the Highway Authority are requesting a further condition to fully close this access off too.

5.7.2 Highway safety:

The accesses have suitable visibility; it is proposed to upgrade the two accesses onto Ryhall Road to include tactile crossing points and the Highway Authority have requested that the disused accesses be closed up to improve access for pedestrians of all abilities. The access points have been designed in which a way that they will reduce the need for any vehicles to stop and obstruct the pedestrian crossing on Ryhall

Road, taking this all into account the proposals are not seen to have an unacceptable impact on the public highway safety.

5.7.3 Flood Risk and Drainage

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to Drainage on all Major Applications. This application it is proposed that surface water will be captured through a variety of techniques, primarily through permeable paving and French drains, before it is stored in underground attenuation crates and infiltrated into the ground. Therefore, the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site. The Lead Local Flood Authority has requested a drainage condition to ensure a working drainage strategy can be achieved; however, it is expected that the proposed is very likely to be suitable.

5.8 **Lincolnshire Fire & Rescue Service**

5.8.1 No comments received.

5.9 **Lincolnshire Wildlife Trust**

5.9.1 We support the recommendations put forward in the Preliminary Ecological Appraisal and are satisfied that no adverse effects to wildlife will be inflicted if these are followed.

5.10 **National Highways**

5.10.1 National Highways has reviewed the documentation provided in support of application reference S25/1082. Due to the small-scale of the development and the distance from the SRN, we have concluded that the proposal is unlikely to have a severe impact on the SRN and so we have no objection to this application.

5.11 **Natural England**

5.11.1 No comments received.

5.12 **NHS Lincolnshire Integrated Care Board**

5.12.1 The contribution requested for the development is £24,698.52 (£914.76 x 27 dwellings)

5.13 **SKDC Conservation Officer**

5.13.1 **Demolition and Development:** The agent submitted a series of photomontages, illustrating the position and scale of the proposed dwellings. This provided a better understanding of the proposed dwellings in relation to the existing and to be retained historic structures.

5.13.2 The viewpoints from Ryhall Road illustrate the 1.5 storey block of Units 2-4 and 5-7. Their massing appears to be appropriate.

5.13.3 In regard to Units 12-17, the photomontages present them as uniform terrace dwellings with their gable ends facing towards the infirmary. The illustration indicates that this block of dwellings will be level with the adjacent infirmary. This has the potential to dominate the adjacent designated heritage asset and streetscape, which could negatively impact upon the setting of the heritage assets and the conservation area. Given their position within the site, their material will be a crucial factor to ensure that there would be minimal impact upon the setting of the designated heritage assets and

the garden fronting the terrace and infirmary, however it is acknowledged that these details are not yet part of this application.

- 5.13.4 Glimpses of Units 8-11 can be noted when approaching from the west; this block of dwellings appears to be level with the gate. A very minor reduction in the ridge height would make the building visually subservient to the adjacent listed buildings. It is noted that the design of the slightly lower projecting gables shown in the photomontages aids in making these structures appear less bulky than the terrace of Units 12-17. Overall, the photomontages provided a good insight into the proposed scales. Units 2-7 do not raise any concern in their potential scale, albeit this is dependent on their final design and materials.
- 5.13.5 There are slight concerns regarding the height of Units 8-17. This however could be mitigated with minor adjustments in the design and height of the buildings. This currently has the potential to result in a less than substantial level of harm to the setting of the designated heritage assets, however this can be mitigated through changes to the design.
- 5.13.6 It should be acknowledged that the final position of the buildings would likely be dependent on the results of the archaeological interventions, which have the potential to reveal remnants of the monastery once set on this site.

5.13.7 **Infirmary Building:**

The proposed demolition works would affect structures dating from between 1900-1929, as well as the late 20th century. This would bring the infirmary back into the focus of the site, by removing slightly inappropriate later extensions. While extensive works are required for the conversion of the interior of the infirmary, it has been noted during the site visit that the majority of these works would be affecting mid to late 20th century alterations. While some historic fabric would be affected, it is acknowledged that the applicant is striving to keep this to a minimum, and re-use historic fabric where possible, such as the repositioning of fire surrounds. A full Building Recording (to a 2/3 Level at minimum) of the building should be undertaken prior to the proposed alterations.

- 5.13.8 **Exterior:** The works proposed to the exterior of the building are predominantly comprising restoration works, and minor alterations such as blocking windows/doors or changing their size, a focus for which is to the sides and rear of the building. It is also proposed to install a 1.8m high railing upon the dwarf wall fronting the building. These works proposed are considered to be beneficial to the building. Care should be taken that any stone works repairs or alterations are matching the existing masonry. Lime mortar should be utilised for any pointing. Detailed drawings for any joinery proposed should be provided, e.g. windows and doors. These should be of timber, although metal windows could be considered acceptable where they match the existing metal windows. It is noted that existing windows of historic significance, such as the timber and metal windows, are proposed to be restored, and secondary glazing is proposed to be installed. The secondary glazing should be appropriately scaled to the existing fenestration, to not interfere with the external appearance of the building. Any areas abutted by the structures to be demolished should be made good with appropriate matching masonry and mortar, and a record produced for any features uncovered during the demolition works.

5.13.9 Based on the requirements noted, works proposed are therefore considered to be acceptable.

5.13.10 **Basement:** The basement is well maintained, with a fairly expansive amount of rooms with vaulted ceilings, and small windows providing light. The works proposed to the basement are very minor, comprising only of the blocking off some existing doorways to provide a store area for all proposed flats. The use of tanking or other means of invasive damp proofing should be avoided to maintain the breathability of the exposed masonry. The use of lime-render may be considered appropriate if required. There are no concerns regarding the works proposed.

5.13.11 **Ground Floor:** The ground floor is proposed to be separated into four separate units (Units 1, 2, 5 and 6), all of which are two-bed units. A series of walls are proposed to be removed. Most of these are of modern origin. A number of doorways are also being proposed to be blocked off or altered. These works, while partially affecting historic fabric, would overall be considered a minor loss of historic fabric. These alterations are therefore considered to be acceptable. An elevator is proposed to be installed within the entrance hall. This would slightly interrupt the symmetry of the staircase, which is framed by four centred arches, matching the front doorway design. It is however noted that the staircase itself would remain unaffected, beyond changes to the landing at first floor level. A high quality design for the elevator should be chosen, to minimise visual impact upon the entrance hall.

5.13.12 The modern lowered ceilings are proposed to be removed. A record should be provided if any historic features are being discovered during the course of these works. It is noted as mitigating factors that the currently boarded off windows are to be re-opened and restored. Unsuitable uPVC windows are to be replaced with timber windows. Historically valuable fireplaces are to be retained or reused within the structure. Built-in cupboards of historic origin are also proposed to be retained. Any doors of historic value should also be retained or reused where possible.

5.13.13 **First and Second Floor:** The works proposed to the first floor are of similar character as on the ground floor. In total, six units are to be created, four of which are 2-bed units, two are to be 1-bed units. One unit is set across the first and second floor. A number of internal walls are proposed to be removed and new partitions are proposed. A number of doorways are also being proposed to be blocked off or altered. These works, while partially affecting historic fabric, would overall be considered a minor loss of historic fabric. The modern lowered ceilings are proposed to be removed. This will have no impact on historic fabric.

5.13.14 A record should be provided if any historic features are discovered during the course of these works. Decorative features such as coving, picture or dado rails should be retained. Any doorways to be moved or altered should retain their historic architraves where existing. Consideration and justification for the moving of a doorway and architraves should be provided; where architraves are kept in situ, details should be provided on how this is incorporated as a feature into the design of the room. It is noted that some rooms retain historic timber flooring, this should be retained. Restoration of the timber flooring would be a positive improvement. These alterations are therefore considered to be acceptable, based on the implementation of the conditions noted.

5.13.15 **Casualty Building**

5.13.16 The Casualty Building is a small structure currently interconnected with the infirmary by the 1929 structure. Once these are demolished, the building is to remain detached, as a single dwelling. Any areas abutted by the structures to be demolished should be made good, and a record produced for any features uncovered during the demolition works. The building is considered curtilage listed. The building retains a Collyweston tile roof, which is proposed to be retained. New dormers and conservation roof lights are proposed to be installed, and the existing large dormer on the north elevation is to be retained. The new dormers and rooflights are to be set lower along the east, west and south roof pitches, which would reduce the visual interruption to the roofscape.

5.13.17 All later extensions to the building, with the exception of the small hallway and utility area to the north of the building, are proposed to be demolished, restoring the historic appearance of the building.

5.13.18 A new floor is proposed to be installed, creating a first floor, which is to create three bedrooms, an ensuite and a bathroom. This would intrinsically change the internal layout of the building. It is, however, appreciated that the building would otherwise be of limited available space. A full Building Recording (to a 2/3 Level at minimum) of the building should be undertaken prior to the proposed alterations. Joinery details of all new windows, dormers, skylights, doors and the staircase should be provided.

5.13.19 Based on the conditions recommended above, the proposed works are considered to be acceptable.

5.14 SKDC Environmental Protection Officer

5.14.1 No objection subject to conditions.

5.15 The Georgian Group

5.15.1 Proposed Works of Demolition: The proposed works of demolition relate to buildings which date from beyond our statutory date remit and therefore the Group wishes to defer to the Victorian and Twentieth Century Societies over their future.

5.15.2 The Proposed Housing Development: The Georgian Group's main concern relates to the design of the proposed new housing units being allowed to be considered as a reserved matter. Given the highly sensitive location of the proposed development site, and in particular it's close proximity to both a scheduled ancient monument and the grade II listed 1820s infirmary building, the proposed design, facing materials, scale and massing of the proposed new units are likely to have major impact on their setting and significance. The design, scale, facing materials and massing of the proposed housing development may also have a considerable impact on important identified views within the Conservation Area towards the scheduled Whitefriars Gate from St Paul's Road and the head of Uffington Road, and the setting of historic Conservation Area buildings on the northern side of Ryhall Road.

5.15.3 In order to achieve a scheme which preserves and enhances the setting of these heritage assets it may prove necessary to adjust the proposed layout of the site when the scale and massing of the proposed individual new housing units is considered. We would therefore strongly recommend that the design, scale and massing of the individual units should be assessed in conjunction with that of the overall proposed site layout. Without this we would suggest that it would be difficult for your authority to meet the obligations set out by the Secretary of State within NPPF 212 and 219 in particular.

5.15.4 The proposed site layout would to some extent reinstate the line of the early nineteenth century former drive which led from the gate house to the late 1820s infirmary building, albeit as an access road. We would urge your authority to consider, however, whether more could be made of this route to give it by careful planting and minor changes to its design more of the character of the lost original (see historic photograph on page 11 of the Heritage Appraisal). If this could be achieved it would represent a major heritage gain within the proposed redevelopment, and an asset to the new community which will be created on the site.

5.15.5 Whilst the Group has no objection in principle to the proposed development, we have grave concerns about allowing the design of the proposed new housing units to be considered as a reserved matter. Unless all design issues which affect the setting and thus significance of the designated heritage assets which either occupy or adjoin the site are considered simultaneously, there is a serious risk of lasting harm being caused (however inadvertently) to their significance. The Georgian Group would be grateful to be kept informed of any amendments to these proposals or additional information which may be provided.

5.16 **Stamford Local History Society**

5.16.1 Our recommendations are that whilst we support the principle of the proposed development, the current application be refused on the following grounds:

1. Given the national significance of the site and the risk of destruction of important archaeological remains. In the Society's view, the analysis of the archaeological remains by the applicants are inadequate and their proposals do not provide sufficient protection or detail of the scheme of archaeological excavation required.
2. The application does not include an application for Scheduled Monument Consent for the works to the Scheduled Gate House, which forms an integral part of the site and should be included in any application, in order to protect its future. (see paragraph 7.2.2 c) of the HIA) and reference to Historic England's At Risk Register above).
3. The proposed development of new buildings on the site affects the setting of a Grade II Listed Building and a Scheduled Monument and it is appropriate to require a full application
4. In our view the proposed application does not comply with the requirements of the NPPF. However, we would ask the planning authority to encourage the developers to submit a re-application for the currently proposed work required to convert the Infirmary Building and the Casualty Ward Building, and for the demolition of the remaining buildings (except the Gate House) which we urge the Planning Committee to grant as soon as a revised application is submitted.

This course of action would enable the Developer to proceed with the conversion of the Infirmary Building and The Casualty Ward. It would also enable the developer to submit an application for Scheduled Monument Consent setting out how they intend to repair, restore and preserve the Gate House which we consider integral to the whole development. It would also enable a detailed excavation strategy plan for an archaeological dig on the areas of the site which would now be available to be prepared and approved by the planning authority as part of a re-application for a detailed consent for the new build development proposed for the site.

5.17 Stamford Civic Society

5.17.1 The Stamford Civic Society formally objects to the current planning application. Had the application related solely to the Gandy building, we would have supported it. The proposed scheme in that regard appears sensitive, eliminates unsightly 20th-century additions, and promises to deliver a high-quality restoration of this historically significant structure. However, the inclusion of proposals for 17 new residential properties-presented only in outline form-raises significant concerns, particularly due to the sensitivity of the site in question. The historical and archaeological importance of this area is well established. It constitutes one of the most critical yet largely unexplored archaeological locations within Stamford. The gateway remains the only surviving architectural feature from the mendicant friars' presence in the mid-13th century. Behind it lies the former friary site, much of which is beneath the Gandy building, alongside a potentially extensive burial ground, cloisters, and associated monastic structures extending to the south and west-precisely where the new residential development is proposed. Evidence from limited excavations already undertaken, notably in "Trench 5," strongly suggests a high likelihood of further significant archaeological remains beneath the proposed development area. It is wholly inappropriate to defer archaeological investigations to a post-approval condition. The findings could render the proposed development impractical or entirely unfeasible. The construction works necessary for the new houses, including foundations, service trenches, and infrastructure, would likely cause extensive disruption to any underlying archaeological remains.

5.17.2 The Society firmly contends that comprehensive archaeological assessments must be completed prior to any determination of the site's suitability for development. Only with a full understanding of the archaeological context can an informed and responsible planning decision be made. We therefore recommend that either:

5.17.3 1. The proposal be revised to exclude the new-build housing, allowing the Gandy building restoration (and demolition of later hospital additions) to proceed independently; or

5.17.4 2. The entire application be withdrawn, allowing a more considered and phased approach, beginning with thorough archaeological investigation before any new development proposals are brought forward. The applicant must be made explicitly aware of the site's exceptional archaeological significance. Proper investigation, documentation, and preservation may require considerable time and resources, and could necessitate substantial amendments to the current development concept. Moreover, the proposed density of 17 dwellings on such a constrained and sensitive site, appears excessive. While the Society supports appropriate and respectful redevelopment in principle, due process must be followed. Archaeological work should precede design, ensuring that future proposals are informed, context-sensitive, and feasible. The outline nature of the application provides no substantive details regarding the design of the proposed housing. Such information is critical, given the need to preserve the setting of adjacent historic structures, particularly the gatehouse, and to avoid visual and spatial overdevelopment. The site layout currently suggested, points to excessive infill that compromises the open character that currently allows the Gandy and former fever ward buildings to maintain their architectural prominence and integrity. In conclusion, this application in its current form is premature, inadequately informed, and risks irrevocable harm to a site of

outstanding archaeological and historic value. We urge the planning authority to reject or defer the application until the necessary preliminary work has been completed

5.18 The Victorian Society

5.18.1 The Proposed Redevelopment:

The hospital lies on the very edge of the Stamford Conservation Area, which is noted for its Mediaeval buildings, but more pertinently, its 'elegant examples' of C19th architecture (Stamford Conservation Area Appraisal, 2011). Any change to this highly sensitive and characterful setting will undoubtedly have an impact on the wider context of the hospital (a listed building) and the conservation area. The proposed design is mostly unsympathetic to the historic setting of the hospital. The massing of the blocks is large and overbears on the historic buildings it would share a space with. The floorplan of the proposed does go some way to reinstating the early C19th planform of the site but negates the late C19th and C20th story of the hospital. The Society recommend a scheme that would reflect this history, architecture and wider site. The material palette for the proposed redevelopment is also not as sympathetic as it otherwise could be and would have an impact on views to (and from) the conservation area. It also would struggle to enter a sustained dialogue with the historic fabric of the remaining buildings, impacting the setting and significance of the listed building.

5.19 The Demolition:

The Society is less concerned by the principle of the proposed demolition, as this appears to be confined primarily to historic fabric of the 1920s and later. This lies outside of the Society's remit, but we always argue for a considered and careful approach to demolition of any listed building in order to preserve as much historic fabric as possible. The National Planning Policy Framework is very clear that demolition (i.e. harm) of any part of a listed building should be wholly exceptional (2024, paras. 212-215).

5.20 The Society strongly urges your Authority to request further information on this application, and to consider it and its impacts very carefully. I would be grateful if you could inform the Victorian Society of your decision in due course.

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 letters of representation have been received from 2 interested parties; of which 1 has raised formal objections, and 1 has remained neutral. The material considerations raised within the representations can be summarised as follows:

(1) Principle of Development

- Objection to the development of greenfield land.

(2) Access and Highways Impacts

- The existing road network cannot accommodate any increase in traffic, and so there will be an unacceptable impact on highways safety.

(3) Climate Change

- All dwellings should be required to include solar panels, EV charging points and state of the art heating systems.

(4) Infrastructure for Growth

- Insufficient public transport infrastructure to accommodate the development.
- Insufficient health care capacity to accommodate the development.
- Insufficient education capacity to accommodate the development.

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.

7.2 In this case, the Development Plan comprises of the following documents:

- South Kesteven Local Plan 2011-2036 (Adopted January 2020); and
- Stamford Neighbourhood Plan 2016-2036 (Made July 2022)

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

7.4 The policies and provisions of the National Planning Policy Framework (NPPF) (“the Framework”) (Published December 2024) are also a relevant material consideration in the determination of planning applications.

7.5 It is also appreciated that the Local Planning Authority are also in the process of conducting a Local Plan Review. The Regulation 18 consultation on the draft Plan was carried out between February and April 2024. A further regulation 18 consultation on the proposed housing and mixed use allocations was carried out between July and August 2025. At this stage, the policies contained within the draft Plan Review can be attributed very little weight in the determination of planning applications. However, the updated evidence base which accompanies the ongoing Plan Review is a material consideration and must be taken into account in the determination of planning applications.

7.6 Furthermore, as of March 2025, South Kesteven District Council are presently unable to demonstrate a 5-year housing land supply and as a result, the policies most important for determining the application are deemed to be out-of-date by virtue of footnote 8 and Paragraph 11 of the National Planning Policy Framework. In these circumstances, Paragraph 11(d) requires that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework when taken as a whole; or where specific policies in the Framework indicate that development be restricted.

7.7 Principle of Development

7.7.1 It is appreciated that the site currently comprises part of the Stamford and Rutland Hospital site, therefore, falls to be developed as a redevelopment opportunity. Similarly, redevelopment of the site would not extend the pattern of development beyond the existing limits of the town. As such, the proposed redevelopment of the

site would be in accordance with the overall principles of Policy SP3, and would be in accordance with the overarching spatial strategy for the District. With regards to the remaining criteria, these material considerations fall to be assessed against the relevant design considerations outlined below.

7.7.2 Notwithstanding the above, given that the existing buildings on site form part of the Stamford and Rutland Hospital, the proposed redevelopment would also fall to be assessed against Policy SP6 (Community Services and Facilities) of the Local Plan. This policy states that “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 uses.

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 and secure such re-use; and
- (d) The potential impact close may have on the area and its community, with regard to public use and support for both the existing and proposed use.

7.7.3 In connection with the above, the applicants have addressed each of the above criterion and have provided supporting information in evidence:

7.7.4 The Planning Statement indicates that the existing buildings are vacant and are no longer required for health purposes. It is stated that the Infirmary building has been unused for 5 years, and the remaining buildings even for longer. The facilities lost have been replaced elsewhere within the overall hospital campus and works are ongoing to extend and upgrade facilities on the remaining campus; this is evidenced by the ongoing construction of the new state-of-the-art Day Treatment Centre.

7.7.5 The design, layout and condition of the buildings have rendered them unsuitable for adaptation to meet the requirements and standards of a modern health care facility. The hospital continues to operate on the eastern part of the overall site, where facilities are being expanded and upgraded (Planning Reference No. S24/0244 -Erection of new building to accommodate clinical accommodation, approved 5 August 2024).

7.7.6 The application is supported by marketing evidence from JLL/NHS which demonstrates that the NHS attempted to attract buyers of the site who would use the land for a health service (retirement home or medical centre) over a 4-year period (from 2020 onwards).

7.7.7 JLL state that “The prolonged effects of the Covid-19 pandemic, coupled with challenging ground conditions and significant archaeological risks, rendered the site financially unfeasible for redevelopment into a care home. After extensive efforts to overcome these obstacles, the potential care home developer reluctantly withdrew their offer in November 2021. Following this, JLL remarkedeted the site and in 2022, 10no. bids were received from a mix of care home developments, retirement living and residential developers. In January 2023 a preferred bidder was selected, a developer

that intended to develop the site as a care home. During contractual negotiations the selected bidder withdrew due to development funding and archaeology. The Trust initially demonstrated a strong preference for a quasi-medical usage of the property, aligning with use on the hospital site. This preference was reflected in the initial marketing efforts and the first two sales attempts. However, after these two abortive sales processes, it became evident that there was limited market interest in maintaining the property for quasi-medical purposes. Recognising the changing market dynamics and the need to maximise the asset's value, the Trust made a strategic decision to widen the scope of potential uses, this expanded scope included residential development as a viable option.

- 7.7.8 Following a period of internal review by the Trust, JLL were asked to engage with the under bidders between March 23 to August 23. Distinctive Development tabled an offer that included an overage and looked to acquire the entire site. The Heads of Terms were agreed in August 23 and the sale completed on 31st July 2024.”
- 7.7.9 It is stated by the Applicants that “the proceeds of the sale of the land have been reinvested into the retained hospital site for the benefit of residents of Stamford and Rutland”. Whilst there is no planning obligation which ensures that funds generated from the land sale are reinvested in the site, the NHS has a statutory duty to secure best value from the sale of any of its assets, which is then subsequently reinvested in the services it provides. This is evident through the ongoing investment in upgrading the quality of services provided at the Hospital campus. As such, whilst the site area of the campus is being reduced, the overall quality of provision available at the Hospital campus is being enhanced indirectly by the application scheme.
- 7.7.10 In summary, marketing failed to identify any viable demand for a quasi-medical use such as a care home or extra care facility. On the basis of the information submitted as part of the application, there is sufficient evidence to demonstrate that redevelopment of the site for a residential development would not be detrimental to the overall health provision within the area, and that there is no realistic prospect of the site being used for an alternative community business or facility.
- 7.7.11 It is the Officers assessment that the proposed development would meet the requirements set out within the SKLP and the proposal would be in accordance with Policy SP6.

7.8 Meeting All Housing Needs

- 7.8.1 Policy H2 (Affordable Housing Contributions) seeks to meet the needs for affordable housing within the District by requiring all major residential development proposals to provide affordable housing. The policy requires development proposals to provide 30% of the scheme's total capacity as affordable housing. Therefore, the proposed development would be required to provide 8(no) affordable housing units (based on the revised scheme of 27 dwellings).
- 7.8.2 However, it is appreciated that the National Planning Policy Framework and Planning Practice Guidance are a material consideration; these documents seek to support the re-use of brownfield land, and in particular, where vacant buildings are being re-used or re-development, any affordable housing contribution should be reduced by a proportionate amount – “vacant building credit” (Paragraph 65 of the Framework).

7.8.3 The PPG (Paragraph 26) provides further guidance on the application of vacant building credit. It identifies that vacant building credit applies where the building has not been abandoned. Similarly, in considering how vacant building credit should apply to a development, it is appropriate for Local Planning Authorities to consider:

1. Whether the building has been made vacant for the sole purpose of redevelopment; or
2. Whether the building is covered by an extant or recently expired planning permissions for the same or substantially the same development.

7.8.4 In this case, based on the current evidence, the Local Planning Authority would accept that the proposed development site has not been abandoned as per the terms of previous case law, and similarly, the site is not considered to have been made vacant solely for the purposes of redevelopment. As such, it is acknowledged that vacant building credit would be applicable to the proposed development site. In calculating the appropriate credit to be applied to the development, the PPG sets out the following guidance:

Affordable Housing Units = Policy compliant Affordable Housing requirement – Vacant Building Credit.

where

Vacant Building Credit = Policy compliant Affordable Housing Requirement x (Existing Floorspace / Proposed Floorspace).

7.8.5 The applicant has provided an Affordable Housing Statement in which they set out that the affordable housing requirement (8.1 Units) is in accordance with the relevant planning policy, and assesses the application of Vacant Building Credit to determine the reduced affordable housing contribution arising from the reuse and redevelopment of existing floorspace. Following the application of VBC, the affordable housing requirement for the developments reduces from 8.1 units to 0 units:

The following table provides the information in order to carry out the VBC calculation.

Component	Floorspace (sqm)
<i>Existing</i>	
Infirmiry Building	1318.10
Wards	2810.97
Casualty Building	106.93
Total Existing Floorspace (EFS)	4236
<i>Proposed</i>	
Flats	1318.10
New Dwellings	2886.96
Casualty Building Dwelling	185.43
Total Proposed Floorspace (PFS)	4390.49

7.8.6 Similarly to the above, in terms of the mix of property types and sizes to be provided as part of the development, Local Plan Policy H4 (Meeting All Housing Needs) requires all major proposals for residential development to provide an appropriate type and size of dwellings to meet the needs of current and future households in the District.

7.8.7 In connection with the above, Policy 3 (Housing type and mix on new developments) of the Neighbourhood Plan seeks to ensure development proposals provide an appropriate mix of housing, including meeting the needs for 1-, 2-, and 3-bed

properties and supporting the needs of first-time buyers, young families, and accommodation for older people.

7.8.8 In this respect, the applicant has provided that the anticipated mix of dwelling/unit sizes would be:

1-bedroom units: 2

2-bedroom units: 8

3-bedroom units: 7

4-bedroom units: 10

TOTAL: 27

7.8.9 This mix would result in 63% of the proposed dwellings comprising a smaller unit accommodation (1, 2 or 3 bedroom). It is the Officers assessment that this mix is in accordance with the principles set out within the Policy 3 of the Neighbourhood Plan and as such represents an appropriate mix of housing.

7.9 Impact on Heritage Assets

7.9.1 As referenced above, the proposed works are affecting the grade II listed Stamford and Rutland General Infirmary (NHLE 1062264), which was built in 1826 to the design of JP Gandy, with extensions dating from 1879, and modern alterations. It is also set in the wider proximity of the Whitefriars Gate, a Scheduled Monument (NHLE 1005006), dating from the 14th century. The hospital was developed on the site of the former Greyfriars house, thus hold a high level of archaeological potential. The works are also set within 100 metres of the Stamford Conservation Area. The proposed works therefore have the potential to impact upon the significance and setting of these heritage assets, but especially the listed building.

7.9.2 The Planning (Listed Buildings and Conservation Areas) Act, 1990, requires special regard for listed buildings, therefore, consideration needs to be given to the potential impact of the proposed works on the significance of this listed building. As the site is located within 100 metres of the Stamford Conservation Area consideration also needs to be given to the contribution of this site to the significance of this conservation area. Under the Planning (Listed Buildings and Conservation Areas) Act, 1990, special attention should be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

7.9.3 Policy EN6 (The Historic Environment) is the primary development plan policy through which the Council exercises its statutory functions. This policy states 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, and proposals will be expected to take Conservation Area Appraisals into account, where these have been adopted by the Council. Development that is likely to cause harm to the significance of a heritage asset or its setting will only be granted planning permission where the public benefits of the proposal outweigh the potential harm.

7.9.4 Similarly, Policy 8 (The Historic Environment) of the Neighbourhood Plan identifies that development will be supported where it conserves or enhances the significance of designated and non-designated heritage assets and their setting, through high quality and sensitive design, taking into consideration appropriate scale, materials and siting

in relation to historic views identified within the Stamford Conservation Area Appraisals.

7.9.5 In relation to this, the Stamford Conservation Area Character Appraisal (Reviewed November 2011) identifies the following in respect of the key features of the 19th century part of the Conservation Area, including the western edge of the application site:

- The Conservation Area encompasses the medieval core and 19th century and 20th century housing developments along Rutland Terrace, Scotgate, Priory Road and the western end of Ryhall Road.
- There is a contrast in character between the various residential areas. Empingham Road and Ryhall Road are two of the principal entry routes into the town centre and are therefore affected by through traffic.
- Ryhall Road is a relatively wide and busy road with narrow grass verges and mature trees. The south side is occupied by the Stamford and Rutland Hospital, whilst the northern side is mainly residential. The buildings on the north side are set back from the footway. They comprise of mainly small scale stone built cottages with larger scale buildings towards the eastern boundary of the conservation area.
- The Whitefriars site was partially excavated in 1971 prior to redevelopment, several architectural fragments, a late 14th -15th century stone coffin lid and a well were discovered. There are a small number of unintelligible earthworks associated with the Friary in the gardens of Holwell, Friary House and The Pantiles. The late 14th century outer wall of the friary gatehouse forms the entrance to the Stamford and Rutland Hospital. It has been included on the English Heritage Buildings at Risk Register due to concerns over maintenance.

7.9.6 This application is for the demolition of a series of buildings and extension, redevelopment of the infirmary ward and adjacent Casualty Building, as well as the erection of 16 new build dwellings. Due to the historical significance of the site, the Councils Conservation Officer, Historic England, The National Amenities Societies and Stamford Civic Society were consulted as part of the application process:-

7.9.7 In the interest of clarity, the impact of the Full Planning Permission scheme and the Outline Planning Permission aspects of the scheme are discussed in turn:

7.9.8 **Full Planning Permission – Demolition Works:** The proposed demolition works would affect structures dating from between 1900-1929, as well as the late 20th century. It is the Conservation Officers view that the demolition works would bring the listed infirmary building back into the focus of the site, by removing the inappropriate later extensions. The Stamford Civic society also considers that the proposed demolition works appear sensitive and “eliminates unsightly 20-th century additions. The Georgian Group wish to defer the demolition works to the Victorian and Twentieth Century Societies. The Victorian Society is less concerned by the principle of the proposed demolition, as it appears to be primarily confined to the historic fabric of the 1920’s and later. Historic England referred the Officer to the expertise of the Councils Conservation Officer and Archaeological Advisors.

7.9.9 Although the proposed demolition works are overall supported by consultees and interested parties in that the demolition works would result in the removal of less attractive, later additions to the site. There was concern raised regarding the potential for impacts upon the archaeological heritage assets if the site is further developed. These concerns are addressed in the Impact on Archaeological Assets section below. It is the Officers assessment that the proposed demolition works are justified and would not result in harm to the existing heritage assets of the significance of the surrounding conservation area or SM and would be in accordance with Policy EN6 and Section 16 of the SKLP.

7.9.10 **Full Planning Permission - Conversion of Infirmary Building and Casualty Building into 11 Residential Units:** Extensive works would be required in order to convert the interior of the infirmary. There is an accompanying Listed Building Consent application which is being considered at the same time as this Hybrid (Application Reference S25/1083). The internal and external works that are required to facilitate the conversion of the buildings are assessed in full details within the assessment of the listed building application. Notwithstanding this, it is the Conservation Officers view that “the works proposed to the exterior of the building are predominantly comprising restoration works, and some minor alterations such as blocking windows/doors or changing their size. It is proposed to install a 1.8m high railing upon the dwarf wall fronting the building. These works are considered to be beneficial to the building.” Subject to the submission of some additional information (required by condition on the Listed Building Consent), the Conservation Officer considers that it is considered that the works are acceptable and would not harm the significance of the listed building. Historic England deferred the Officer to the expertise of the Councils Conservation Officer. The Stamford Civic Society considers that the conversion of the existing building “appears sensitive and promises to deliver a high-quality restoration of this historically significant structure.

7.9.11 On the basis of the above, it is Officer’s assessment that the application scheme to convert the existing Infirmary and Casualty building would result in an enhancement to the identified designated and non-designated heritage assets and therefore would accord with Policy EN6 and Section 66 of the Act 1990.

7.9.12 **Outline Planning Permission: New Building – Erection of 16 Units**

7.9.13 The proposal is, following demolition works, to erect 16no. new dwellings within the area of the demolished 1929 structures and to the south of the site, adjacent to the existing greenspace (which is to be retained). The existing structures, which have a variety of roof types are one storey high. The Outline application seeks approval of the access, layout and scale. However, the detailed external design (appearance) and landscaping are reserved for future consideration.

7.9.14 In respect of the Outline scheme, the applicant has provided a Proposed Site Sections plan (Drawing No.2140 05), which illustrates existing spot heights in relation to the existing Infirmary building next to indicative outlines demonstrating the proposed scale of the new build structure. The agent also submitted a series of photomontages, illustrating the position and scale of the proposed dwellings. This provided a better understanding of the proposed dwellings in relation to the existing and to be retained historic structures.

7.9.15 The Council's Conservation Officer has commented that "in principle, the proposed site layout of two blocks of three dwellings, a block of four dwellings, and one block of six dwellings would be considered acceptable. Following the submission of the photo montages she further commented "this provided a better understanding of the proposed dwellings in relation to the existing and to be retained historic structures.

7.9.16 The viewpoints from Ryhall Road illustrate the 1.5 storey block of Units 2-4 and 5-7. These appear to sit well within the streetscape. Albeit slightly higher than the adjacent Casualty Ward Building, its ratio of elevation to roof space is visually in keeping with the building. The viewpoint looking towards the Scheduled Monument gate also illustrates that these blocks would be visually subservient to the structure. Their massing appears to be appropriate.

7.9.17 In regard to Units 12-17, the photomontages present them as uniform terrace dwellings with their gable ends facing towards the infirmary. The illustration indicates that this block of dwellings will be level with the adjacent infirmary. This has the potential to domineer the adjacent designated heritage asset and streetscape, which could negatively impact upon the setting of the heritage assets and the conservation area. The block should sit at least slightly subservient to the infirmary, keeping the historic building as the focal point within the site, especially when approaching from Uffington Road. It would therefore be recommended to reduce the ridge height of this terrace, visually setting their ridgeline below the infirmary. Some variation in the ridge line may also lessen the domineering appearance of the terrace. On that basis, conditions are to be included on the outline planning permission which limit the height of the development to no higher than the retained Infirmary building.

7.9.18 Given their position within the site, their material will be a crucial factor to ensure that there would be minimal impact upon the setting of the designated heritage assets and the garden fronting the terrace and infirmary, however it is acknowledged that these details are not yet part of this application. These details can be appropriately considered as part of the future reserved matters application.

7.9.19 Glimpses of Units 8-11 can be noted when approaching from the west; this block of dwellings appears to be level with the gate. A very minor reduction in the ridge height would make the building visually subservient to the adjacent listed buildings. It is noted that the design of the slightly lower projecting gables shown in the photomontages aids in making these structures appear less bulky than the terrace of Units 12-17.

7.9.20 Overall, the photomontages provided a good insight into the proposed scales. Units 2-7 do not raise any concern in their potential scale, albeit this is dependent on their final design and materials. There are slight concerns regarding the height of Units 8-17. This however could be mitigated with minor adjustments in the design and height of the buildings. This currently has the potential to result in a less than substantial level of harm to the setting of the designated heritage assets, however this can be mitigated through changes to the design."

7.9.21 The Stamford Civic Society, Stamford Local History Society, Victorian Society and Georgian Group are all concerned that the design of the proposed new housing is being allowed to be considered as a reserved matter. The Victorian Society states that "given the highly sensitive location of the proposed development site, and in particular its close proximity to both a scheduled ancient monument and the grade ii listed 1820's infirmary building, the proposed design, facing materials, scale and

massing of the proposed new units are likely to have a major impact on their setting and significance." Simiarly, the Civic Society say that "the outline nature of the application provides no substantive details regarding the design of the proposed housing. Such information is critical, given the need to preserve the setting of adjacent historic structures, particularly the gatehouse, and to avoid visual and spatial overdevelopment. The site layout currently suggested, points to excessive infill that compromises the open character that currently allows the Gandy and former fever ward buildings to maintain their architectural prominence and integrity."

7.9.22 It is the Officer assessment that the broad layout of the proposed new buildings has been provided for consideration as well as the overall scale proposed development, which allows the height and massing of the development to be limited and controlled by way of an appropriately worded planning condition. Whilst it is accepted that the Civic Society and The National Amenities Societies have concerns, Historic England have deferred the assessments of the proposal to the expertise of the Councils Conservation Officer.

7.9.23 The Conservation Officer upon assessment of the scheme is of the view that the proposed development would result in a level of less than substantial harm to the significance of the assets, however the level of harm will not be clear until further details of the design have been submitted. However, it is considered that the impact of the proposed buildings on the surrounding heritage assets could be appropriately mitigated in part by restricting the height of the structures to be lower than the existing Infirmary Building. In determining the application, the Conservation Officer has considered the significance of the designated asset and has given great weight to the asset's conservation. Furthermore, full design details of the proposed building scheme will be required to be submitted at Reserved Matters stage, and this would include, but not be limited to, precise details facing materials and hard and soft landscaping. These details would be subject to further assessment against the relevant local and national policy guidance in order to ensure that the development does not result in harm to the significance of heritage assets or people's appreciation of them that cannot be outweighed by benefits.

7.9.24 It is therefore considered that any harm to the significance of the heritage assets could be mitigated by further design details and by the fact that the development would bring the disused listed building back into a viable use. Therefore, subject to conditions, the proposed new building development would be in accordance with Policy DE1 and EN6 of the SKLP and Section 16 of the NPPF.

7.10 Impact on Archaeological Assets

7.10.1 Policy EN6 (The Historic Environment) states 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 Where development affecting archaeological assets is acceptable in principle, the Council will seek to ensure mitigation of impacts through preservation of remains in situ as the preferred solution. Where in situ preservation is not practical, the developer will be required to make adequate provision for excavation and recording before or during the development.

7.10.2 In this regard, Heritage Lincolnshire (as Local Archaeological Advisor) have been consulted on the proposals, and they provided the following description of the site:

7.10.3 "The site for the proposed development lies in an area of archaeological interest at the site of the medieval friary of Greyfriars. The sites' of the religious houses of White Friars, Black Friars and St. Leonards Priory lie to the west and south.

7.10.4 The Franciscan friary (Greyfriars) was established prior to 1230. The 14th century friary gatehouse at the western end of the hospital complex and is a Scheduled Monument. The gatehouse is the only upstanding element of the Friary which would have comprised a range of buildings. An archaeological evaluation was carried out at the hospital site in 2015, including trenches located within the area of the current proposal. The investigations revealed archaeological remains and the presence of inhumations, suggesting a cemetery associated with the friary.

7.10.5 Stamford and Rutland General Infirmary is a Grade II Listed Building. The centre piece of the hospital is by JP Gandy and was built between 1826- 28 with later additions."

7.10.6 The proposed demolition works are quite extensive and would make way for the construction of 16no new dwellings within the demolition area. Heritage Lincolnshire have stated that "A Heritage Impact Assessment submitted with the application contains an assessment of the impact of the proposals upon the setting of the Scheduled Monument and Listed buildings and on buried archaeological remains. It is clear, from earlier investigations, that significant archaeological remains including a number of burials, are present at the site, although the condition, character, date and extent of those remains across the site has not been established. Therefore, a programme of archaeological evaluation is required to inform an appropriate archaeological strategy to mitigate the impact of the development.

7.10.7 Concerns were raised by consultees regarding the potential for the disturbance of archaeological remains on site if the development were to be approved. Historic England recommend that archaeological work is required by condition to inform the appropriate design of the proposed new buildings, including layout, form, massing, and detail. Footing and servicing details for proposed new buildings should be informed by archaeological investigation, in particular regarding monastic buildings and human remains. This was echoed by the Councils Conservation Officer. The Stamford Civic Society, supported by the Stamford Local History Society firmly contends that a comprehensive archaeological assessment must be completed prior to any determination of the site's suitability for development.

7.10.8 Given the above concerns, further advice on this was sought from Heritage Lincolnshire (as the Councils Archaeological advisors), and they stated that "archaeological evaluation through trial trenching targeting the area of proposed development is recommended. The trial trenching should take into account ground impacts from drainage, landscaping, access and services, based on the submitted layout and associated plans. The trial trenching can be undertaken following demolition of the standing buildings to ground or slab level. A phase of mitigation should follow the trial trenching and should be based on the results of the trial trenching. The final report on the trial trenching should be available in order for accurate decisions to be made on the nature of the mitigation. Appropriate recording of the standing buildings should be undertaken prior to demolition."

7.10.9 Based on the above, it is considered that should the development be recommended for approval that appropriately worded conditions, as advised by Heritage Lincolnshire,

could be applied to both the Outline Planning Permission and Full Planning Permission parts of the scheme that allows for the following sequence of events:

1. Specific building recording to take place (according to a programme of archaeological building recording and in accordance with a written scheme of investigation)
2. Demolition works (to slab level)
3. Archaeological evaluation, including trial trenching, in accordance with a written scheme of investigation.
4. The building works shall only then be carried out in accordance with the approved details in accordance with a written scheme of archaeological mitigation investigations.
5. Final report upon completion/occupation

7.10.10 Subject to the conditions as set out, it is the officer assessment that any impacts upon the archaeological interest and significance of the site by the proposed development can be appropriately recorded and mitigated against in accordance with Policy EN6 of the SKLP and Section 16 of the NPPF.

7.11 Impact on the Character and Appearance of the Area

- 7.11.1 The application site is prominently located on the north side of Uffington Road and is in the main built-up area of Stamford town. The grade II listed infirmary building is set back within the site with an attractive area of green space between the buildings and the stone perimeter wall that fronts the site. This area of green space gives this part of the site an open appearance, which contributes positively to the character and appearance of this part of Stamford.
- 7.11.2 It is the Officers assessment that the conversion of the existing infirmary and casualty building would result in their preservation and restoration so that they can continue to make a positive contribution to the site and area, and that the removal of later additions would also result in an overall enhancement to the streetscene.
- 7.11.3 The new build element of the development comprises the siting of 2no. blocks of three dwellings, 1no. block of 4 dwellings and 1no. block of six dwellings.
- 7.11.4 The layout proposes that the 2no. smaller blocks would be aligned in-between the existing Infirmary and Casualty buildings, and the 2no. larger blocks in front (to the south). The existing area of green space is proposed to be retained. Car parking spaces would be provided for the new build development in a courtyard parking area between blocks and to the north of the site.
- 7.11.5 It is accepted that the new buildings, particularly the two larger blocks that would be sited to the south of the site, would undoubtedly have a significant impact upon the site when viewed from the streets around the hospital, not least from Uffington Road. Although it is not possible to properly assess all of the impacts of the development, as this part of the application is in Outline form and details of appearance and landscaping have been reserved for later assessment. It is however possible to assess the siting, layout and scale. It is the officer's assessment that the scale, layout and density of dwellings would appear appropriate given the location of the site in an already built-up area of the town. The height of the buildings can be restricted to a height that would not appear dominant in the streetscene or overwhelm the existing infirmary building,

which would remain a statement building within the street. Crucially, the design of the blocks and landscaping details will be required to be submitted at reserved matters stage to ensure that the development appropriately assimilates into the street scene. These details would include, but not be limited to, the retention of the area of green space in front of the infirmary building and retention of the existing boundary wall which contribute significantly to the attractiveness of the site.

7.11.6 It is therefore considered that the proposed development would be in keeping with the character and appearance of the area, subject to further details and would be in accordance with Policy DE1, EN1 and EN6 of the SKLP and Section 12 of the NPPF.

7.12 Impact on residential amenity

7.12.1 In assessing the proposed conversion of the existing infirmary and casualty buildings against the standards set out within the adopted Design Guidelines SPD, it is Officers' assessment that the proposed configuration of the dwellings proposed, would provide adequate separate distances between proposed and existing dwellings.

7.12.2 It is Officers' assessment that this arrangement would ensure that the proposed development would not have any adverse impacts on neighbouring residential amenity.

7.12.3 In respect of the impacts of demolition and construction activities on the amenity of existing residential properties, it is appreciated that the application site is located within a site that is, in part, still being used as a hospital and is also close to existing residential uses, therefore, there is the potential for short-term impacts on the residential/hospital amenity of existing properties as a result of noise, dust and vehicle movements associated with the construction of the proposed scheme. In view of the above, conditions are proposed to require the submission and approval of a Construction and Demolition Management Plan prior to the commencement of development, in order to mitigate these potential impacts.

7.12.4 With regards to the amenity of future occupants of the site, it is Officers' assessment that the proposed layout would provide adequate private amenity space for each dwelling and would also include appropriate areas of public open space.

7.12.5 Furthermore, it is appreciated that the application scheme also seeks outline planning permission for the proposed new building development, to provide 16no new dwellings. In this respect, detailed matters of design relating to the external appearance of the building, and therefore, the prospective impact on the privacy and overlooking of neighbouring properties falls to be assessed as part of a future reserved matters application. However, it is Officers' assessment that, as a matter of principle, the proposed layout is designed to allow it to accommodate a well-designed and appropriately scaled building that would not result in any adverse impacts on privacy and outlook.

7.12.6 The Council's Environmental Protection Team have been consulted on the submitted details and have confirmed that they have no objections, subject to the inclusion of conditions requiring the submission of a CEMP, specifically in relation to minimising noise impacts during construction and demolition works, deliveries of construction materials.

Taking the above into account, subject to the imposition of conditions, it is Officers' assessment that the application proposals would not have any unacceptable adverse

impacts on the amenity of neighbouring properties and would provide an appropriate level of amenity for future occupants. As such, the application would accord with Policy DE1 and EN4 of the adopted Local Plan, and Section 12 of the National Planning Policy Framework, in respect of residential amenity considerations.

7.13 Access and Highways Impacts

- 7.13.1 It is proposed that an in and out access will be formed on Ryhall Road, this will serve the residents of the development and any servicing vehicles. This will be in the general location of the current access points; however, they will be improved to take the increased vehicle numbers. The direction of these accesses has been designed in such a way that it should not lead to any traffic obstructing the crossing point. One of the current southern access points will be retained for resident use only, and the other will be closed off, in which the Highway Authority have requested a condition to fully stop up this access. This development will not be using the old access off Ryhall Road to the North Corner of the site, as such, the Highway Authority are requesting a further condition to fully close this access off too.
- 7.13.2 Lincolnshire County Council (as Local Highways Authority) have been consulted on the application proposals and have confirmed that they have no objections, subject to the imposition of conditions.
- 7.13.3 Similarly, the National Highways Authority offer no objection, due to the small-scale of the development and the distance from the Strategic Road Network (SRN).
- 7.13.4 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) and National Highways have 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 and subject to appropriate conditions the proposal would be in accordance with Policy ID2 of the SKLP and Section 9 of the NPPF.

7.14 Drainage

- 7.14.1 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.
- 7.14.2 Section 14 of the NPPF states that inappropriate development in areas of flooding should be avoided by directing development away from areas of highest risk. Lincolnshire County Council as Local Lead Flood Authority have neither objected to or supported the proposal as no detailed drainage information has been provided, however it is likely that as a major planning application, a full drainage strategy, based on sustainable principles for surface water management and cleansing will be required for consideration.”
- 7.14.3 Lincolnshire County Councils as Lead Flood Authority have commented that surface water will be captured through a variety of techniques, primarily through permeable paving and French drains, before it is stored in underground attenuation crates and infiltrated into the ground. Therefore, the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site. The Lead Local Flood Authority has requested a drainage condition to ensure a

working drainage strategy can be achieved; however, it is expected that the proposed is very likely to be suitable.

- 7.14.4 The application is site located within Environment Agency (EA) Flood Zones 1 which means that the land has a low probability of flooding from rivers. However, in the context of the above, the proposed development scheme is a major development proposal and, therefore, in accordance with Section 14 of the Framework, the application has been accompanied by a Flood Risk Assessment, as well as a Drainage Strategy, in order for the application to validated. Environment Agency have stated that they have no objections to the application, however they have requested that in the event that planning permission is granted informatives are attached to the decision notice in respect waste disposal.
- 7.14.5 Anglian Water Services (AWS) have been consulted and have commented as follows:
- 7.14.6 Assets Affected they have stated that there are no assets owned by Anglian Water in close proximity to the development, and have only requested an informative be attached in the event that planning permission is approved.
- 7.14.7 Treatment of Waste Water: In regard to the treatment of wastewater, AWS have not objected as the Stamford WRC is within the acceptance parameters and can accommodate the flows from the proposed growth. With regard to the used water network. AWS have stated that they object to any connection into their foul network from the proposed development, due to capacity constraints and pollution risk.
- 7.14.8 Use Water Network: AWS objects on the basis of capacity constraints. However, if the LPA are minded to approve the application, they have recommended an appropriately worded condition.
- 7.14.9 Surface Water Disposal: With regards to surface water disposal Anglian Water have stated that new development must comply with Building Regulations Part H, which sets out the surface water hierarchy. Anglian Waters surface water policy aligns with this, and requires that other forms of surface water disposal be explored and exhausted before a connection to a public surface water sewer is considered. Although this is an application for a replacement building, and that some drainage information has been provided, it is the officers assessment that a suitably worded condition would be reasonable and necessary and could be attached to the planning permission, to ensure that the surface water hierarchy is followed and that the development is in accordance with the requirements of SKLP Policy EN5 and that it aligns with the requirements of the Building Regulations Act, Part H.
- 7.14.10 Given the above, it is the Officer's assessment that the drainage matters can be adequately addressed by appropriate mitigation measures secured by conditions on both the full and outline application. The proposal is acceptable, subject to conditions, and is in accordance with Policies ID2 and EN5 of the South Kesteven Local Plan and Sections 9 and 14 of the NPPF

7.15 Biodiversity and Ecology

- 7.15.1 In England Biodiversity Net Gain (BNG) became mandatory from 12 February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). This means that developers must deliver

a BNG of 10%. This means that a development will result in more or better natural habitat than there was before development.

- 7.15.2 For this application the applicant has completed the statutory biodiversity metric. The results of the base-line survey compared to the proposed development would create a 16.81% of habitat units across the site. Lincolnshire Wildlife Trust were consulted with the submitted information and they have not objected to the proposal. This means that the proposals are able to deliver 10% net biodiversity gains.
- 7.15.3 In this context, it is Officers' assessment that the application scheme would achieve a net gain as required by Policy EN2 of the adopted Local Plan.
- 7.15.4 Conditions are proposed to require the development to be carried out in accordance with the submitted Biodiversity Enhancement and Mitigation Plan. In addition, conditions are also proposed to require the submission of a Landscape and Ecological Management Plan to ensure the appropriate measures are implemented for the establishment of the detailed soft landscaping scheme.
- 7.15.5 In respect of Ecology, a condition is proposed to be attached required the recommendation contained in the Preliminary Ecological Appraisal and Bat Surveys (Archer Ecology) (Dated September 2024), should be adhered to in full unless otherwise agreed in writing by the Local Planning Authority.
- 7.15.6 In respect of the impact of the development on the existing boundary hedgerows and trees, the application submission has been accompanied by an Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan (East Midlands Tree Surveys Ltd) (29 May 2025).
- 7.15.7 The submitted Arboricultural Method Statement sets out the details of the proposed Tree Protection Plan which is to be implemented during the course of the construction activities. Conditions are proposed to require the implementation of the scheme of protection prior to the commencement of development, and for it to be retained until all works on site have been completed.
- 7.15.8 Taking the above into account, it is Officers' assessment that subject to the imposition of conditions, the proposed development would result in a minor biodiversity net gain, and would not result in any unacceptable ecology or arboricultural impacts. As such, the application scheme would be in accordance with Policy EN2 of the adopted Local Plan, and Section 15 of the National Planning Policy Framework.

7.16 Climate Change

- 7.16.1 In this regard, it should be noted that the adopted Local Plan does not set out a policy requirement for all dwellings to be fitted with electric vehicle charging points, and solar panels; instead, the requirement is for developments to maximise the use of renewable and low carbon energy generation systems, and support low carbon travel. The policy wording is reflective of the principle of reducing carbon emissions through development, but recognises that there are multiple options for achieving this target without specifically requiring the installation of solar panels etc.
- 7.16.2 In the context of the above, the Applicant has submitted a Sustainability Statement Ref P1363 (June 2025) for the scheme and therefore have demonstrated how the proposed development would comply with the requirements of Policy SB1 of the adopted Local Plan.

7.16.3 Therefore, subject to the imposition of a condition, the development can be required to be completed in accordance with the sustainable building measures set out in the report and would represent sustainable development when taken as a whole and, therefore, would accord with the requirements of Policy SB1 and SD1 of the adopted Local Plan.

7.17 Open Space Provision

7.17.1 It is proposed to retain an area of open space that is located to the south of the existing infirmary building.

7.17.2 As such, it is officer's assessment that the proposed on-site open space would meet the requirements for informal open space to serve the development. However, there are no proposals to deliver children's play space or any further parks and recreational space to meet the needs of the development. It is noted that the updated Open Space Study prepared as part of the Local Plan Review has identified an existing capacity issue with this typology; and this would be exacerbated by the proposed development. As such, financial contributions are required to be secured to off-site improvements to meet the needs of the development.

7.17.3 Furthermore, in respect of formal sports provision, the Open Space, Sports and Recreation Study identifies an existing surplus of this typology, and therefore, the needs of the development can be accommodated by existing capacity within the local area.

7.17.4 It is Officers' assessment that subject to a Section 106 Agreement, the proposed development would meet the requirements of Policy OS1.

7.18 Infrastructure and Growth.

7.18.1 Local Plan Policy ID1 of the South Kesteven Local Plan requires that all development proposals will be expected to demonstrate that there is, or will be, sufficient infrastructure capacity (including green infrastructure) to support and meet the essential infrastructure requirements arising from the proposed development.

7.18.2 Lincolnshire County Council (as Local Education Authority) have been consulted on the application and have confirmed that there is sufficient primary education capacity to accommodate the development but have requested contributions towards secondary and sixth form education. A total of £218,010.72 has been requested to support the additional school places generated by the development. In this respect, LCC Education have acknowledged that the forecasting of capacity with the local area demonstrates that the identified capacity issues are a short-term issue, with some schools demonstrating capacity post-2028. However, given that the delivery programme for the development cannot be confirmed at this stage, an assessment must be made on the basis that the development will be occupied, and thus cause an impact on school capacity, during the identified period of capacity issues. As such, the financial contributions have been requested accordingly. Notwithstanding this, given the identified significant fluctuations in capacity in the local schools, the payment of the contribution and any phasing of the contribution will be reviewed at the point of first occupation. It is Officer's assessment that this represents a proportionate and equitable approach, which ensures that the contribution meets the CIL requirements.

7.18.3 Furthermore, Lincolnshire Integrated Care Board (LICB) have been consulted on the application and have confirmed that the development will impact on healthcare

capacity within the local area. This is consistent with the evidence provided as part of other developments within the Stamford area, which have highlighted that a new health centre is required in Stamford due to the leasing issues with an existing facility. As such, financial contributions are required to accommodate the increased demand which would arise from the proposed development. The contributions requested are £914.76 per dwelling, which is a tariff-based approach reviewed annually accounting from the rising construction costs to deliver increased capacity and accounting for local costs. It is Officer's assessment that the contribution would therefore meet the CIL requirements.

7.18.4 Taking the above into account, the application proposals are for a major residential development and would result in the need for Section 106 contributions as follows:

- **Open Space** – informal green spaced provided on site and financial contributions to off-site improvements:
 - Childrens Play Space £19,350.29
 - Parks and Recreation space £6,633.23.
- **Healthcare** - £914.76 per dwelling contribution towards the expansion in capacity through remodelling/changes to layout or extension to existing facilities within the Four Counties and Grantham and Rural Primary Care Networks (PCNs) at Lakeside Healthcare Stamford and/or Glenside Country Practice. Alternatively, the funding may, where appropriate, be used to support expansion in capacity at an alternative general practice site as required to meet the local population health need.
- **LCC Education** £218.010.72 towards the cost of additional school places, as a result of the development, for secondary and sixth form schooling.
- **BNG Monitoring Fee** – Calculation based on the retention and creation of on-site habitats of proposed medium distinctiveness. £14,973.00 which would be subject to a review clause.
- **Monitoring Fee** - £15,000.00

7.18.5 As such, in the event that the application was deemed to be acceptable in all other respects, the above financial contributions would ensure that local infrastructure is appropriately upgraded to cope with the additional population generated by the development. As such, it is concluded that these financial requests are compliant with the statutory tests of the CIL regulations, as well as local and national planning policy requirements.

7.18.6 Therefore, subject to the completion of a Section 106 Agreement, the application proposals would accord with ID1 of the adopted South Kesteven Local Plan.

8 Crime and Disorder

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

9 Human Rights Implications

9.1.1 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 the Act will be breached in making this decision.

10 Planning Balance and Conclusions

- 10.1 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.
- 10.2 The current application is a hybrid planning application which seeks **Full Planning Permission** for the conversion of the existing 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 external appearance and landscaping.
- 10.3 As of March 2025, the Council are presently unable to demonstrate a 5-year supply of housing land and as a result, the policies most important for determining the application are deemed to be out-of-date by virtue of footnote 8 and paragraph 11d) of the Framework. Paragraph 11d) requires that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or where specific policies in The Framework, indicate that development should be restricted.
- 10.4 The proposal is for development in the centre of Stamford, and as such complies with spatial Policy SP3 of the South Kesteven Local Plan as it can be described as infill development within one of the main towns as a sustainable location within Policy SP1.
- 10.5 The proposed development site is part of an existing hospital site, as such is considered to be in current community use. However, the use of the site for residential development is considered to be acceptable in principle as evidence from the applicants has sufficiently demonstrated that the proposals accord with the criterion contained with Policy SP6 which seeks to protect existing community uses, subject to further assessment of material considerations.
- 10.6 The application scheme would deliver 27no.dwellings, which would be a significant benefit of the development, however, would only make a minor contribution to the supply of housing. The provision of this additional housing is a significant benefit, which Officers' would attribute moderate weight.
- 10.7 The scheme would result in economic benefits associated with the construction and occupation of the proposed development; these benefits would be applicable to any form of residential development and therefore are also attributed some limited weight. The creation of an area of informal open space within the site in order to provide BNG is considered to be a benefit when and would enhance and promote the Districts biodiversity and geological interest.
- 10.8 The fact that some of the buildings within the site are grade II listed building and are in close proximity to a scheduled ancient monument and are considered to have the potential to cause levels of less than substantial harm to those heritage assets, are noted as potential negative impacts. However, the buildings are in poor state of repair and have remained unused for a number of years and the proposed development offers an opportunity for the Infirmary and casualty buildings to be restored in a

sensitive way that would bring the buildings back into a viable use, which subject to conditions, would outweigh the potential harm.

- 10.9 The proposed layout would result in built form extending beyond the footprint of the existing buildings and therefore having a greater impact upon the character of the surrounding area. However, it is considered that the proposed layout and scale of the new building and the inclusion an area for BNG would be considered a betterment when compared to the existing appearance the site. The negative impacts have been weighed against the benefits. The identified negative impacts in this instance do not outweigh the benefits identified, when assessed against the policies in the Framework taken as a whole.
- 10.10 In addition, subject to the imposition of conditions and Section 106 contributions, the application scheme would accord with the adopted Development Plan in respect of all technical material considerations.
- 10.11 Taking all of the above into account, it is Officers' assessment that the application proposals would accord with the adopted Development Plan when taken as a whole, and the material considerations in this case, also indicate that planning permission should be granted; although appropriate conditions are recommended.

11 Recommendation

11.1 Recommendation – Part 1

- 11.1.1 To authorise the Assistant Director – Planning to GRANT planning permission, subject to the completion of a Section 106 Agreement securing the necessary financial contributions set out within the report above, and subject to the proposed schedule of conditions detailed below.

11.2 Recommendation – Part 2

- 11.2.1 Where the Section 106 Agreement has not been concluded prior to the Committee, a period not exceeding twelve weeks after the date of the Committee shall be set for the completion of the obligation.
- 11.2.2 In the event that the agreement has not been concluded within the twelve week period and where, in the opinion of the Assistant Director – Planning, there are no extenuating circumstances which would justify a further extension of time, the related planning application shall be refused for the following reason(s):
- 11.2.3 The applicant has failed to enter into a planning obligation to secure the required level of affordable housing, as well as necessary financial contributions to healthcare, open space and education as required by Policy ID1 and OS1 of the adopted South Kesteven Local Plan 2011-2036.

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.2140-16A Proposed Elevation 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.
 - 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..

4) 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.

Construction Management Plan

5) 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

6) Before the development hereby permitted is commenced, a scheme for the treatment of surface water drainage shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall:

- 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

7) No part of the development 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

Construction Hours

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

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

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

Delivery Hours

9) Deliveries of construction materials shall only take place between the hours of 0800 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

10) No development above damp proof course shall commence until details of all soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. Details shall be in broad accordance with the 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.

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

11) 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

12) 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

13) 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.

Ecological Mitigation

14) 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.

Before the Development is Occupied

New Access

15) Within seven days of the new accesses being brought into use, the disused access onto Ryhall Road (opposite Melbourne 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 to the, in the interests of road safety.

Existing Access

16) Within seven days of the new access being brought into use, 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

Ryhall Road Bus Shelters

17) No part of the development hereby permitted shall be occupied before the works to improve the public highway by means of the installation of two bus shelters at the existing bus stops on Ryhall Road (Opposite Berkeley Court and outside the Ambulance Station) have been in accordance with details to be agreed in writing with the Local Planning Authority and certified complete by the Local Planning Authority.

Reason: To ensure the provision of safe, and adequate means of access the permitted development.

Estate Road

18) Before any dwelling is occupied, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority.

Reason: In the interests of safety, to avoid the creation of pedestrian trip hazards within the public highway from surfacing materials, manholes and gullies that may otherwise remain for an extended period at dissimilar, interim construction levels.

Vehicular Access – Construction Method

19) Prior to first occupation of the site further details relating to the three vehicular access to the public highway, including materials, specification of works and construction method shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented on site before 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

20) 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

21) 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

22) 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

23) 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.

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

24) 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

25) 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

26) 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

27) 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:
 - i. Appearance
 - ii. 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 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.

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:
 - a. The phasing of the development, including access construction and build routes.
 - b. The on-site parking of all vehicles of site operatives and visitors.
 - c. The on-site loading and unloading of all plant and materials.
 - d. The on-site storage of all plant and materials used in constructing the development.
 - e. Dust suppression measures
 - f. Wheel washing facilities.
 - g. A strategy stating how surface water runoff on and from the development will be managed during construction, and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during all construction works.

The Construction Management Plan and Statement 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) As part of any reserved matters application(s) for the site, details demonstrating how the proposed dwellings would comply with the requirements of the Local Plan Policy SB1 shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be in broad accordance with the details contained within the Design, Access and Planning Statement (Clive Wicks Associates) (received 26 February 2024), and shall demonstrate how carbon dioxide emissions would be minimised through the design and construction of the development, details of water efficiency, and the provision of electric car charging points for each dwelling.

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

Reason: To ensure that development mitigates and adapts to climate change.

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 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

New Access

12) Within seven days of the new accesses being brought into use, the disused access onto Ryhall Road (opposite Melbourne 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 to the, in the interests of road safety.

Existing Access

13) Within seven days of the new access being brought into use, 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

14) Construction work on site shall only be carried out between the hours of 0730 and 1800 Monday to Friday, and 0900 to 1300 on Saturdays. Construction work shall not be carried out

on Sundays or Public Holidays; unless otherwise agreed in writing by the Local Planning Authority.

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

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

Delivery Hours

15) Deliveries of construction materials shall only take place between the hours of 0800 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

16) 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

17) 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

18) 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

19) 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.

Ongoing Conditions

Number of dwellings

21) 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.

Note(s) to Applicant

- 1) In reaching this 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 Paragraph 38 of the National Planning Policy Framework (December 2024).
- 2) 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. These are listed below.

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 permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

In summary: Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans).

- 3) All roads within the development hereby permitted must be constructed to an acceptable engineering standard. Those roads that are out forward for adoption as public highways must be constructed in accordance with the Lincolnshire County Council Development Road Specification that is current at the time of construction, and the developer will be required to enter into a legal agreement with the Highway Authority under Section 38 of the Highways Act 1980. Those roads that are not to be voluntarily out forward for adoption as public highways may be subject to action by the Highway Authority under Section 219 (Advanced Payments Code) of the Highways Act 1980.
- 4) The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. The works should be constructed in accordance with the Authority's specification that is current at the time of construction. Relocation of existing apparatus, underground services or street furniture will be the responsibility of the applicant, prior to application. For application guidance, approval and specification details, please visit

<https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb>

5) Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required within the public highway in association with the development hereby 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 our website via the following links:
Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>
Licences and Permits – <https://www.lincolnshire.gov.uk/licences/permits>.

6) The highway improvement works referred to in the above condition are required to be carried out by means of a legal agreement between the landowner and the County Council, as the Local Highway Authority.

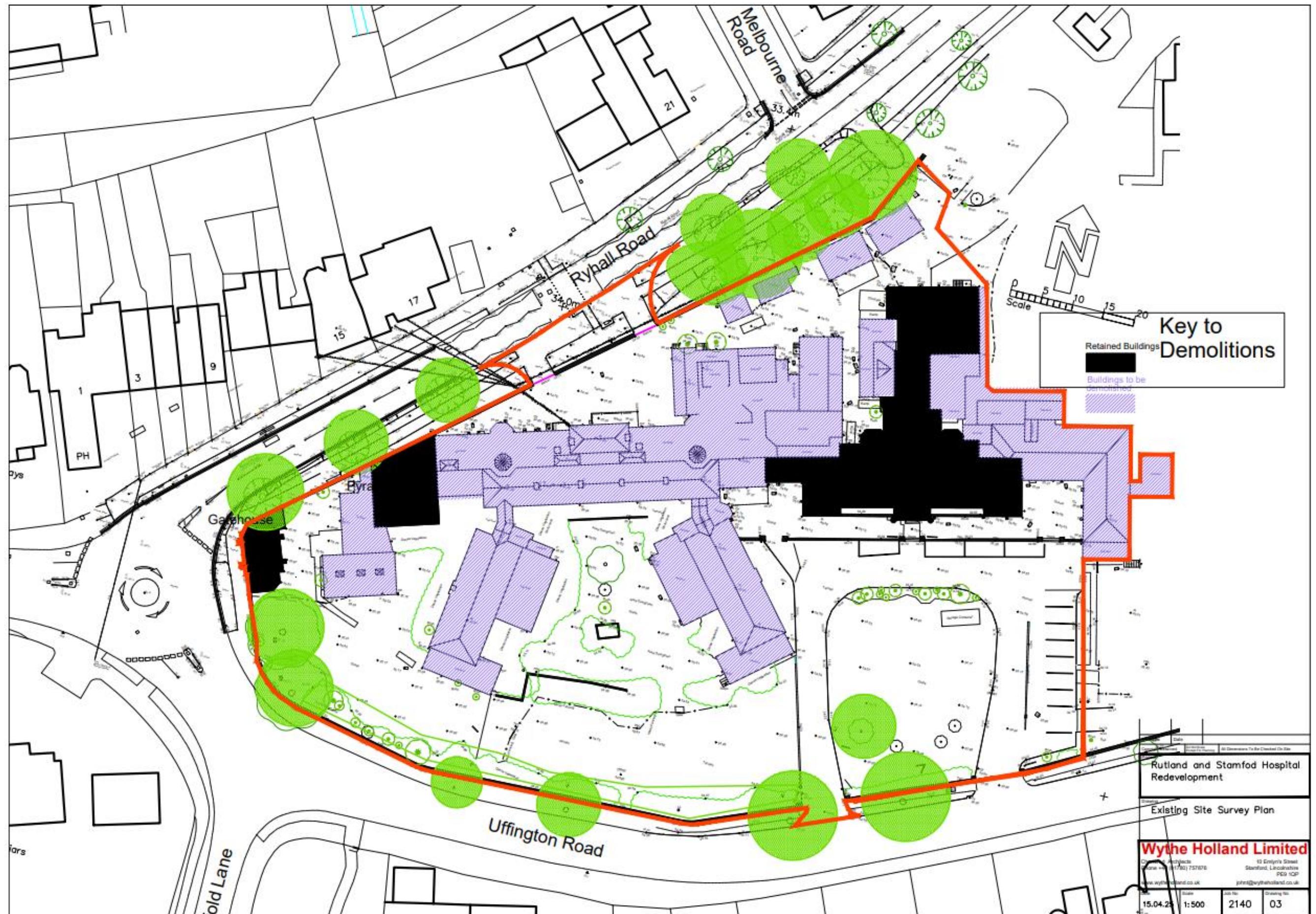
7) The existing ground level of the site must not be raised above the ground level of any surrounding land without further consultation with the Lead Local Flood Authority and Local Planning Authority, to consider suitable mitigation measures to ensure that surface water flood risk is not created or increased to land adjacent to the permitted development.

8) Notification of intention to connect to the public sewer under Section 106 of the Water Industry Act approval and consent will be required by Anglian Water under the Water Industry Act 1991. Contact Development Services on 0345 606 6087.

9) No building will be permitted within the statutory easement width of 3m from the pipeline without agreement from Anglian Water.

10) The Developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Section 104 of the Water Industry Act 1991), they should contact the Development Services Team at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

Site Location Plan



Proposed Site Plan



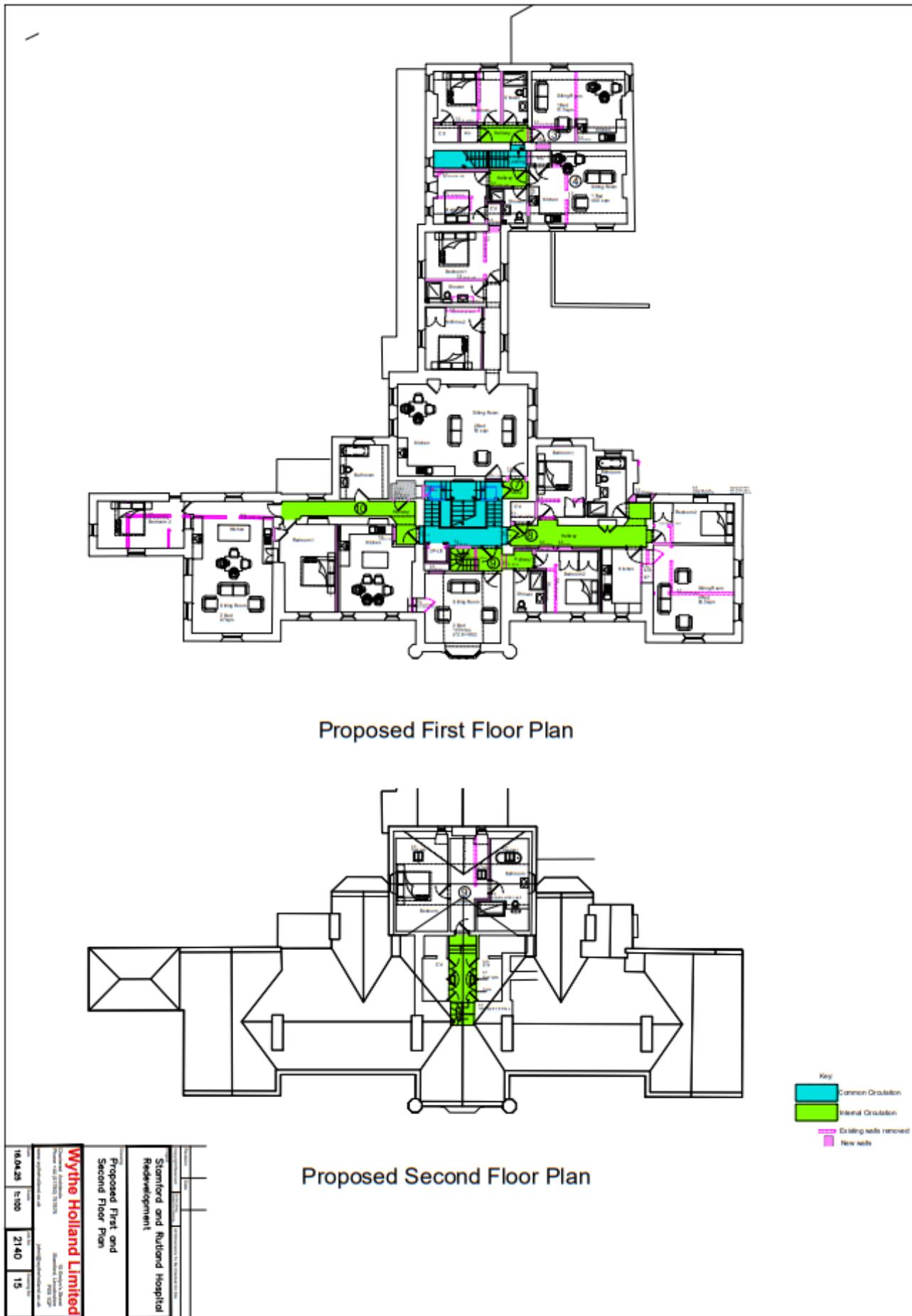
Proposed Site Sections and Elevations



PROPOSED FLOOR PLANS (BASEMENT AND GROUND FLOOR) INFIRMARY BUILDING



PROPOSED FIRST FLOOR PLAN – INFIRMARY BUILDING



Implications reviewed by: Not applicable

Implications reviewed by: Not applicable

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SOUTH
KESTEVEN
DISTRICT
COUNCIL



Planning Committee

27 November 2025

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
Applicant:	Grey Friars Development
Agent:	Planning Insight
Application Type:	Listed Building Consent
Reason for Referral to Committee:	Accompanies application for major development which requires a Section 106 Agreement .
Key Issues:	Impact on heritage assets
Technical Documents:	Design and Access Statement Heritage Impact Assessment Heritage Appraisal Archaeological Desk Based Assessment Archaeological Evaluation Report

Report Author

Miranda Beavers, Senior Planning Officer

01476 406080 ext 6302

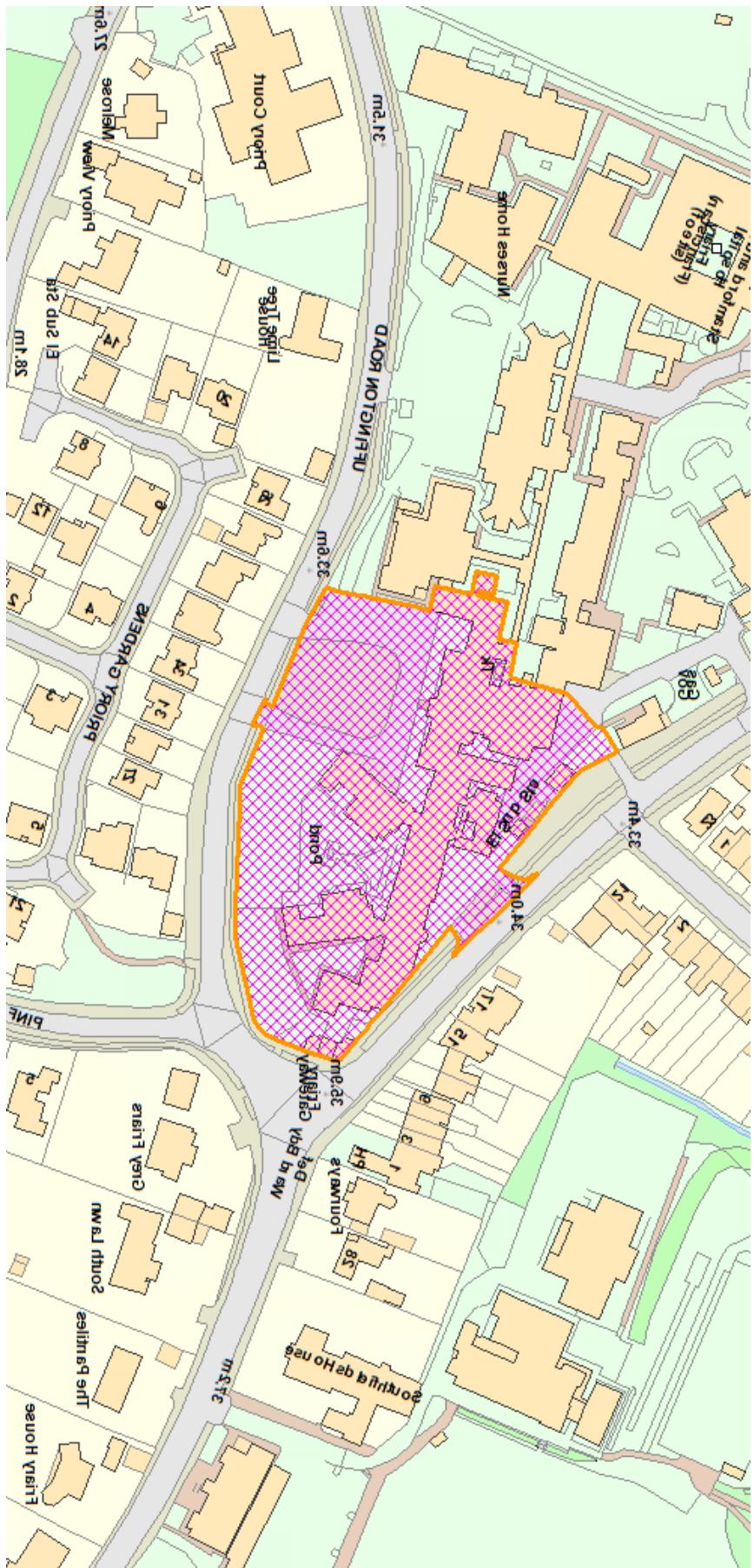
Miranda.beavers@southkesteven.gov.uk

Corporate Priority:	Decision type:	Wards:
Growth	Regulatory	Stamford St Mary's
Reviewed by: Adam Murray – Principal Development Management Planner		19 November 2025

Recommendation (s) to the decision maker (s)

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

S25/1083 –Stamford and Rutland Hospital, Ryhall Road, Stamford



Key

Application
Boundary



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1 Description of Site

- 1.1 The proposed development site comprises an area of approximately 0.87 hectares (2.16 acres) of irregular shaped land situated to the south of Ryhall Road and north of Uffington Road; to the east of Stamford Town Centre. The site currently forms the western disused part of the Stamford and Rutland Hospital campus, and includes the Grade II Listed General Infirmary building, adjacent Casualty building and the more recent ward buildings to the west, as well as the Gatehouse at the junction of Ryhall Road and Uffington Road.
- 1.2 The site is bound to the north and west by Ryhall Road (A6121), beyond which lies residential properties fronting onto Ryhall Road and Melbourne Road; as well as the grounds of Stamford College and the Stamford Endowed School; to the south by Uffington Road, with the rear gardens of residential properties fronting Priory Gardens opposite; and to the east by the remainder of the Stamford and Rutland Hospital.
- 1.3 The site benefits from clearly defined boundaries to the north, east and south which are marked by a stone capped wall, and includes Whitefriars Gate (Scheduled Ancient Monument), which was a former gateway to the original Friary on the site..
- 1.4 As referenced above, the site contains the Grade II Listed General Infirmary, and the Whitefriars Gate (Scheduled Ancient Monument), and the site is also located immediately adjacent to the eastern boundary of the Stamford Conservation Area, which extends along the northern boundary of the site and includes the Friary Gatehouse. The site is not subject to any other planning policy constraints.

2 Description of proposal

- 2.1 The current application is for Listed Building Consent for the conversion of the infirmary and casualty ward buildings together with associated demolition and external alterations to form 11no. dwellings (Use Class C3), including demolition of curtilage buildings.

3 Planning History

- 3.1 The proposed development site has not been subject to any relevant previous planning application history

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

5.1 Heritage Lincolnshire

- 5.1.1 A Heritage Impact Assessment submitted with the application contains an assessment of the impact of the proposals upon the setting of the Scheduled Monument and Listed buildings and on buried archaeological remains.
- 5.1.2 It is clear, from earlier investigations, that significant archaeological remains including a number of burials, are present at the site, although the condition, character, date and extent of those remains across the site has not been established. Therefore, a programme of archaeological evaluation is required to inform an appropriate archaeological strategy to mitigate the impact of the development.
- 5.1.3 Archaeological evaluation through trial trenching targeting the area of proposed development is recommended. The trial trenching should take into account ground impacts from drainage, landscaping, access and services, based on the submitted layout and associated plans. The trial trenching can be undertaken following demolition of the standing buildings to ground or slab level. A phase of mitigation should follow the trial trenching and should be based on the results of the trial trenching. The final report on the trial trenching should be available in order for accurate decisions to be made on the nature of the mitigation. Appropriate recording of the standing buildings should be undertaken prior to demolition.

5.2 Historic England

- 5.3 The proposed development site is highly sensitive. Stamford Hospital is a Grade II listed building, the former Friary gate is a scheduled monument (designated under S1 of the 1979 Ancient Monuments and Archaeological Areas Act on the basis of its national importance) and the site is in close proximity to Stamford Conservation Area. The hospital was developed from the mid nineteenth century on the site of the former Greyfriars (Franciscan) house. The scheduled gateway is designated under the name 'Whitefriars' (Carmelite) this reflects an historic misinterpretation corrected by research in the 1970's (after the designation). It appears from historic newspaper accounts that the Friary church underlay the Gandy wing with remains of the east end of the church and burials uncovered during construction.
- 5.4 The archaeological potential on site and the aesthetics of any new built form are settings considerations in relation to the scheduled monument and listed building. We recommend that the LPA is confident that the approach to new buildings on site is archaeologically informed, as outlined in the Prospect report, and that through robust conditions for reserved matters, any archaeological impacts can be assessed. We recommend that archaeological work is required by condition to inform the appropriate design of the proposed new buildings, including layout, form, massing, and detail. Footing and servicing details for proposed new buildings should be informed by archaeological investigation, in particular regarding monastic buildings and human remains. We also refer you to the archaeological expertise of your Conservation Officer and Archaeological Advisor.

5.5 SKDC Conservation Officer

- 5.5.1 Demolition:

5.5.2 It should be acknowledged that the final position of the buildings would likely be dependent on the results of the archaeological interventions, which have the potential to reveal remnants of the monastery once set on this site.

5.5.3 Infirmary Building:

5.5.4 The proposed demolition works would affect structures dating from between 1900-1929, as well as the late 20th century. This would bring the infirmary back into the focus of the site, by removing slightly inappropriate later extensions. While extensive works are required for the conversion of the interior of the infirmary, it has been noted during the site visit that the majority of these works would be affecting mid to late 20th century alterations. While some historic fabric would be affected, it is acknowledged that the applicant is striving to keep this to a minimum, and re-use historic fabric where possible, such as the repositioning of fire surrounds. A full Building Recording (to a 2/3 Level at minimum) of the building should be undertaken prior to the proposed alterations.

5.5.5 Exterior: The works proposed to the exterior of the building are predominantly comprising restoration works, and minor alterations such as blocking windows/doors or changing their size, a focus for which is to the sides and rear of the building. It is also proposed to install a 1.8m high railing upon the dwarf wall fronting the building. These works proposed are considered to be beneficial to the building. Care should be taken that any stone works repairs or alterations are matching the existing masonry. Lime mortar should be utilised for any pointing. Detailed drawings for any joinery proposed should be provided, e.g. windows and doors. These should be of timber, although metal windows could be considered acceptable where they match the existing metal windows. It is noted that existing windows of historic significance, such as the timber and metal windows, are proposed to be restored, and secondary glazing is proposed to be installed. The secondary glazing should be appropriately scaled to the existing fenestration, to not interfere with the external appearance of the building. Any areas abutted by the structures to be demolished should be made good with appropriate matching masonry and mortar, and a record produced for any features uncovered during the demolition works.

5.5.6 Based on the requirements noted, works proposed are therefore considered to be acceptable

5.5.7 Basement: The basement is well maintained, with a fairly expansive amount of rooms with vaulted ceilings, and small windows providing light. The works proposed to the basement are very minor, comprising only of the blocking off some existing doorways to provide a store area for all proposed flats. The use of tanking or other means of invasive damp proofing should be avoided to maintain the breathability of the exposed masonry. The use of lime-render may be considered appropriate if required. There are no concerns regarding the works proposed.

5.5.8 Ground Floor: The ground floor is proposed to be separated into four separate units (Units 1, 2, 5 and 6), all of which are two-bed units. A series of walls are proposed to be removed. Most of these are of modern origin. A number of doorways are also being proposed to be blocked off or altered. These works, while partially affecting historic fabric, would overall be considered a minor loss of historic fabric. These alterations are therefore considered to be acceptable. An elevator is proposed to be installed within the entrance hall. This would slightly interrupt the symmetry of the staircase, which is framed by four centred aches, matching the front doorway design. It is however noted that the staircase itself would remain

unaffected, beyond changes to the landing at first floor level. A high quality design for the elevator should be chosen, to minimise visual impact upon the entrance hall.

5.5.9 The modern lowered ceilings are proposed to be removed. A record should be provided if any historic features are being discovered during the course of these works. It is noted as mitigating factors that the currently boarded off windows are to be re-opened and restored. Unsuitable uPVC windows are to be replaced with timber windows. Historically valuable fireplaces are to be retained or reused within the structure. Built-in cupboards of historic origin are also proposed to be retained. Any doors of historic value should also be retained or reused where possible.

5.5.10 First and Second Floor: The works proposed to the first floor are of similar character as on the ground floor. In total, six units are to be created, four of which are 2-bed units, two are to be 1-bed units. One unit is set across the first and second floor. A number of internal walls are proposed to be removed and new partitions are proposed. A number of doorways are also being proposed to be blocked off or altered. These works, while partially affecting historic fabric, would overall be considered a minor loss of historic fabric. The modern lowered ceilings are proposed to be removed. This will have no impact on historic fabric.

5.5.11 A record should be provided if any historic features are discovered during the course of these works. Decorative features such as coving, picture or dado rails should be retained. Any doorways to be move or altered should retain their historic architraves where existing. Consideration and justification for the moving of a doorway and architraves should be provided; where architraves are kept in situ, details should be provided on how this is incorporated as a feature into the design of the room. It is noted that some rooms retain historic timber flooring, this should be retained. Restoration of the timber flooring would be a positive improvement. These alterations are therefore considered to be acceptable, based on the implementation of the conditions noted.

5.5.12 **Casualty Building:** The Casualty Building is a small structure currently interconnected with the infirmary by the 1929 structure. Once these are demolished, the building is to remain detached, as a single dwelling. Any areas abutted by the structures to be demolished should be made good, and a record produced for any features uncovered during the demolition works. The building is considered curtilage listed. The building retains a Collyweston tile roof, which is proposed to be retained. New dormers and conservation roof lights are proposed to be installed, and the existing large dormer on the north elevation is to be retained. The new dormers and rooflights are to be set lower along the east, west and south roof pitches, which would reduce the visual interruption to the roofscape.

5.5.13 All later extensions to the building, with the exception of the small hallway and utility area to the north of the building, are proposed to be demolished, restoring the historic appearance of the building.

5.5.14 A new floor is proposed to be installed, creating a first floor, which is to create three bedrooms, an ensuite and a bathroom. This would intrinsically change the internal layout of the building. It is, however, appreciated that the building would otherwise be of limited available space. A full Building Recording (to a 2/3 Level at minimum) of the building should be undertaken prior to the proposed alterations. Joinery details of all new windows, dormers, skylights, doors and the staircase should be provided.

5.5.15 Based on the conditions recommended above, the proposed works are considered to be acceptable.

5.6 **The Georgian Group**

5.6.1 Proposed Works of Demolition: The proposed works of demolition relate to buildings which date from beyond our statutory date remit and therefore the Group wishes to defer to the Victorian and Twentieth Century Societies over their future.

5.7 **Stamford Local History Society**

5.7.1 We welcome in principle the proposal to develop the site for residential use, including the sensitive conversion of the Infirmary Building and the Casualty Ward to residential use, which will ensure their long-term survival.

5.7.2 We also welcome the proposed demolition of all existing buildings on site with the exception of the Friary Gate House (a Scheduled Monument), the original infirmary building (Grade II Listed) and the Casualty Ward (locally listed). We set out below our main concerns, the reasons for those concerns and our recommendations to the SKDC Planning Committee.

5.7.3 Our recommendations are that whilst we support the principle of the proposed development, the current application be refused on the following grounds:

5.7.4 Given the national significance of the site and the risk of destruction of important archaeological remains. In the Society's view, the analysis of the archaeological remains by the applicants are inadequate and their proposals do not provide sufficient protection or detail of the scheme of archaeological excavation required.

5.7.5 The application does not include an application for Scheduled Monument Consent for the works to the Scheduled Gate House, which forms an integral part of the site and should be included in any application, in order to protect its future. (see paragraph 7.2.2 c) of the HIA) and reference to Historic England's At Risk Register above).

5.7.6 In our view the proposed application does not comply with the requirements of the NPPF. However, we would ask the planning authority to encourage the developers to submit a re-application for the currently proposed work required to convert the Infirmary Building and the Casualty Ward Building, and for the demolition of the remaining buildings (except the Gate House) which we urge the Planning Committee to grant as soon as a revised application is submitted.

5.7.7 This course of action would enable the Developer to proceed with the conversion of the Infirmary Building and The Casualty Ward. It would also enable the developer to submit an application for Scheduled Monument Consent setting out how they intend to repair, restore and preserve the Gate House which we consider integral to the whole development. It would also enable a detailed excavation strategy plan for an archaeological dig on the areas of the site which would now be available to be prepared and approved by the planning authority as part of a re-application for a detailed consent for the new build development proposed for the site.

5.8 **Stamford Civic Society**

5.8.1 The Stamford Civic Society formally objects to the current planning application. Had the application related solely to the Gandy building, we would have supported it. The proposed scheme in that regard appears sensitive, eliminates unsightly 20th-century additions, and promises to deliver a high-quality restoration of this historically significant structure. However, the inclusion of proposals for 17 new residential properties-presented only in outline form-raises significant concerns, particularly due to the sensitivity of the site in question. The historical and archaeological importance of this area is well established. It

constitutes one of the most critical yet largely unexplored archaeological locations within Stamford. The gateway remains the only surviving architectural feature from the mendicant friars' presence in the mid-13th century. Behind it lies the former friary site, much of which is beneath the Gandy building, alongside a potentially extensive burial ground, cloisters, and associated monastic structures extending to the south and west-precisely where the new residential development is proposed. Evidence from limited excavations already undertaken, notably in "Trench 5," strongly suggests a high likelihood of further significant archaeological remains beneath the proposed development area. It is wholly inappropriate to defer archaeological investigations to a post-approval condition. The findings could render the proposed development impractical or entirely unfeasible. The construction works necessary for the new houses, including foundations, service trenches, and infrastructure, would likely cause extensive disruption to any underlying archaeological remains.

5.8.2 The Society firmly contends that comprehensive archaeological assessments must be completed prior to any determination of the site's suitability for development. Only with a full understanding of the archaeological context can an informed and responsible planning decision be made. We therefore recommend that either:

5.8.3

1. The proposal be revised to exclude the new-build housing, allowing the Gandy building restoration (and demolition of later hospital additions) to proceed independently; or
2. The entire application be withdrawn, allowing a more considered and phased approach, beginning with thorough archaeological investigation before any new development proposals are brought forward. The applicant must be made explicitly aware of the site's exceptional archaeological significance. Proper investigation, documentation, and preservation may require considerable time and resources, and could necessitate substantial amendments to the current development concept. Moreover, the proposed density of 17 dwellings on such a constrained and sensitive site, appears excessive. While the Society supports appropriate and respectful redevelopment in principle, due process must be followed. Archaeological work should precede design, ensuring that future proposals are informed, context-sensitive, and feasible. The outline nature of the application provides no substantive details regarding the design of the proposed housing. Such information is critical, given the need to preserve the setting of adjacent historic structures, particularly the gatehouse, and to avoid visual and spatial overdevelopment. The site layout currently suggested, points to excessive infill that compromises the open character that currently allows the Gandy and former fever ward buildings to maintain their architectural prominence and integrity. In conclusion, this application in its current form is premature, inadequately informed, and risks irrevocable harm to a site of outstanding archaeological and historic value. We urge the planning authority to reject or defer the application until the necessary preliminary work has been completed.

5.9 **The Victorian Society**

5.9.1 The Proposed Redevelopment: The hospital lies on the very edge of the Stamford Conservation Area, which is noted for its Mediaeval buildings, but more pertinently, its 'elegant examples' of C19th architecture (Stamford Conservation Area Appraisal, 2011). Any change to this highly sensitive and characterful setting will undoubtedly have an impact on the wider context of the hospital (a listed building) and the conservation area. The proposed design is mostly unsympathetic to the historic setting of the hospital. The massing of the blocks is large and overbears on the historic buildings it would share a space with. The floorplan of the proposed does go some way to reinstating the early C19th planform of the site but negates the late C19th and C20th story of the hospital. The Society recommend

a scheme that would reflect this history, architecture and wider site. The material palette for the proposed redevelopment is also not as sympathetic as it otherwise could be and would have an impact on views to (and from) the conservation area. It also would struggle to enter a sustained dialogue with the historic fabric of the remaining buildings, impacting the setting and significance of the listed building.

5.10 **The Demolition:** The Society is less concerned by the principle of the proposed demolition, as this appears to be confined primarily to historic fabric of the 1920s and later. This lies outside of the Society's remit, but we always argue for a considered and careful approach to demolition of any listed building in order to preserve as much historic fabric as possible. The National Planning Policy Framework is very clear that demolition (i.e. harm) of any part of a listed building should be wholly exceptional (2024, paras. 212-215).

5.11 The Society strongly urges your Authority to request further information on this application, and to consider it and its impacts very carefully. I would be grateful if you could inform the Victorian Society of your decision in due course

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 proposed works are affecting the grade II listed Stamford and Rutland General Infirmary (NHLE 1062264), which was built in 1826 to the design of JP Gandy, with extensions dating from 1879, and modern alterations. It is also set in the wider proximity of the Whitefriars Gate, a Scheduled Monument (NHLE 1005006), dating from the 14th century. The hospital was developed on the site of the former Greyfriars house, thus hold a high level of archaeological potential. The works are also set within 100 metres of the Stamford Conservation Area. The proposed works therefore have the potential to impact upon the significance and setting of these heritage assets, but especially the listed building.

7.1.2 The Planning (Listed Buildings and Conservation Areas) Act, 1990, requires special regard for listed buildings, therefore, consideration needs to be given to the potential impact of the proposed works on the significance of this listed building. As the site is located within 100 metres of the Stamford Conservation Area consideration also needs to be given to the contribution of this site to the significance of this conservation area. Under the Planning (Listed Buildings and Conservation Areas) Act, 1990, special attention should be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

7.1.3 Policy EN6 (The Historic Environment) is the primary development plan policy through which the Council exercises its statutory functions. This policy states 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, and proposals will be expected to take Conservation Area Appraisals into account, where these have been adopted by the Council. Development that is likely to cause harm to the significance of a heritage asset or its setting will only be granted planning permission where the public benefits of the proposal outweigh the potential harm.

7.1.4 Similarly, Policy 8 (The Historic Environment) of the Neighbourhood Plan identifies that development will be supported where it conserves or enhances the significance of designated and non-designated heritage assets and their setting, through high quality and sensitive design, taking into consideration appropriate scale, materials and siting in relation to historic views identified within the Stamford Conservation Area Appraisals.

7.2 This application is for the demolition of a series of buildings and conversion of the existing Infirmary and Casualty building. The Councils Conservation Officer, Historic England, The National Amenities Societies and Stamford Civic Society were consulted as part of the application process: -

7.2.1 Stamford Civic Society have not objected to the conversion works to the listed buildings; however, they have expressed concern regarding the demolition works and the potential archaeological significance of the site. The Civic Society has stated that "had the application related solely to the Gandy building, we would have supported it. The proposed scheme in that regard appears sensitive, eliminates unsightly 20th-century additions, and promises to deliver a high-quality restoration of this historically significant structure. The historical and archaeological importance of this area is well established. It constitutes one of the most critical yet largely unexplored archaeological locations within Stamford."

7.2.2 SKDC's Conservation Officer was consulted and has commented on the application in detail (see SKDC Conservation Officer comments above). 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 an extensive site visit to ascertain the extent of the proposed works to the listed buildings historic features.

7.2.3 The Conservation Officers view that "the works proposed to the exterior of the building are predominantly comprising restoration works, and some minor alterations such as blocking windows/doors or changing their size. It is proposed to install a 1.8m high railing upon the dwarf wall fronting the building. These works are considered to be beneficial to the building." Further to this, the proposed demolition works would affect structures dating from between 1900-1929, as well as the late 20th century. This would bring the infirmary back into the focus of the site, by removing slightly inappropriate later extensions. While extensive works are required for the conversion of the interior of the infirmary, it has been noted during the site visit that the majority of these works would be affecting mid to late 20th century alterations. While some historic fabric would be affected, it is acknowledged that the applicant is striving to keep this to a minimum, and re-use historic fabric where possible, such as the repositioning of fire surrounds. A full Building Recording (to a 2/3 Level at minimum) of the building should be undertaken prior to the proposed alterations."

7.2.4 The Conservation Officer has identified that the works would result in less than substantial harm to the significance of the buildings. However, this harm could be mitigated by the submission of additional information (required by condition) including precise details of materials, joinery details, construction/demolition methodology, schedule of features to be retained/removed and full building recording prior to any demolition works. Historic England deferred the assessment of the proposal to the expertise of the Councils Conservation Officer.

7.2.5 Heritage Lincolnshire as Archaeological consultees for the Council have commented that the . "The site for the proposed development lies in an area of archaeological interest at the site of the medieval friary of Greyfriars. The sites' of the religious houses of White Friars, Black Friars and St. Leonards Priory lie to the west and south.

7.2.6 The Franciscan friary (Greyfriars) was established prior to 1230. The 14th century friary gatehouse at the western end of the hospital complex and is a Scheduled Monument. The gatehouse is the only upstanding element of the Friary which would have comprised a range of buildings. An archaeological evaluation was carried out at the hospital site in 2015, including trenches located within the area of the current proposal. The investigations revealed archaeological remains and the presence of inhumations, suggesting a cemetery associated with the friary.

7.2.7 Stamford and Rutland General Infirmary is a Grade II Listed Building. The centre piece of the hospital is by JP Gandy and was built between 1826- 28 with later additions.”

7.2.8 The proposed demolition works are quite extensive and would make way for the construction of 16no new dwellings within the demolition area. Heritage Lincolnshire have stated that “A Heritage Impact Assessment submitted with the application contains an assessment of the impact of the proposals upon the setting of the Scheduled Monument and Listed buildings and on buried archaeological remains. It is clear, from earlier investigations, that significant archaeological remains including a number of burials, are present at the site, although the condition, character, date and extent of those remains across the site has not been established. Therefore, a programme of archaeological evaluation is required to inform an appropriate archaeological strategy to mitigate the impact of the development.

7.2.9 The Stamford Civic Society, supported by the Stamford Local History Society firmly contends that a comprehensive archaeological assessment must be completed prior to any determination of the site’s suitability for development.

7.2.10 Given the above concerns, further advice on this was sought from Heritage Lincolnshire (as the Councils Archaeological advisors), and they stated that “archaeological evaluation through trial trenching targeting the area of proposed development is recommended. The trial trenching should take into account ground impacts from drainage, landscaping, access and services, based on the submitted layout and associated plans. The trial trenching can be undertaken following demolition of the standing buildings to ground or slab level. A phase of mitigation should follow the trial trenching and should be based on the results of the trial trenching. The final report on the trial trenching should be available in order for accurate decisions to be made on the nature of the mitigation. Appropriate recording of the standing buildings should be undertaken prior to demolition.”

7.2.11 Based on the above, it is considered that should the development be recommended for approval that appropriately worded conditions, as advised by Heritage Lincolnshire, could be applied to both the Outline Planning Permission and Full Planning Permission parts of the scheme that allows for the following sequence of events:

- 1) Specific building recording to take place (according to a programme of archaeological building recording and in accordance with a written scheme of investigation)
- 2) Demolition works (to slab level)
- 3) Archaeological evaluation, including trial trenching, in accordance with a written scheme of investigation.
- 4) The building works shall only then be carried out in accordance with the approved details in accordance with a written scheme of archaeological mitigation investigations.
- 5) Final report upon completion/occupation

7.2.12 Heritage Lincolnshire have requested conditions in order to mitigate concerns regarding the demolition works that form part of this application. These conditions would be placed upon the accompanying Full Planning Permission, in the event that it is approved, and so it is not considered necessary to repeat them on the Listed Building Consent. Notwithstanding, the proposed archaeological conditions are set out in the recommended schedule of conditions for Planning Application S25/1082. It is the officer assessment that any impacts upon the archaeological interest and significance of the site by the proposed development can be appropriately recorded and mitigated against in accordance with Policy EN6 of the SKLP and Section 16 of the NPPF.

7.2.13 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.

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 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).

10.2 The application site is a listed building, and the proposals would result in numerous alterations to the listed buildings, including minor interventions to historic fabric to facilitate the conversion to residential use. As such less than substantial harm to the significance of the listed building has been identified. A benefit of the conversion is that it would bring the disused building back into a viable economic use and in doing so, preserve the heritage assets for future generations. The proposal would provide multiple units of housing provision in this area of Stamford, and 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 buildings and would result in changes to the listed building with less than substantial harm identified to the significance of the buildings from the works. The public benefits of the multiple units of small housing provision together with bringing the building back into a viable use would outweigh any remaining concerns regarding the harm to the historic buildings. 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 works hereby consented shall be commenced before the expiration of three years from the date of this consent.

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

Approved Plans

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

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

3. 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.

4. 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

5. 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

6. 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

7. 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.

8. 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.

9. 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

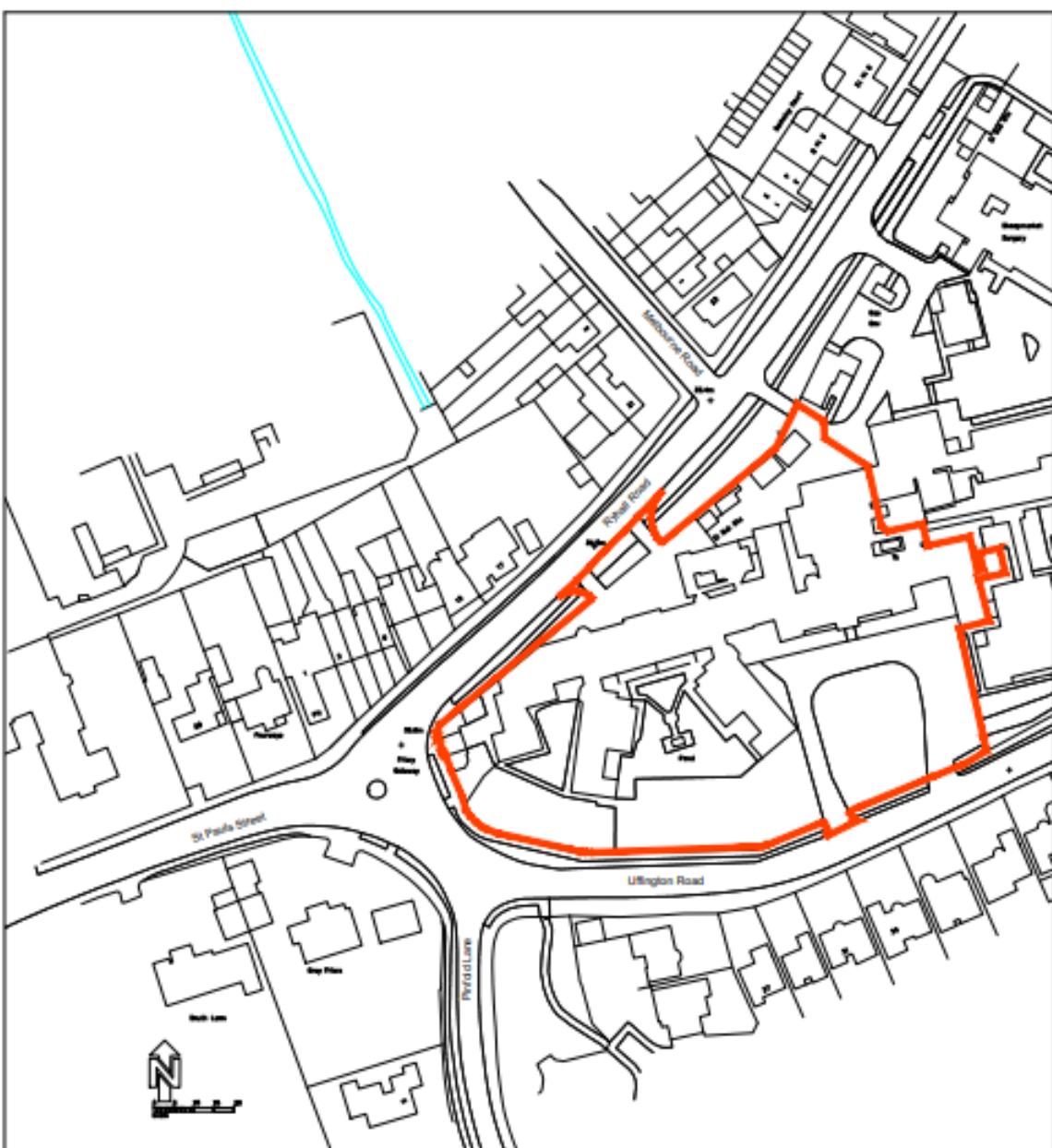
10. Before any part of the development hereby permitted is occupied/brought into use, the external surfaces shall have been completed in accordance with the approved details.

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

11. 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.

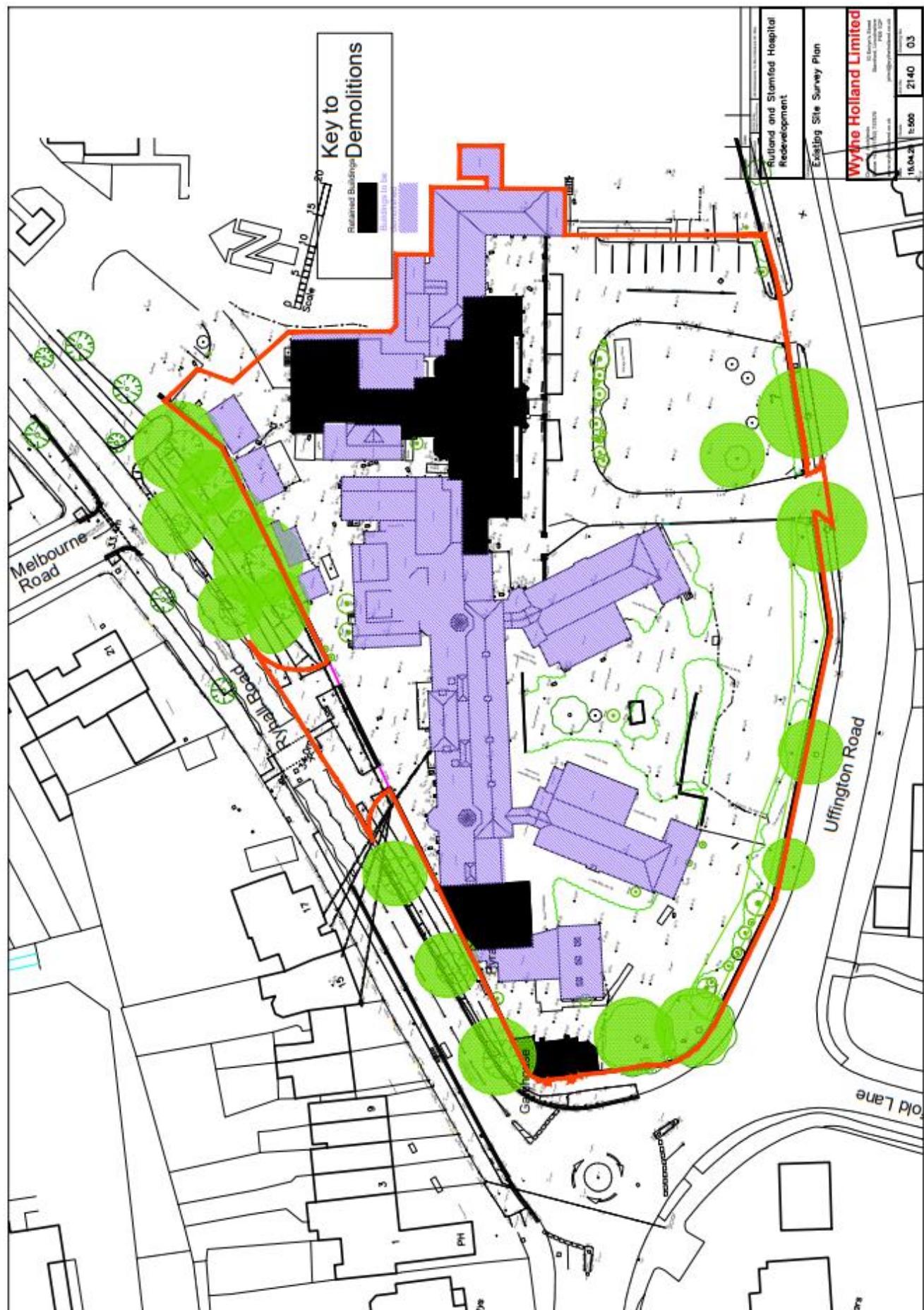
SITE LOCATION PLAN



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Project:	Site	Address:	Uffington Road, Stamford, Lincolnshire, PE9 1QP
Rutland and Stamford Hospital Redevelopment			
O S Location Plan			
Wythe Holland Limited			
Chartered Architects	10 Design's Street	Stamford, Lincolnshire	PE9 1QP
Phone +44 (0)1780 752878			
www.wytheholland.co.uk			
E-mail			
jono@wytheholland.co.uk			
Date:	Date:	Date:	Drawing No:
06.04.25	11:1250	2140	01

PROPOSED DEMOLITION PLAN



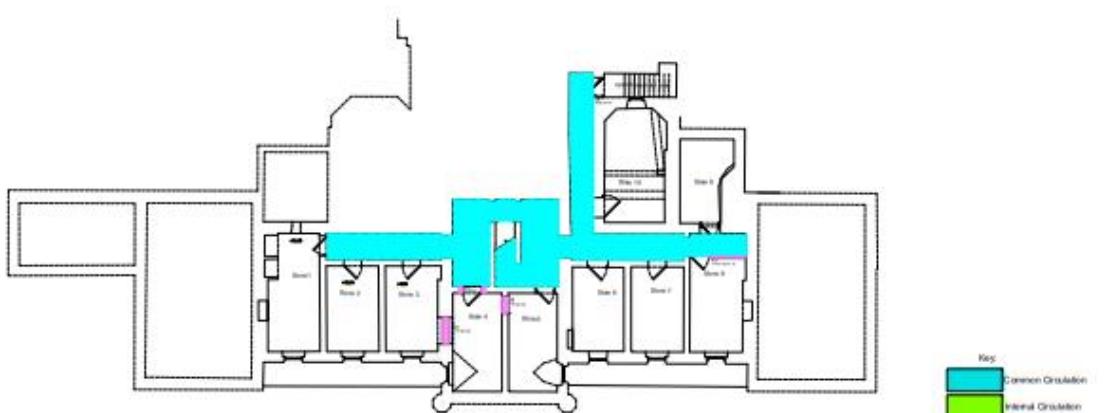
PROPOSED SITE PLAN



PROPOSED FLOOR PLANS (BASEMENT AND GROUND FLOOR) – INFIRMARY BUILDING



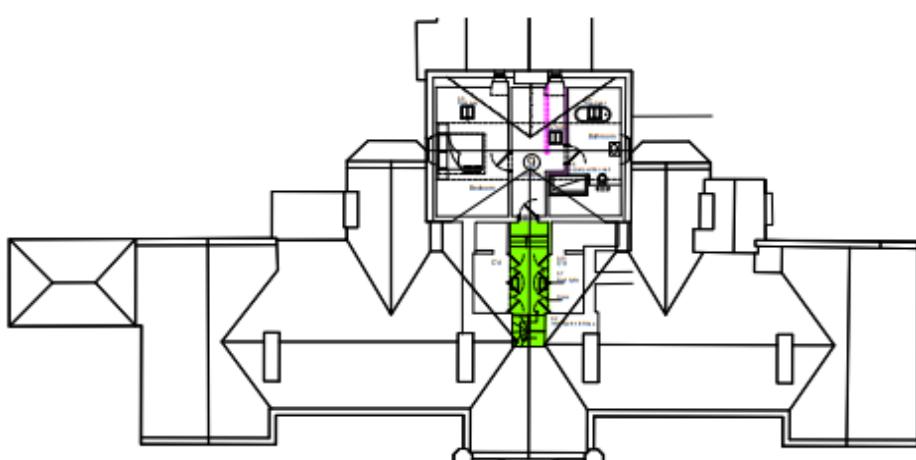
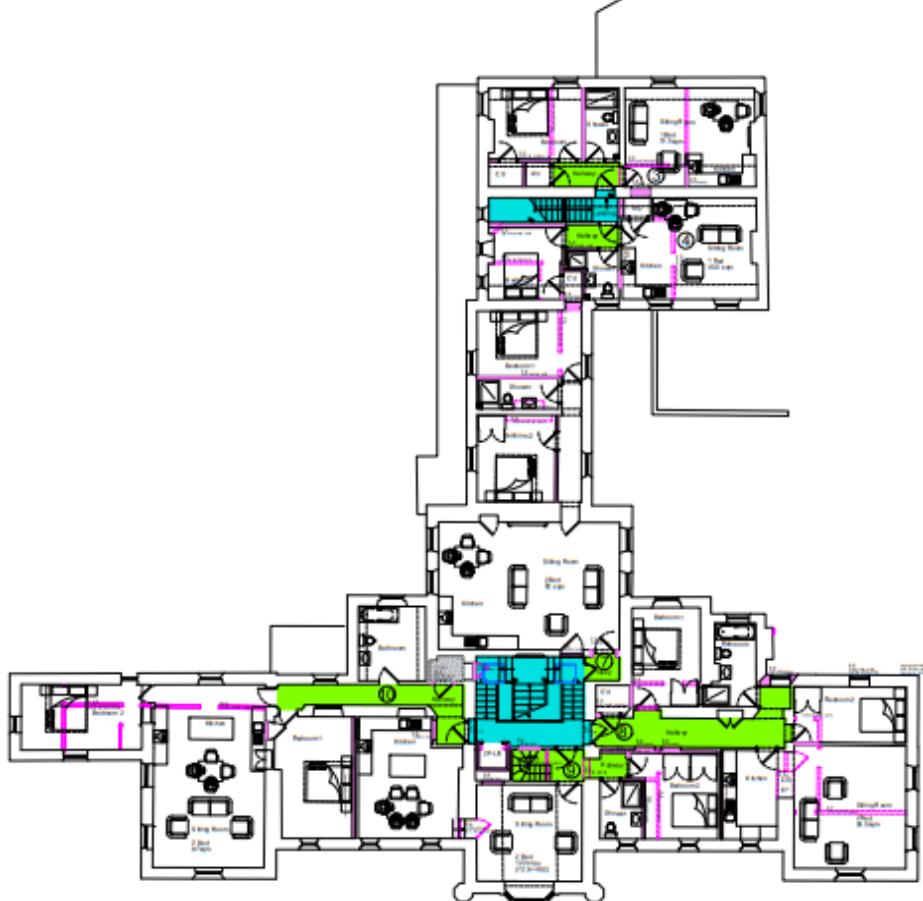
Proposed Ground Floor Plan



Proposed Basement Floor Plan

11/08/24	21:40	1	1
Wythe Holland Limited			
Proposed Ground and Basement Floor Plan	Stormford and Rutland Hospital	Architectural Services	Planning Services
Architectural Services	Planning Services	Architectural Services	Planning Services

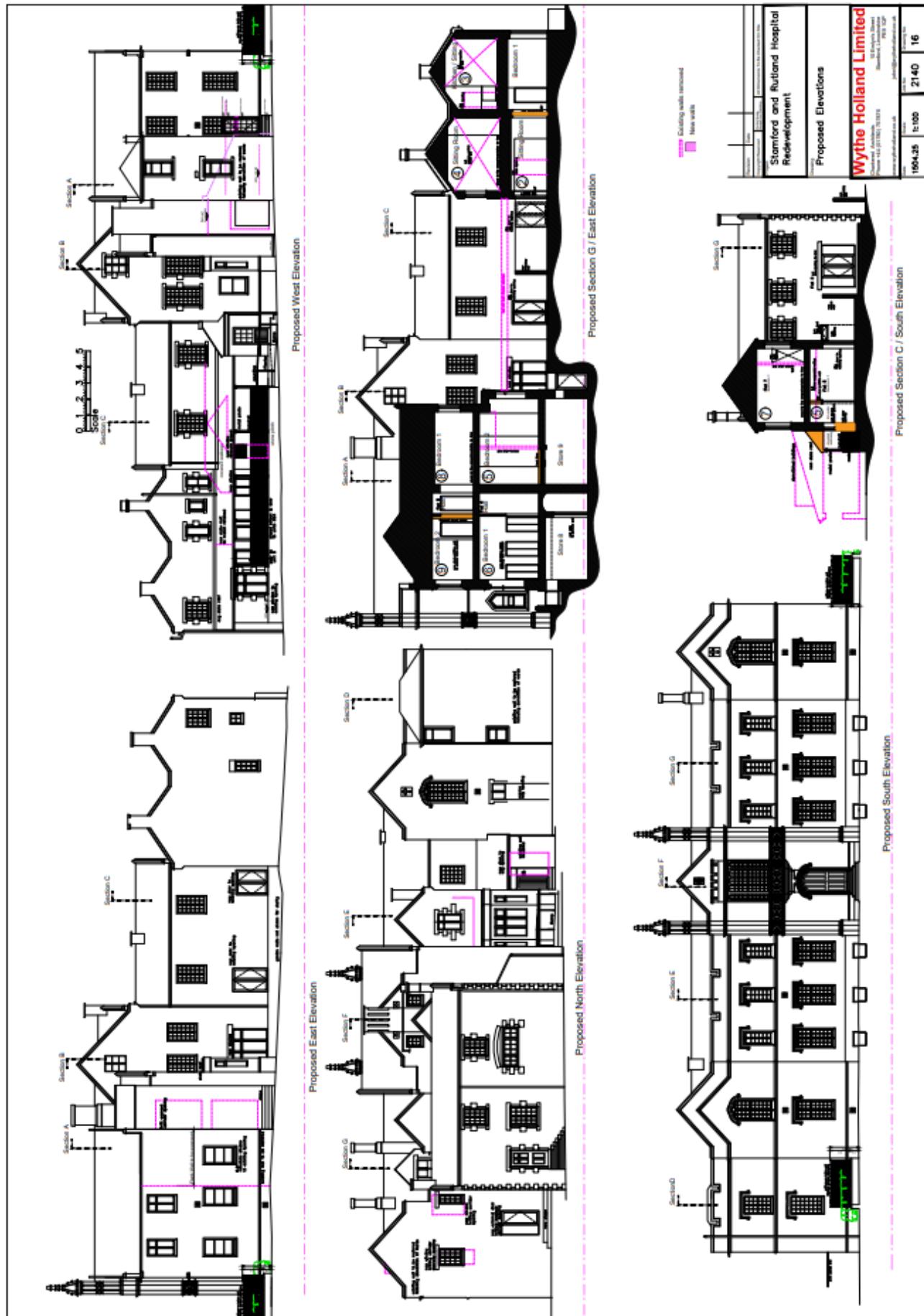
PROPOSED FIRST FLOOR PLAN – INFIRMARY BUILDING



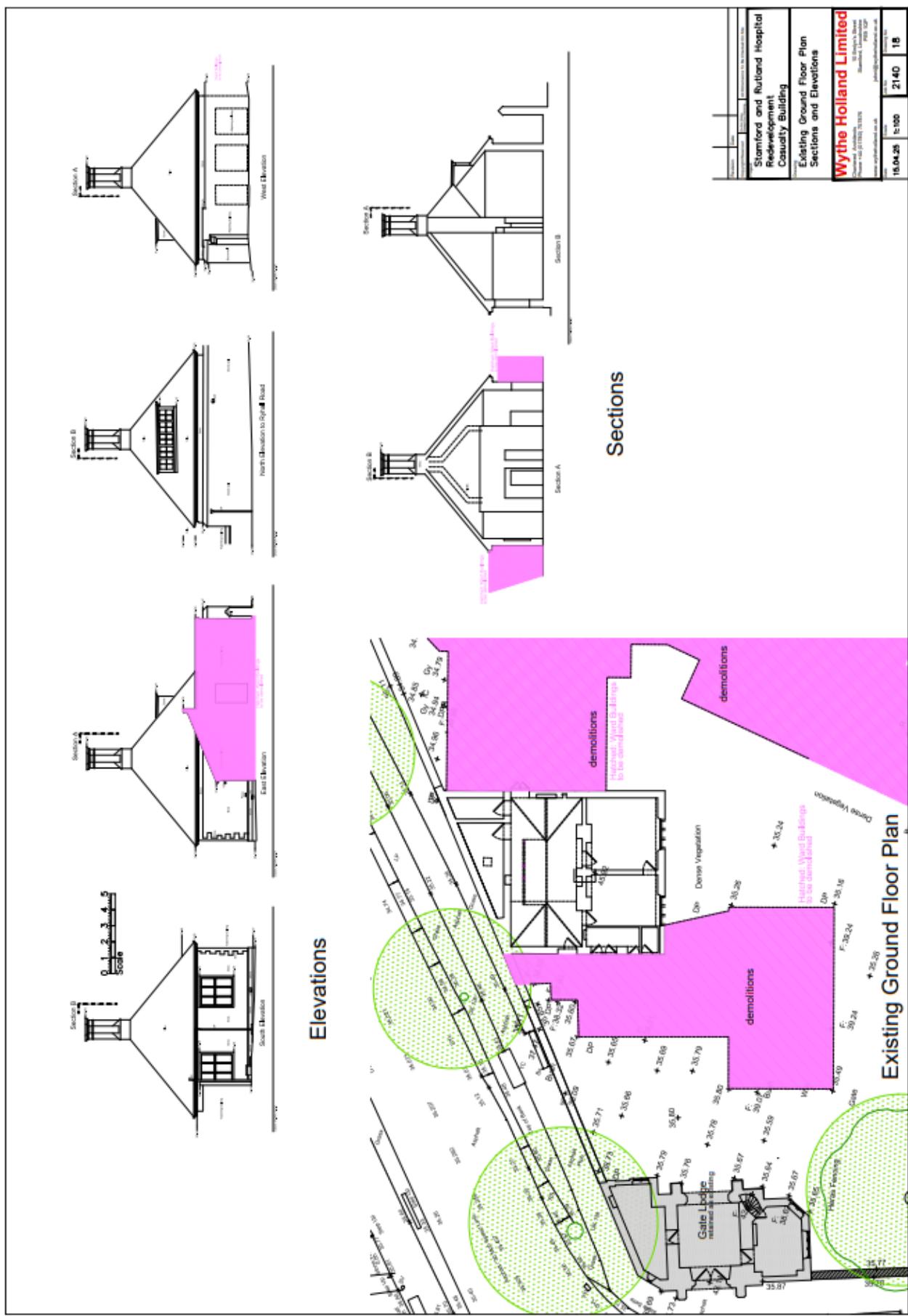
Proposed Second Floor Plan

18.04.25	10:00	2140	15
Wythe Holland Limited			
Chartered Accountants	Proposed First and Second Floor Plan	Stamford and Rutland Hospital	
01572 721320 (01572 721320)	01572 721321 (01572 721321)	01572 721322 (01572 721322)	

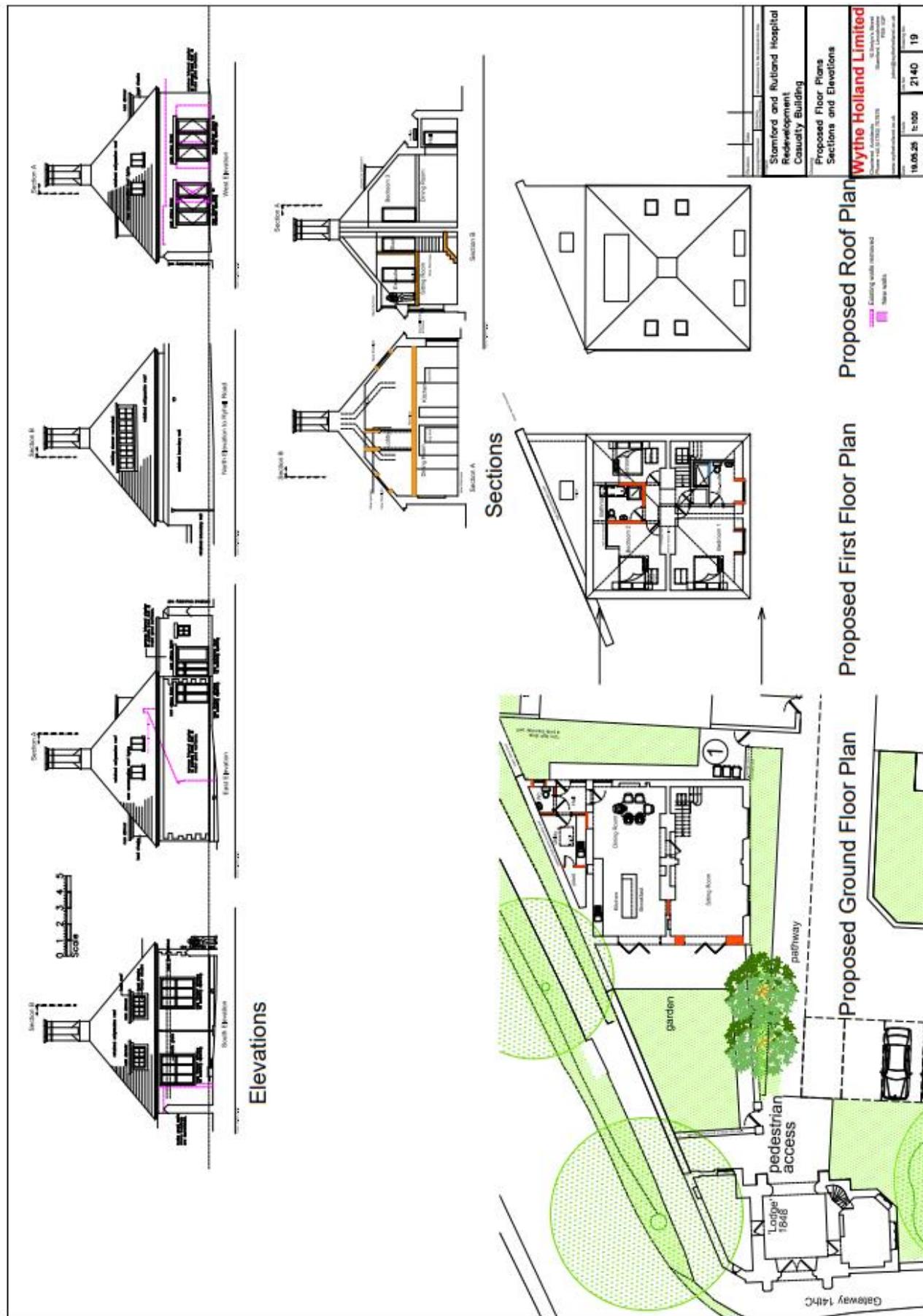
PROPOSED ELEVATION PLAN – INFIRMARY BUILDING



EXISTING ELEVATIONS FLOOR PLANS – CASUALTY BUILDING



PROPOSED ELEVATIONS AND FLOOR PLANS – CASUALTY BUILDING



Financial Implications reviewed by: Not applicable

Legal Implications reviewed by: Not applicable

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SOUTH
KESTEVEN
DISTRICT
COUNCIL



Planning Committee

27 November 2025

S25/1685

Proposal:	Application for approval of reserved matters relating to access, appearance, layout following outline planning permission S24/0315
Location:	30 East Street, Rippingale, PE10 0SS
Applicant	Mr Wright
Agent	Rick Smith Design Limited
Application Type:	Reserved Matters
Reason for Referral to Committee:	Application for the approval of reserved matters pursuant to outline planning permission granted by Planning Committee
Key Issues:	<ul style="list-style-type: none">• Compliance with the outline planning permission• Impact on the character and appearance of the area• Impact on neighbouring amenity• Impact on trees
Technical Documents:	<ul style="list-style-type: none">• Construction Method Statement

Report Author

Adam Murray – Principal Development Management Planner

01476 406080

Adam.Murray@southkesteven.gov.uk

Corporate Priority:	Decision type:	Wards:
Growth	Regulatory	Aveland

Reviewed by:

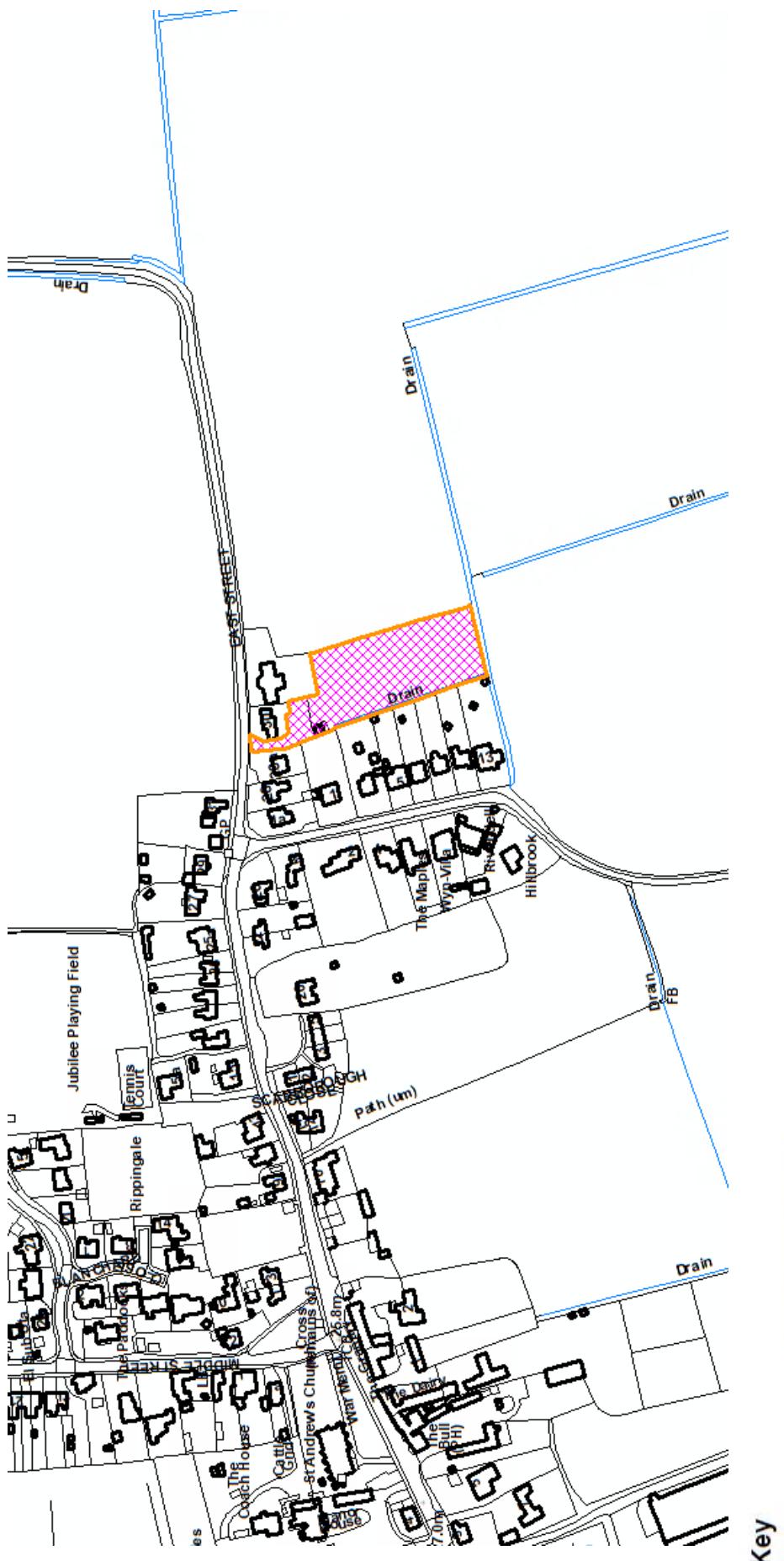
Phil Jordan, Development Management & Enforcement Manager

17 November 2025

Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning & Growth to REFUSE reserved matters consent

S25/1685 – 30 East Street, Rippingale



Application Boundary



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1 Description of the site

- 1.1 The application site comprises an area of approximately 0.45 hectares (1.11 acres) of broadly rectangular land situated to the rear (south) of 30 East Street and to the east (rear) of existing residential properties fronting onto Doctor's Lane, positioned in the south-eastern corner of the main built-up area of Rippingale. The comprises an area of grassland / paddock, which was an extension of the private amenity space associated with the existing 2-storey residential property at 30 East Street; the proposed site is clearly demarcated from the main private amenity space associated with the dwelling.
- 1.2 The site is bound to the north by the 30 East Street, which fronts onto East Street to the north; and by existing residential properties fronting onto Doctor's Lane to the west. The site is bound to the south and east by undeveloped agricultural land, which marks the surrounding Open Countryside.
- 1.3 The development site benefits from clearly defined boundaries on all sides. The south, east and west boundaries are all marked by mature vegetation, which includes an element of sparse tree coverage. The northern boundary of the proposed development site is marked by the primary, domestic garden associated with 30 East Street, and is defined by a wooden post and rail fencing, with gates. The north-western boundary of the site is marked by close boarded domestic fencing and a mature tree, which aligns with the boundary of the neighbouring residential property. The north-eastern boundary of the application site – forming the boundary of the proposed access point – is defined by the side elevation of 30 East Street, as well as low level metal estate railing.
- 1.4 The site is not subject to any planning policy constraints.
- 1.5 Outline planning permission for the erection of up to 6 dwellings and associated access and infrastructure (All matters reserved) was granted in May 2024 under application reference S24/0315, following consideration of the application at Planning Committee on 30th May 2024.

2 Description of the proposal

- 2.1 The current application seeks the approval of reserved matters relating to access, appearance, layout, landscaping and scale for 6 dwellings pursuant to outline planning permission S24/0315.
- 2.2 The application submission has been accompanied by a series of Proposed Site Plans, Elevation Plans and Flood Plans, which indicate that the development would comprise of 6(no) 3-bed bungalows, which would be built to Category M4(2) standards. The proposed bungalows would range in size from 138 sq. metres to 157 sq. metres in size.
- 2.3 Access to the site is to be taken via an extension of the existing private drive access serving 30 East Street, which runs along the north-western boundary of the site. The access is to be widened at the entrance from East Street to form a 5m wide tarmac access and would be extended along the western boundary of the application site; within the site itself, the access would be a block paved surface. A new garage and parking area for the host dwelling (30 East Street) would be positioned immediately to the rear of the dwelling, along the eastern boundary of the site.
- 2.4 The proposed bungalows would be situated to the east of the private drive access. Plots 1 and 2 are to be served from a separate spur from the access and would be orientated broadly north-south. Plot 3 and 4 would be served by individual access points from the

private drive and would front onto the drive, orientated east-west and would each have detached single garages. Plots 5 and 6 would be positioned at the southern end of the site, and as above, would be served by individual accesses, which would provide turning and parking areas for the dwellings. The individual access points are marked to be surfaced with gravel.

2.5 Front boundaries are to be marked with box hedging, whilst boundaries between dwellings are to be marked by 1.8m close boarded fencing. The existing mature boundary hedgerow to the south and east boundaries is shown to be retained and set behind post and wire fencing.

2.6 The proposed dwellings are broadly uniform and simplistic in their appearance and constructed with brickwork with stone facing front projections under a Swiss pearl slate roof. All windows and doors are to be sash style uPVC aluminium with stone headers and cills. Each dwelling includes an air source heat pump to the side elevation.

3 Relevant History

Application Ref	Description of Development	Decision
S22/2273	Outline application for the erection of up to 6 bungalows and associated access and infrastructure	Withdrawn 05/01/2023
S23/0507	Outline application for up to 6 dwellings and associated access and infrastructure (Re-submission of S22/2273)	Refused 31/05/2023
S24/0315	Outline application for up to 6 dwellings and associated access and infrastructure	Approved 31/05/2024 Conditionally

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 EN1 – Landscape Character
 Policy EN2 – Protecting Biodiversity and Geodiversity
 Policy EN4 – Pollution Control
 Policy EN5 – Water Environment and Flood Risk Management
 Policy DE1 – Promoting Good Quality Design
 Policy SB1 – Sustainable Building
 Policy ID2 – Transport and Strategic Transport Infrastructure

4.2 **Rippingale Neighbourhood Development Plan 2023-2036 (Made May 2023)**
 Policy HD2 – Developments on the edge of Rippingale Village
 Policy HD5 – Housing Density
 Policy DM1 – Development Guidance
 Policy IV1 – Important Views
 Policy FR1 – Flood Risk

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

4.4 **National Planning Policy Framework (NPPF) (Published December 2023)**

Section 2 – Achieving sustainable development.
Section 4 – Decision-making
Section 9 – Promoting sustainable transport
Section 12 – Achieving well-designed places.
Section 14 – Meeting the challenge of climate change, flooding and coastal change
Section 15 – Conserving and enhancing the natural environment

4.5 **South Kesteven Local Plan Review 2021 – 2041 (Regulation 18 Draft)**

5 Representations Received

5.1 Anglian Water

5.1.1 No comments to make.

5.2 Heritage Lincolnshire

5.2.1 Condition 4 of S24/0315 requires the undertaking of an archaeological evaluation in advance of development.

5.3 Lincolnshire County Council (Highways & SuDS)

5.3.1 No objections.

5.3.2 The vehicular access to the site is in line with that which was proposed at outline and meets the visibility guidelines set out in Manual for Streets. The car parking provided is in line with the guidance set out in Lincolnshire County Councils Design Approach and turning space has been provided within the limits of the site to allow vehicles to enter and leave in a forward gear and therefore, it is considered that this proposal would not result in an unacceptable impact on highway safety.

5.3.3 The access will be subject to a Section 184 Agreement with Lincolnshire County Council which is separate to the planning application process.

5.4 Rippingale Parish Council

5.4.1 Part M4(2) is still an optional standard for general housing stock ad there is no statement saying Part M4(2) is being met in this application. In addition, the siting of development next to a sixty mile an hour road without suitable or safe pedestrian pathways would put older people / people with disabilities at risk and we cannot see provision for such pathways.

5.4.2 The bungalows described would not address the need for local affordable housing.

5.4.3 The entrance to the site is close to the junction with Doctors Lane and a 60 mile an hour road. An issue was raised concerning the lack of a turning circle on the site as part of the outline planning process. This issue has not been addressed in this application.

5.4.4 Flooding and the capacity of the sewerage system to cope during times of flooding is a known troubling issue from our village therefore it is critical any new development does not make a bad situation worse. There are no details of pumping stations and sewerage other than a reference to a sketch included in the original outline planning application. The original outline application had a pump for sewerage, and this has been left off this application and neither does the application identify whose responsibility it would be to manage the pump.

5.4.5 The application does not address concerns regarding exacerbation of subsidence in the Doctors Lane area adjacent to the site, given 3 properties have been extensively

underpinned because of subsidence and two other properties close to the waterlogged area have now been affected, all connected to the prevalence of very elastic, dense 'Blisworth clay' in this part of the village.

- 5.4.6 The outline planning decision notice required before commencement that an archaeological evaluation be completed. Has this been completed? If not, when will it take place?
- 5.4.7 The biodiversity survey identified the presence of a badger sett. Having a badger can lead to digging on lawns. How will the applicant ensure that the badger sett is protected and not destroyed once the bungalows are occupied.
- 5.4.8 There is little or no public support for this development.

5.5 **SKDC Environmental Protection**

- 5.5.1 No objections to the submitted method statement.

5.6 **SKDC Tree Officer**

- 5.6.1 No comments received.

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 representations have been received from 7 interested parties, all of whom have raised formal objections. The material consideration raised in the representations can be summarised as follows:

(1) Impact on the character and appearance of the area

- a. The density of the development is out of keeping with the area

(2) Access and Highways

- a. No turning circle has been provided meaning larger vehicles will have to reverse on to East Street.

(3) Flood Risk and Drainage

- a. No provision has been made for a foul pumping station

(4) Biodiversity and Ecology

- a. Loss of ecological value and wildlife habitat
 - b. Potential impact of the access on root systems for neighbouring trees.

(5) Other Matters

- a. Rippingale lacks the amenities to accommodate new development.
 - b. Absence of public support for the development
 - c. Outline planning permission should not have been granted.

- 6.2 As identified above, a number of public representations have raised objections to the principle of development on the site and challenged the legality of the outline planning permission.

- 6.3 The site benefits from outline planning permission for 6 dwellings and, therefore, the principle of development has been deemed to be suitable. The current application deals with the reserved matters relating to detailed design i.e. access, appearance, landscaping,

layout and scale. As such, the principle of development cannot be revisited as part of the current application.

6.4 In respect of queries regarding the suitability and legality of the outline planning permission, concerns have been raised regarding matters of planning judgement rather than any procedural errors. In any event, the judicial review period for the outline planning permission has lapsed, and therefore, the site does benefit from a lawful outline permission.

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. In this case, the Development Plan consists of the following documents:

- South Kesteven Local Plan 2011-2036 (Adopted January 2020); and
- Rippingale Neighbourhood Development Plan 2023-2036 (Made May 2023)

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 all planning applications.

7.3 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.

7.4 It is also appreciated that the Local Planning Authority are also in the process of conducting a Local Plan Review. The initial Regulation 18 consultation on the draft Plan was carried out between February and April 2024 and a further Regulation 18 consultation on proposed housing and mixed-use allocations was undertaken between July and August 2025. At this stage, the allocations and policies contained in the Local Plan Review can be attributed very little weight in the determination of planning applications. However, the evidence base accompanying the Local Plan Review is a material consideration and must be taken into account.

7.5 **Compliance with the Outline Planning Permission**

7.5.1 As referenced above, the current application seeks the approval of reserved matters relating to access, appearance, layout, landscaping and scale for 6 dwellings pursuant to outline planning permission S24/0315. As such, the current reserved matters application would fall within the description of development permitted by the outline planning permission.

7.5.2 Condition 7 of the outline planning permission required the submission of details demonstrating how the proposed dwellings would comply with the requirements of Local Plan Policy SB1 as part of any reserved matters application.

7.5.3 In this respect, the submitted Proposed Site Layout provides the following information in relation to sustainable building requirements:

- Energy Consumption – Use less energy consumption through energy efficient building design and construction, including thermal insulation, passive ventilation and cooling to meet this, the development will meet the latest building regulations requirements as a minimum and specification to be finalised in building regulations package.

- Renewables / Low Carbon – Maximising the use of renewable energy and low carbon energy generation systems by each dwelling having air source heat pumps for heating and hot water, and these will comply with the “microgeneration certification scheme planning standard” or equivalent as may be revised. As such, the units will be within noise limitations and will not impact on the amenity of neighbouring properties. As already stated, the dwellings will be built to at least the most current level of thermal efficiency at the time of construction.
- Water Resources – The proposed development will achieve 110 l/p/d as a minimum and will meet current building regulations.
- Contributing to low-carbon travel – Each dwelling will have at least 1 car charging point (as required by building regulations). The site is within a short walking distance of all community facilities and this includes bus stops.

7.5.4 In respect of the above, it is Officer’s assessment that the submitted information does not provide sufficient detail to meet the requirements of Local Plan Policy SB1. In particular, the submission fails to provide information about how the proposal would follow the energy hierarchy of “Be Lean, Be Green, Be Clean”; for example, how has the proposed site layout been informed by proposals for passive ventilation, how has the materials selection reduced energy consumption? The applicant has failed to provide information about the reduction in water usage. The application also fails to provide sufficient information regarding the provision of EV charging points i.e. are these positioned in a convenient location which encourages use.

7.5.5 Condition 9 of the outline planning permission requires the submission of details of the materials to be used in the external surfaces of the development as part of the reserved matters application.

7.5.6 The submitted plans indicate the use of the following materials:

- Facing Brickwork – TBS Farmhouse Antique
- Facing Stonework
- Roof tiles – Swiss Pearl Slate Style
- Windows and Doors – Sash Style UPVC double glazed / aluminium colour in Agate Grey.

7.5.7 As set out in further detail below, it is Officer’s assessment that the submitted materials palette would not be in keeping with the character and appearance of the area and would not assist in assimilating the development into the existing village context.

7.6 Impact on the character and appearance of the area

7.6.1 Policy DM1 (Development Guidance) of the made Neighbourhood Plan requires new development proposals to have due regard to the guidance set out in the Design and Materials Code, including having reference to the Neighbourhood Profile. In this respect, the following guidance contained in the Neighbourhood Profile, and Design and Materials Code is relevant to the current proposals:

Neighbourhood Profile

- New residential developments should be on infill sites within the existing frontages, arranged in a linear fashion along the main streets of the area or around new cul-

de-sacs. Some estates in the area have an open plan layout, with small front and rear gardens and virtually no boundary treatments.

- The majority of residential development should be composed of detached properties with a limited number of semi-detached and terraced buildings. Density should be medium to low, presenting large plots with buildings sitting comfortably within them.
- The predominant material is red brick, although some buildings are made of buff to orange brick. Rendered (cream) and painted brickwork (white) are traditional as well.
- The majority of houses have wood-framed or PVC windows, with the older properties disclosing sash windows, mostly white coloured. Many older houses have curved brick arches above the lintels.
- Roofs are normally covered with pantiles, slate or concrete tiles.

Design and Materials Code

- Local Materials: Ironstone use is noted, often found in proximity to limestone, having its own interesting texture, and like limestone, varies in colour. Distinctive local brick is also seen, coloured from buff to orange to a warm deep red.
- Roofing materials: The orange pantiles of Lincolnshire's 17th century and 18th century farmhouses greatly contribute to local distinctiveness and use is widespread. Another widely used local roofing material is Collyweston tile or slate. Welsh slate is now widely used.
- Window Frames: Traditionally timber window frames were used, painted if softwood, or left untreated if hardwood like oak. Doors are also of timber.
- Local design: Traditional vernacular houses are simple, and mostly rectangular. They have an uncluttered appearance, with simple door and window openings and a large proportion of solid masonry. A particularly local feature is the Grantham lintel, a type of lintel seen above traditional sash windows, shaped into a form that looks like a moustache shaped that curves delicately upwards.
- In any development of more than two or three buildings, there needs to be some differentiation in design.
- New buildings should be no more than 2 storeys and should use as much local limestone, characteristic red brick and pantiles as possible. The use of timber in doors, windows and soffits should be encouraged, as distinct from metal and plastic.
- Gabled ends can be coped and a simple finial looks very effective and can be added. Window mullions add distinction and can be very simple. In the case of sash windows, the Grantham lintel should be considered.

7.6.2 In the context of the above, it is Officers' assessment that the submitted scale and layout proposed would not be in keeping with the urban morphology of the surrounding area. It is Officers' assessment that the proposed layout results in a form of development which appears over-engineered with excessive levels of hardstanding required to facilitate access and turning areas for the proposed dwellings. Furthermore, the footprint of the proposed dwellings results in a form of development which appears to be incongruous to the prevailing

character of the area, which is defined by properties situated in large plots and sitting comfortably within their settings.

7.6.3 The proposed layout also results in concerns relating to the long-term ownership and maintenance of the existing mature boundary hedgerows. As proposed, these features would appear to be situated within the private rear gardens of the proposed dwellings, which would increase the potential for their removal and replacement with domestic boundary treatments.

7.6.4 As identified above, the site does form part of an allocated Important View identified in the made Neighbourhood Plan and, as such, the retention and enhancement of these boundary features is deemed to be critical in ensuring that the proposed built form does not harm the characteristic features of this view.

7.6.5 In respect of the detailed design of the proposed dwellings, as outlined above, the Design and Materials Code of the made Neighbourhood Plan requires developments of two or more dwellings to provide differentiation in the design. With regards to this, it is Officers' assessment that the submitted proposals are predominantly uniform in their appearance, with limited variations in the roof type and internal layout. The dwellings do not display any variation in materials or fenestration, such that they would appear monotonous in the streetscape. Similarly, the external appearance does not incorporate any detailed design features which are highlighted as being characteristic of the local vernacular i.e. it does not include any coping to the gables, or any finials or window mullions.

7.6.6 Furthermore, as indicated above, it is Officers' assessment that the submitted materials palette is not characteristics of the local area; for example, the submitted scheme does not use any ironstone or Limestone, and does not incorporate pantiles or, as an alternative, Collyweston tiles or slate.

7.6.7 With regards to the proposed landscaping details, it is Officer's assessment that the proposed boundary treatments for Plot 1 would be inappropriate for its position within the site. In particular, the proposed close boarded fencing to the rear garden would occupy a prominent position on the private drive, which would be harmful to streetscape and would be more appropriate being treated with a boundary wall or hedgerow.

7.6.8 Taking the above into account, it is Officers' assessment that the proposed site layout, scale, appearance and landscaping would result in a form of development, which is not in keeping with the prevailing urban morphology and character of the village, and therefore would result in harm to the overall character and appearance of the area. As such, the application scheme is contrary to Policy DE1 of the adopted Local Plan, Policy DM1 and IV1 of the made Rippingale Neighbourhood Plan; the adopted Design Guidelines SPD, and Section 12 of the National Planning Policy Framework.

7.6.9 Whilst it is noted that the Council are currently unable to demonstrate a five year housing land supply and, as such, the tilted balance is engaged. However, in this instance, the site benefits from outline planning permission and, therefore, the principle of 6 dwellings on the site has been established. The current application deals with the reserved matters relating to the detailed design of the development and, therefore, the most important policies for determining the application are those relating to design, and not the spatial strategy for the identification of land for development.

7.6.10 Nonetheless, Paragraph 11(d)(ii) recognises that the tilted balance does not override the requirement to securing well-designed places i.e. the benefits of the delivery of housing can

be achieved through a more-appropriate form of development. As detailed above, it is Officers' assessment that the submitted form of development would not be appropriate to the character of the area and, therefore, the tilted balance would be disengaged.

7.7 Impact on neighbouring amenity

7.7.1 In respect of the impact of the proposed development on the residential amenity of existing properties to the west and north of the application site, it is noted that there have been no objections raised by consultees in this matter.

7.7.2 Nonetheless, in assessing the application proposals against the standards set out within the adopted Design Guidelines SPD, it is Officers assessment that the proposed layout would ensure adequate separation distances between all new dwellings to ensure that all properties benefit from an appropriate level of private and outlook.

7.7.3 It is noted that some concerns have been raised relating to noise impacts from vehicles using the proposed private drive on the western boundary. In this regard, it is appreciated that the neighbouring properties fronting on to Doctor's Lane benefit from deep gardens and therefore, the vehicular movements would be situated approximately 30 metres from the rear elevation of these dwellings, which is considered to minimise the noise disruption that may occur. Nonetheless, it is Officer's assessment that the number of vehicular movements generated by the proposed development would not give rise to any unacceptable adverse noise impacts.

7.7.4 It is noted that the Council's Environmental Protection Team did not raise any objections or concerns that the proposed development would lead to any statutory noise nuisance. It is acknowledged that they have requested conditions requiring compliance with construction and delivery hours. However, the outline planning permission is subject to a condition requiring the submission of a Construction Management Plan, which would include hours of working, and therefore, these conditions would not be necessary.

7.7.5 Taking the above into account, it is Officers' assessment that the application proposals would not give rise to any unacceptable adverse impacts on the residential amenity of neighbouring properties or future occupiers of the proposed development. As such, the application proposals would accord with Local Plan Policy DE1 and EN4, the adopted Design Guidelines SPD, and Section 12 of the Framework on these matters.

7.8 Access, Parking and Highways Impacts

7.8.1 It is acknowledged that public representations received on the application have raised concerns regarding the safety of the access point on to East Street, and have also questioned the suitability of the internal access arrangements for accommodating larger vehicles.

7.8.2 Access to the site is to be taken via an extension of the existing private drive access serving 30 East Street, which runs along the north-western boundary of the site. The access is to be widened at the entrance from East Street to form a 5m wide tarmac access and would be extended along the western boundary of the application site; within the site itself, the access would be a block paved surface.

7.8.3 Lincolnshire County Council (as Local Highways Authority) have been consulted on the application proposals and have confirmed that they have no objections. Specifically, they have confirmed that the access is in line with the visibility requirements set out in Manual

for Streets, and that the internal site layout accommodates sufficient turning areas to allow vehicles to enter and leave in a forward gear.

7.8.4 Notwithstanding this, the Case Officer notes that the access is proposed to be retained as a private access drive. As such, it should be noted that refuse vehicles will not access privately maintained roads and, as a result, refuse collection would be required to be undertaken directly from East Street. In this regard, the Case Officer notes that the Proposed Site Layout does not make any provision for a bin collection area within close proximity to the access and, this is likely to result in future occupiers of the site leaving bins in a disorganised manner. Whilst, this is unlikely to result in an unacceptable adverse impact on highways safety, it would result in the site appearing to be cluttered and poorly managed, which would further exacerbate the identified harm to the character and appearance of the area.

7.8.5 Taking the above into account, it is Officers' assessment that the application proposals would not give rise to any unacceptable adverse impacts on highways safety and highways capacity. As such, the application proposals are assessed as being in accordance with Policy ID2 of the adopted South Kesteven Local Plan and Section 9 of the National Planning Policy Framework.

7.8.6 Notwithstanding this, it is Officers' assessment that the access would not be developed to adoptable standards and therefore, will be required to be privately maintained. In this context, the application scheme fails to make appropriate provision for bin collection stores at the access onto the public highway to facilitate safe and convenient collection, such that the development is likely to result in refuse bins being cluttered at the site access in a manner which would be harmful to the character and appearance of the area.

7.9 **Flood Risk and Drainage**

7.9.1 In respect of matters relating to flood risk and drainage, it is appreciated that representations have raised objections to the application proposals as a result of concerns about the adequacy of the existing foul drainage network to accommodate additional development. Similarly, concerns have also been raised regarding the exclusion of a foul pumping station from the site layout, which had previously been included in the Indicative Site Layout submitted as part of the outline planning application.

7.9.2 As detailed in the Committee Report on the outline application, whilst it is accepted that the proposed development would increase the extent of impermeable surfacing on the site, further details of the proposed drainage arrangements would be addressed through Building Regulations; this requires development to be carried out in accordance with Approved Document H; which sets out the acceptable standards for dealing with surface and foul water drainage from properties.

7.9.3 Taking the above into account, it is Officers' assessment that the application proposals would not give rise to any unacceptable adverse risks of flooding, and therefore, would accord with Policy EN5 of the adopted Local Plan, Policy FR1 of the made Rippingale Neighbourhood Plan, and Section 14 of the Framework.

7.10 **Impact on trees and ecology**

7.10.1 It is noted that public representations have raised objections on the basis that the proposed development would lead to an unacceptable impact on the ecological value of the site and the loss of wildlife habitat, and that the proposed access road would cause damage to the root systems of trees in the neighbouring gardens.

7.10.2 In respect of the above, it should be noted that the outline application was submitted in advance of the statutory obligation for minor planning applications to achieve a 10% net gain. As such, whilst the proposed development falls to be assessed against Policy EN2 of the adopted Local Plan, which seeks to achieve a net gain where possible, there is no policy requirement for the development to achieve a 10% net gain.

7.10.3 Notwithstanding this, conditions are imposed on the outline planning permission which require the submission of a Biodiversity Management Plan prior to the commencement of the development, and for all works, to be carried out in accordance with the previously submitted Ecological Appraisal.

7.10.4 Nonetheless, as stated previously, the proposed layout does cause concerns relating to the long-term ownership and maintenance of the existing mature boundary hedgerows. As proposed, these features would appear to be situated within the private rear gardens of the proposed dwellings, which would increase the potential for their removal and replacement with domestic boundary treatments.

7.10.5 Similarly, it is also noted that the Ecological Appraisal submitted with the outline application recommended the planting of native hedgerow on the northern boundary and / or parts of the western boundary to increase the overall length of hedgerow habitat and to provide a linear habitat gain, these recommendations have not been implemented as part of the submitted landscaping scheme.

7.10.6 Taking all of the above into account, whilst the submitted landscaping scheme fails to accord with the details provided as part of the outline planning application, conditions imposed as part of that permission would ensure that the development would comply with Policy EN2 of the adopted Local Plan and Section 14 of the Framework.

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 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 the Act would be breached.

10 Planning Balance and Conclusions

10.1 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. In this case, the principle of development has been established as part of the outline planning permission. As such, the current application falls to be assessed in the context of the compliance with the conditions of the outline planning permission, as well as compliance with the adopted Development Plan.

10.2 As detailed above, it is Officer's assessment that the submitted information pursuant to Condition 7 does not provide sufficient detail to meet the requirements of Local Plan Policy SB1. In particular, the submission fails to provide information about how the proposal would follow the energy hierarchy of "Be Lean, Be Green, Be Clean"; for example, how has the proposed site layout been informed by proposals for passive ventilation, how has the materials selection reduced energy consumption? The applicant has failed to provide

information about the reduction in water usage. The application also fails to provide sufficient information regarding the provision of EV charging points i.e. are these positioned in a convenient location which encourages use.

- 10.3 Furthermore, the materials details provided pursuant to Condition 9 would not be in keeping with the character and appearance of the area and would not assimilate the development into the surrounding context. The submitted details are also contrary to the Design and Materials Code forming part of the made Rippingale Neighbourhood Plan.
- 10.4 In respect of the submitted reserved matters relating to access, appearance, layout, landscaping and scale, it is Officer's assessment that the submitted access arrangements into the site are acceptable and would not give rise to any unacceptable adverse impacts on highways safety.
- 10.5 However, the submitted details relating to appearance, layout, landscaping and scale would not be in keeping with the urban morphology of the surrounding area. In particular, the proposed scale and layout would result in a form of development which is over-engineered, with excessive levels of hardstanding, and dwellings which are uncomfortably large for their respective plots sizes.
- 10.6 The submitted layout also raises concerns about the long-term retention and stewardship of the mature boundary hedgerows, which are important in mitigating the potential impact of the development on the designated Important View identified in the made Rippingale Neighbourhood Plan. Furthermore, the layout also fails to provide adequate bin collection points near the access on to East Street, which are necessary in view of the internal access road not being designed to adoptable standards, and therefore, would not be capable of being used by refuse vehicles.
- 10.7 In respect of the detailed design of the proposed dwellings are predominantly uniform in their appearance, with limited variations in the roof type and internal layout. The dwellings do not display any variation in materials or fenestration, such that they would appear monotonous in the streetscape. Similarly, the external appearance does not incorporate any detailed design features which are highlighted as being characteristic of the local vernacular i.e. it does not include any coping to the gables, or any finials or window mullions. As stated above, the proposed materials palette is also contrary to the made Design and Materials Code.
- 10.8 Finally, the submitted landscaping details fails to provide appropriate boundary treatments for Plot 1, which occupies a prominent location on the internal access road and requires a suitable treatment given the orientation of the dwelling and associated garden. The proposed details would appear harsh in the streetscene and would be harmful to the overall quality of design of the development.
- 10.9 Taking all of the above into account, it is Officers assessment that the submitted appearance, layout, landscaping and scale details would result in a form of development which is not in keeping with the character and appearance of the area and would result in harm to the character of the surrounding area. The proposed development would represent poor quality design, which would be contrary to Policy DE1 of the adopted Local Plan, Policy DM1 and IV1 of the made Rippingale Neighbourhood Plan; the adopted Design Guidelines SPD, and Section 12 of the National Planning Policy Framework.
- 10.9.1 Whilst it is noted that the Council are currently unable to demonstrate a five year housing land supply and, as such, the tilted balance is engaged. However, in this instance, the site

benefits from outline planning permission and, therefore, the principle of 6 dwellings on the site has been established. The current application deals with the reserved matters relating to the detailed design of the development and, therefore, the most important policies for determining the application are those relating to design, and not the spatial strategy for the identification of land for development.

10.9.2 Nonetheless, Paragraph 11(d)(ii) recognises that the tilted balance does not override the requirement to securing well-designed places i.e. the benefits of the delivery of housing can be achieved through a more-appropriate form of development. As detailed above, it is Officers' assessment that the submitted form of development would not be appropriate to the character of the area and, therefore, the tilted balance would be disengaged.

11 Recommendation

11.1 To authorise the Assistant Director – Planning to REFUSE reserved matters consent for the following reason:

(1) The proposed site layout, scale, appearance and landscaping would result in a form of development, which is not in keeping with the prevailing urban morphology and character of the village, and therefore would result in harm to the overall character and appearance of the area. As such, the application scheme is contrary to Policy DE1 of the adopted Local Plan, Policy DM1 and IV1 of the made Rippingale Neighbourhood Plan; the adopted Design Guidelines SPD, and Section 12 of the National Planning Policy Framework. The material considerations in this case, including the tilted balance, do not outweigh the identified conflict with the Development Plan, or the identified requirement to secure well-designed places as detailed in the Framework.

Proposed Site Layout



Proposed Plans and Elevations



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