

Planning Committee



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Thursday, 11 December 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 Helen Crawford, Councillor Patsy Ellis, Councillor Paul Fellows, Councillor Tim Harrison, Councillor Gloria Johnson, Councillor Vanessa Smith, Councillor Sarah Trotter, Councillor Mark Whittington and Councillor Paul Wood

Agenda

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

1. **Register of attendance and apologies for absence**
2. **Disclosure of interests**
Members are asked to disclose any interests in matters for consideration at the meeting
3. **Minutes of the meeting held on 27 November 2025** (Pages 3 - 26)

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 S25/0890** (Pages 27 - 45)
- Proposal:** Proposed residential development to create up to 9no dwellinghouses (outline planning permission with all matters reserved)
- Location:** Thaddeus Farm, Main Street, Marston
- Recommendation:** To authorise the Assistant Director – Planning & Growth to GRANT planning permission subject to conditions
- 5. Application S25/0692** (Pages 47 - 64)
- Proposal:** Proposed residential dwelling and stable with car port and associated landscaping
- Location:** Land between Witham Grange and Cleeve Acre, Witham on the Hill
- Recommendation:** To authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions
- 6. Application S25/1910** (Pages 65 - 72)
- Proposal:** Installation of externally illuminated hanging sign
- Location:** 6 High Street, Grantham, NG31 6PN
- Recommendation:** To authorise the Assistant Director – Planning to GRANT advertisement consent, subject to conditions
- 7. Any other business, which the Chairman, by reason of special circumstances, decides is urgent**

Minutes

Planning Committee

Thursday, 27 November 2025, 1.00 pm

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



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Committee Members present

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

Councillor Tim Harrison
Councillor Gloria Johnson
Councillor Vanessa Smith
Councillor Paul Wood
Councillor Max Sawyer

Cabinet Members present

Councillor Phil Dilks (Cabinet Member for Planning)

Officers

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

59. Register of attendance and apologies for absence

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

Councillor Max Sawyer substituted for Councillor Harrish Bisnauthsing.

60. Disclosure of interests

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

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

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

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

61. Minutes of the meeting held on 23 October 2025

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

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

62. Application S25/1301

Proposal:	Section 73 application for the removal of Condition 4 (Obscure glazing) following planning permission S25/0588
Location:	The Conifers, School Lane, Old Somerby, Lincolnshire, NG33 4AQ
Recommendation:	To authorise the Assistant Director – Planning & Growth to REFUSE planning permission

Noting comments in the public speaking session by:

Applicant	Anita Selby
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Together with:

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

The following comments were made by the public speaker:

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

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

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

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

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

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

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

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

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

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

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

Final decision

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

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

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

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

63. Application S25/1082

Proposal:	Hybrid Application for Full Planning Permission for the conversion of the infirmary and casualty ward together with associated demolition and external alterations to form 11no. dwellings (Use Class C3), and Outline planning permission for the erection of 16 no. residential dwellings (Use Class C3) with matters reserved for appearance and landscaping
Location:	Stamford And Rutland Hospital, Ryhall Road, Stamford, PE9 1UA
Recommendation:	To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions and the completion of a Section 106 Agreement

Noting comments in the public speaking session by:

District Councillor Against	Councillor Richard Cleaver (Statement) Chris Hunt Linda Ball Richard Asher
For Applicant Agent	Justin Wilson Richard Evans Peter Higginbottom

Together with:

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

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

The following comments were made by the public speakers:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Final decision

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

Schedule of Condition(s)

FULL PLANNING PERMISSION

Time Limit for Commencement

- 1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended)

Approved Plans

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

Drawing No.2140-01 Location Plan
Drawing No.2140-04 Proposed Site Plan
Drawing No.2140-06 Construction Management Plan – Demolition Phase
Drawing No.2140-07 Construction Management Plan Infirmary Works Phase
Infirmary Building:
Drawing No.2140-14A Proposed Ground Floor and Basement Plan
Drawing No.2140-15A Proposed First and Second Floor Plan
Drawing No.2140-16B Proposed Elevation Plan
Drawing No.2140-17B Proposed Section Plan
Casualty Building:
Drawing No.2140-19 Proposed Floor Plans, Sections, Elevations
Drawing No.21400-20A Traffic and Pedestrian Connectivity Plan

Unless otherwise required by another condition of this permission.

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

Before Development is Commenced

Archaeological Investigation

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

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

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

Construction Management Plan

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

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

Surface Water Drainage Strategy

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

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

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

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

Contamination Remediation

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

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

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

During Building Works

Construction Hours

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

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

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

Delivery Hours

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

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

Soft Landscaping Details

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

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

Ecological Mitigation

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

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

Tree Protection

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

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

Materials Details

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

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

Before the Development is Occupied

Existing Access

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

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

Vehicular Access – Construction Method

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

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

Contamination Verification

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

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

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

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

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

Sustainable Building

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

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

Materials Compliance

- 17) Before the dwellings hereby permitted are first occupied, the external materials must have been completed in accordance with the approved details.

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

Hard Landscaping Implementation

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

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

Landscape and Ecological Management Plan

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

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

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

Ongoing Conditions

Soft Landscaping Implementation

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

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

Soft Landscaping Protection

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

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

Landscape Management Plan Compliance

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

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

OUTLINE PLANNING PERMISSION

Time Limit for Commencement

Time Limit for Commencement

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

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

Time Limit for Reserved Matters

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

Appearance

Landscaping

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

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

Approved Plans

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

Unless otherwise required by another condition of this permission.

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

Scale

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

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

Before Development is Commenced

Archaeological Investigation

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

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

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

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

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

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

CEMP

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

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

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

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

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

Materials Details

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

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

Sustainable Building Measure

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

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

Surface Water Drainage Strategy

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

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

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

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

Contamination Remediation

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

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

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

During Building Works

Existing Access

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

Construction Hours

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

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

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

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

Delivery Hours

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

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

Ecological Mitigation

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

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

Landscape and Ecological Management Plan

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

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

Tree Protection

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

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

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

Prior to Occupation

Contamination Verification

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

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

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

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

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

Number of dwellings

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

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

64. Application S25/1083

Proposal:

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

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

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

Together with:

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

Final decision

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

Time Limit for Commencement

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

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

Approved Plans

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

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

Unless otherwise required by another condition of this permission.

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

Before the Development is Commenced

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

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

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

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

During Building Works

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

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

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

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

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

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

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

Before the Development is Occupied

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

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

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

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

65. Application S25/1685

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

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

There were none.

67. Close of meeting

The Chairman closed the meeting at 15:10.



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**



Planning Committee

11 December 2025

S25/0890

Proposal:	Proposed residential development to create up to 9no dwellinghouses (outline planning permission with all matters reserved)
Location:	Thaddeus Farm, Main Street, Marston
Applicant:	Mr and Mrs R Pearson
Agent:	Mike Sibthorp Planning
Application Type:	Outline Planning Permission
Reason for Referral to Committee:	Departure from Development Plan
Key Issues:	Principle of Development Impacts on the character of the area Highway safety/parking Drainage/flood risk
Technical Documents:	Preliminary Ecological Appraisal

Report Author

Miranda Beavers – Senior Development Management Planner



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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Viking

Reviewed by:

Adam Murray – Principal Development Management Planner

3 December 2025

Recommendation (s) to the decision maker (s)

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

S25/0890 – Thaddeus Farm, Main Street, Marston



1 Description of Site

- 1.1 The application site is located on the western side of Main Street within the main built-up part of Marston village. The site area is approximately 0.68ha and comprises a number of modern outbuildings that form part of a farmyard. The site is accessed from Main Street via gap between existing residential development. The farmyard is largely surrounded by existing development and so the farm buildings, which are set back within the site, and are visible in part within gaps the street frontages (from Main Street to the east, Bristows Yard to the north, Kerrs Crescent to the south, Public Footpath to south, south-west and from farmland to the west).

2 Description of Proposal

- 2.1 This application is for outline planning permission with all matters reserved for the erection of up to 9 dwellings on land that has a use in connection with agriculture. It has been shown on the drawings that the site is capable of accessing an adoptable highway (Main Street), although details of access is a reserved matter.

3 Relevant History

- S19/0350 Full Planning Permission
Demolition of existing barns and erection of 2no. dwellings at Thaddeus House Farm,
Main Street, Marston
Approved 16 May 2019

4 Policy Considerations

4.1 SKDC Local Plan 2011 – 2036

Policy SD1 'The Principles of Sustainable Development in South Kesteven'
Policy SP1 'Spatial Strategy'
Policy SP2 'Settlement Hierarchy'
Policy SP3 'Infill Development'
Policy SB1 'Sustainable Building'
Policy DE1 'Promoting Good Design'
Policy ID2 'Transport and Strategic Transport Infrastructure'
Policy EN6 'The Historic Environment'

4.2 National Planning Policy Framework (NPPF)

Chapter 4 'Decision Making'
Chapter 5 'Delivering a sufficient supply of homes'
Chapter 6 'Promoting sustainable transport'
Chapter 12 'Achieving well-designed places'
Chapter 14 'Meeting the challenge of climate change, flooding and coastal change'
Chapter 16 'Conserving and enhancing the historic environment'

4.3 Supplementary Planning Document:

Design Guidelines for Rutland and South Kesteven (November 2021)

5 Representations received

5.1 Anglian Water Services

- 5.1.1 Wastewater Treatment : When assessing the receiving water recycling centre's (WRC) dry weather flow (DWF) headroom we take the latest Q90 DWF figures, as verified by the Environment Agency and add to this, sites with planning consent. Based on the above assessment Marston WRC is within the acceptance parameters and can accommodate the flows from the proposed growth.
- 5.1.2 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 PreDevelopment enquiry (PPE) in order to define a Sustainable Point of Connection (SPOC).
- 5.1.3 However, if the LPA are minded to approve the application, we recommend a condition is applied to require the submission of a strategic foul water strategy to be submitted and approved in writing prior to commencement of works, in consultation with Anglian Water Services. This strategy will identify a sustainable point of connection to the public foul network. Prior to occupation, the foul water drainage works must have been carried out in complete accordance with the approved scheme. To protect water quality, prevent pollution and secure sustainable development having regard to paragraphs 7/8 and 180 of the National Planning Policy Framework.
- 5.1.4 Surface Water Disposal: The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer. The preferred method of surface water disposal would be to a sustainable drainage system SUDS with connection to the sewer seen as the last option. The documents submitted with the planning application relevant to Anglian Water are unacceptable due to no surface water strategy provided and no evidence of the surface water hierarchy. Once the surface water hierarchy has been explored and evidenced, and only if the hierarchy has confirmed that there is no other option than to connect to a public sewer, we would recommend that the applicant consults with Anglian Water in the form of a Surface Water Pre-Planning Enquiry (PPE).
- 5.1.5 We request a condition be applied to the decision notice if permission is granted, requiring a surface water management strategy be submitted to and approved in writing by the LPA, prior to commencement of development.

5.2 Environment Agency

- 5.2.1 Environment Agency position: Whilst we have no objections to this application, we would like to draw yours and the applicant's attention to the following informative comment regarding foul drainage:
- 5.2.2 Water recycling centre capacity the evidence available to us demonstrates that the Marston Water Recycling Centre is at or near its permitted limits. Additional flows from new developments such as this could lead to the works causing pollution of the receiving watercourse. Anglian Water Services (AWS) is legally obliged to operate within permit limits

and the Environment Agency will take all necessary action to ensure that the receiving watercourse is protected.

5.2.3 We urge the council to liaise with AWS before determining the planning application. This collaboration is essential to ensure that adequate plans are in place to provide capacity at the works, for it to handle the foul flows from this development and avoid pollution.

5.2.4 Our conservation officers have reviewed the referenced development against a series of strategic conservation and ecological criteria. In review of the variation documents presented The Trust has no substantive comments or recommendations on the proposal.

5.3 **Heritage Lincolnshire**

5.3.1 The village lies close to the River Witham and is situated in an area of known archaeological activity. Surrounding the village there are a number of cropmarks (MLI88459 & MLI88479) comprising predominately undated enclosures and linear and circular features which may be of prehistoric date. In areas surrounding the village there are areas of surviving ridge and furrow earthworks, evidence of medieval agriculture (MLI90683).

5.3.2 The historic core of the settlement is located on the northeast side of the modern village and includes Marston Hall (MLI30401), which contains fabric of late 16th century date. Also in the area is the Grade I listed St Mary's Church (MLI30399), which incorporates 12th century stonework and has traces of re-used Norman masonry. The church is located approximately 250m to the north east of the proposed development. An archaeological watching brief undertaken during development at Thorold's Charity Primary School to the east of the proposed development recovered a small assemblage of Late Saxon pottery (Lincoln Shelly Ware dated to the early to mid 10th century).

5.3.3 Due to the site's location in an area of archaeological potential, it is highly possible that archaeological remains may be present. Development in the area could disturb previously unknown archaeological finds and features which could further our knowledge of the development of this area.

5.3.4 Recommendation: It is considered that the site offers a potential for archaeological remains to be present based on the extent and type of remains recorded in the vicinity. Insufficient information is available at present with which to make any reliable observation regarding the impact of this development upon any archaeological remains.

5.3.5 Therefore, given this it is recommended that the developer should be required to commission a Scheme of Archaeological Work, in the form of an archaeological evaluation to determine the presence, character and date of any archaeological deposits present at the site. This evaluation should initially consist of trial trenching. Further archaeological mitigation work may be required if archaeological remains are identified in the evaluation.

5.4 **Lincolnshire Fire and Rescue**

5.4.1 The Fire Authority would make no objection to the application provided that the following items were included within the development:

- I. Access to buildings for fire appliances and fire fighters must meet with the requirements specified in Building Regulations 2010 (As Amended), Part B5. These requirements may be satisfied with other equivalent standards relating to access for firefighting, in which case those standards should be quoted in correspondence.
- II. Lincolnshire Fire and Rescue also requires a minimum carrying capacity for hard standing for pumping appliances of 18 tonnes, not 12.5 tonnes as detailed in the

Building Regulations 2010 (As Amended), Part B5. This weight limit would also apply to any private/shared access roads in order to achieve the above item.

- III. Lincolnshire Fire and Rescue recommends that fire hydrants be installed within this development at the developer's expense in accordance with the provisions of the Building Regulations 2010 (As Amended), Part B5. However, it is not possible, at this time, to determine the number of fire hydrants required for fire-fighting purposes. The requirement will be determined at the water planning stage when site plans have been submitted by the water companies.

5.5 LCC Highways & SuDS

- 5.5.1 The site is located near to the centre of Marston, it is surrounded by dwellings on all sides, apart from the Southwest corner which has a PROW Mars/6/1 running along the boundary and open farmland. The proposal is for an outline application for residential development including demolition of existing farm buildings with all matters reserved.
- 5.5.2 This application is outline for with all matters reserved and the principle of development is acceptable. As this is an outline application with all matters reserved, access and layout have not been considered. Please make the applicant aware of the requirements for access, parking, visibility, turning and layout as detailed within the Lincolnshire County Council Design Approach.
- 5.5.3 Site Layout: Although all matters are reserved, an indicative layout has been provided, as such I have provided some general comments on the indicative layout. The general layout is acceptable, the junction with Main Street 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. Should this site remain private, a refuge collection point will be required in close proximity to the adopted highway.
- 5.5.4 As per Section 6.8.9 of Manual for Streets, residents should not be required to carry waste more than 30 m (excluding any vertical distance) to the storage point and waste collection vehicles should be able to get to within 25 m of the storage point (note, BS 5906: 200518 recommends shorter distances) and the gradient between the two should not exceed 1:12.
- 5.5.5 The proposal has only made some consideration for tree line streets, however, more could be provided in accordance with Lincolnshire County Council's Development Road and Sustainable Drainage Design Approach Document and NPPF paragraph 131, all streets should be tree lined. Lincolnshire County Council would be open to adopting these trees if they are offered for adoption through the S38 process with no commuted sum. Marston
- 5.5.6 Public Footpath No. 6 runs along the southern and southwestern boundary of the proposed development site, but it is not included in Block Plan layout. The public footpath should therefore be included in the layout and laid out to a minimum width of 2m and a greater width if the proposal involves planting hedging along the northern side of the affected section of footpath.
- 5.5.7 Existing Conditions: The site benefits from a footway to the front (East) and a PROW to the back of the site (Southwest). From the frontage footway, local facilities can easily be accessed by foot, however, there is a lack of suitable crossing points to modern standards, as such, the Highway Authority are requesting a new tactile crossing to be installed on Main Street and School Lane to allow access for residents of all abilities. As there is a PROW to

the Southwest boundary of the site, the Highway Authority are requesting that a connection be made to the this to allow future residents access to the open countryside.

5.6 **Lincolnshire Wildlife Trust**

5.6.1 Our conservation officers have reviewed the referenced development against a series of strategic conservation and ecological criteria. In review of the variation documents presented The Trust has no substantive comments or recommendations on the proposal.

5.7 **Marston Parish Council**

5.7.1 Whilst the Parish Council are keen to work with localised plans & development / developers, we in principle, have no objections to the development. However, we must raise the issue that we have had many queries & concerns over the last few years raised by residents regarding the existing drainage system. Practically all Councillors have expressed interest and raised concerns about a potential blocked sewer pipe and the continuous flooding on Toll Bar road / Main Street. We would ask SKDC to apply a condition that the applicant seeks investigatory work within the existing network to try to mitigate any impact from the development in conjunction with the Anglian Water.

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 4 letters of representation have been received and the comments are summarised as follows:

- Ecology mitigation and protection of birds (ie Swifts and migrant birds).
- Loss of agricultural character of the site, site has had an agricultural use for over 80 years and is a defining feature of the villages rural identity.
- The proposed redevelopment of the site should be sensitive, proportionate and reflective of the village's longstanding rural context and historical character.
- It is difficult to assess the scale, height or proximity of the proposed dwellings without appropriately scaled drawings or details of materials.
- Acorn Cottage lies 1 metre from the boundary hedge (owned by applicant) – requires confirmation of its retention is requested
- Concerns regarding loss of residential amenity, including possible overlooking, loss of privacy and visual intrusion, loss of daylight and outlook, noise and disturbance and light pollution
- Village infrastructure and sustainability of Marston – development would result in additional pressure to existing fragile infrastructure, including impact on highway safety and no public transport provision, village occupants are car dependent

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

- 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**
- 7.8 Local Plan Policy SP2 provides the settlement hierarchy, and Marston is listed as a smaller village within the hierarchy. Paragraph 2.12 of the SKLP states that “in the Smaller Villages, there is limited capacity to accommodate new development, and whilst previously planning policies strictly limited development in these locations, it is the intention of the Local Plan to allow small, sensitive infill developments (generally expected to be no more than 3 dwellings) so that these smaller communities can positively respond to the housing needs of their people and fulfil their role as sustainable communities.”
- 7.9 Policy SP3 of the SKLP states that:
- 7.10 In all settlements defined in Policy SP2, infill development, which is in accordance with all other relevant Local Plan policies, will be supported provided that:
- a. it is within a substantially built-up frontage or re-development opportunity (previously development land);
 - b. it is within the main built-up part of the settlement;
 - c. it does not cause harm or unacceptable impact upon the occupiers amenity of adjacent properties;
 - d. it does not extend the pattern of development beyond the existing built form; and it is in keeping with the character of the area and is sensitive to the setting of adjacent properties.
- 7.11 It is the Officers assessment that in this case the proposal is for outline planning permission for up to 9 dwellings (which is more than the prescribed 3 dwellings stated within the Local

Plan text) within a site that can otherwise be described as suitable infill development. As such this proposal represents a departure from the current Local Plan policy due to the quantum of development proposed. As a result, the development proposal has been appropriately advertised as a 'departure from the local plan' in accordance with the Councils Statement of Community Involvement (SOCl).

- 7.12 The site currently comprises part of an agricultural farmyard which contains existing development and is considered previously developed land, whilst the proposed number of dwellings would result in a departure from the local plan policy, the development can otherwise be described as 'in-fill development' for the following reasons:

The access to the site falls within a gap in the Main Street frontage and;(criteria SP3a)

The site is surrounded in all directions by existing development and is located in the main built-up part of Marston (criteria SP3b)

The development would not extend the pattern of development beyond the existing limits of the village (criteria SP3d)

- 7.13 Taking the above into account, the proposed development would be in accordance with the overall principles of Policy SP3 insofar as it represents a suitable redevelopment opportunity within the main built-up area of an established settlement within the District. However, the quantum of development proposed would exceed the levels anticipated for Smaller Villages, and therefore, would be contrary to the overall spatial strategy, which seeks to direct development of larger number of dwellings to the higher order settlements within the District. As such, the proposed development would be contrary to the adopted Development Plan when taken as a whole.

8 Impact on the Character of the Area

- 8.1 The application site is a farmyard and is open in character comprising a collection of modern agricultural buildings on an irregular shaped plot which is accessed from Main Street. Whilst the site is in agricultural use, it is located within the main built-up part of Marston and is surrounded by built form which is largely residential development. To the east there are residential properties fronting Main Street. To the north are dwellings set on Main Street and further to the north, Stonepit Lane. To the north-west and west are dwellings served from Bristow's Yard (which runs southwards off Stonepit Lane), including the farmhouse. To the south are residential properties on Kerrs Crescent. The site is visible in glimpses from various vantage points around the site, including Main Street, Kerrs Crescent, Bristow's Yard.
- 8.2 A north-eastern corner of the farmyard has been the subject of a previous planning approval (S19/0350) which resulted in the removal of some existing farm buildings that fronted onto Main Street and have now been replaced with two detached dwellings.
- 8.3 The proposed application documents include an indicative layout of 9no. dwellings accessed from Main Street arranged around a single access road, in a cul-de-sac formation. The proposed plan, although only indicative at this stage, shows a density of development that is consistent with other development within the surrounding village, including Kerrs Crescent which is located immediately to the south of the site.
- 8.4 It is appreciated that this an outline application where all matters are reserved for subsequent approval, including layout, scale, design, landscaping and access. Whilst it is accepted that the loss of a farmyard that has existed in this location for 80 plus years would

result in a change in the overall character of the site, it is not considered that the buildings within the farmyard are of particular distinction. It is the officer's assessment that the redevelopment of the site would be unlikely to have a significant negative impact on the character and appearance of the settlement as the site is surrounded by residential development, although this would be subject to appropriate and sensitive design. Access to the dwellings would be possible via an existing established access, which is in the existing frontage on Main Street. It is the Officers assessment that a residential development, subject to detail, would relate well with the existing built form that surrounds the development and would not extend the existing pattern of development beyond the edge of the village.

- 8.5 It is considered that the proposal would not be contrary to NPPF Section 12 and both policy SP3 and DE1 in that the proposal would result in residential development with the benefit of road frontage that would reinforce the existing pattern of development.
- 8.6 Taking into account the above matters it is considered that the proposed development would accord with local plan policy SP3 and DE1 and NPPF Section 12 particularly if the development was to be undertaken in broad accordance with the submitted indicative layout plan.

9 Impact on Residential Amenity

- 9.1 As discussed above, as all matters are reserved for subsequent approval and the impact on the amenity of neighbouring occupiers cannot be fully assessed at this point. However, taking into account the location of the site and separation distances to existing neighbouring properties it is considered that the site could be redeveloped for residential purposes without any significant impact on the amenity of neighbouring occupiers subject to appropriately designed dwellings.
- 9.2 Taking into account the above matters it is considered that a reserved matters application could be submitted in accordance with Policy DE1 and SP3 of the Local Plan in respect of impact on amenity of both future occupiers and occupiers of adjacent properties.

10 Highway Safety/Parking

- 10.1 The submitted application is in outline form with all matters reserved including access.
- 10.2 No objections have been raised by Lincolnshire County Council (as local Highway Authority) in relation to the principle of development. The have stated that the indicative layout is acceptable and the junction with Main Street meets the visibility guidelines set out in the Manual for Streets. LCC have requested several conditions be applied should planning permission be granted relating to construction management, vehicular access, and safe provision of pedestrian access.
- 10.3 As this application is for outline planning permission with all matters reserved, including access and layout, it is the Officers assessment that it would not be appropriate to impose such conditions at this stage, in relation to access to the development from the public highway. Furthermore, it has been requested that site specific conditions should be imposed requiring tactile crossing points and upgrades in and around Main Street, in the vicinity of North Cottage/Autumn Cottage and crossing points/upgrades outside of the School and School Lane. Whilst it is stated why these improvements are desirable it has not been justified or demonstrated why the proposed development would make these improvements necessary. These conditions would be best required once the layout of the development has been submitted, including the details of the access to and from the site.

- 10.4 LCC have made comments and requests for conditions in relation to the public right of way. However, it is considered that these could be addressed and the existing PRow incorporated into the layout, at Reserved Matters stage should the scheme be approved
- 10.5 Based on the submitted information, including the amount of houses, it is considered that safe and suitable access could be achieved and that the development would not have an unacceptable impact on highway safety or the highways network, subject to further detail, and therefore the scheme would be in accordance with Policy ID2 and the NPPF Section 9, paragraph 116.

11 Ecology and Biodiversity

- 11.1 Policy EN2 (Protecting Biodiversity and Geodiversity) identifies that the Council will seek to facilitate the conservation, enhancement and promotion of the District's biodiversity and geological interest of the natural environment. This includes seeking to enhance ecological networks and seeking to deliver a net gain on all proposals where possible.
- 11.2 Further, Section 7A of the Town and Country Planning Act 1990 (as amended by the Environment Act 2021), imposes a statutory obligation for all planning permissions granted to deliver a minimum 10% biodiversity net gain, which is to be measured using the DEFRA biodiversity metric. The requirement to deliver this 10% net gain is to be secured via a statutory pre-commencement condition attached to all planning permissions.
- 11.3 The application is accompanied by a preliminary ecological assessment, reptile survey and completed metric. The PEA confirms that there are no protected species on the site, it does however recommend a further reptile survey to be carried out. The results of that survey were submitted during the life of the application which found no presence of reptiles within the site, but made recommendations for precautionary measures should planning permission be granted.
- 11.4 Therefore, it is considered that the scheme could be compliant with Policy EN2 and the NPPF para 193, as well as the statutory requirements of BNG, however this has not been fully demonstrated through this application and it is not clear what affect full compliance would have on the proposed number of dwellings.

12 Drainage and Flooding

- 12.1 Lincolnshire County Councils as Lead Flood Authority have commented that how the site is drained will have a big impact on the layout. Therefore, to assess any future application, a full drainage strategy, based on sustainable principles for surface water management and cleansing. 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.
- 12.2 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 be validated. Environment Agency have stated that Marston Water Recycling Centre is at or near its permitted limits. . Anglian Water Services (AWS) is legally obliged to operate within

permit limits and the Environment Agency will take all necessary action to ensure that the receiving watercourse is protected.

- 12.3 Anglian Water Services (AWS) have been consulted and have commented as follows:
- 12.4 Assets Affected they have stated that a 225mm public foul sewer and a 150mm public surface water crosses the development site and will be affected by the proposed development layout. Anglian Water does not permit these assets to be located within the curtilage of sensitive development (such as dwellings & cafes) and they do not permit permeable paving or suds features over their assets. Should the application be recommended for approval, they have requested the implementation of a suitable condition.
- 12.5 Treatment of Waste Water: In regard to the treatment of wastewater, AWS have not objected as Marston 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.
- 12.6 Used 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.
- 12.7 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.
- 12.8 It is not considered that a condition to require the submission of a plan detailing existing Anglian Water Assessment is necessary or relevant to the granting of planning permission as this is governed by other legislation. This is a matter best agreed between the Applicants and Anglian Water. In respect of condition requested by AWS relating to the used water network and surface water disposal, these conditions are considered relevant to planning and necessary to the granting of planning permission.
- 12.9 Given the above, it is the Officer's assessment that the drainage matters can be adequately addressed by appropriate mitigation measures secured by conditions. 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

13 Crime and Disorder

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

14 Human Rights Implications

- 14.1 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.

15 Conclusion and Planning Balance

- 15.1 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.
- 15.2 The current proposal is an outline planning application which seeks permission for the erection of up to 9 dwellings on an existing farmyard with all matters reserved.
- 15.3 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.
- 15.4 The proposal is for the development of 9 dwellings in the centre of Marston. The acceptable quantum of new dwellings in a smaller village is typically accepted to be up to 3 dwellings as such this proposal for 9 dwellings is a departure from the Development Plan and this a negative impact that is attributed weight. The Local Plan directs larger developments toward the larger settlements identified within the hierarchy. However, although Marston is categorised as a 'smaller' settlement it does benefit from having key facilities and services that would support new housing, such as a primary school, local shop, village hall and public house. Furthermore, the proposed development site is an existing agricultural yard that offers a redevelopment opportunity. Moreover, the re-use of the site for residential development in this location, is considered to be acceptable in principle and complies largely with the criteria set out within SKLP Policy SP3. The site is considered to be of a scale where up to 9no. dwellings could be comfortably accommodated on the site without it appearing unduly cramped or out of keeping with surrounding development. The details of the proposal would be subject to further assessment of material considerations.
- 15.5 The application scheme would deliver up to 9no.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.
- 15.6 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. It is considered that 10% BNG uplift is capable of being achieved as a result of the development and this can be secured by appropriate condition, and as such is a benefit of the proposal.
- 15.7 Despite the conflict with the development plan, the site is within a village that does benefit from key local services and represents an opportunity to redevelopment a farmyard, that may otherwise be vacant, within a main-built up part of the settlement, where there would be limited visual impacts and could help to provide support for local services and businesses. 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.

- 15.8 Taking all of the above into account, whilst the proposed development would be contrary to the adopted Development Plan when taken as a whole. It is Officer's assessment that the material considerations in this case, including the tilted balance, would weigh in favour of the proposal, such that planning permission should be granted.

16 Recommendations

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

Time Limit for Commencement

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission, 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)

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. Layout
 - ii. Scale
 - iii. Appearance
 - iv. Landscaping
 - v. Access

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:
 - Drg No.2049 001 Site Location Plan received 14 May 2025

Unless otherwise required by another condition of this permission.

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

Prior to Commencement

4. The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP)], prepared in accordance with the approved Biodiversity Gain Plan and including:
 - a) a non-technical summary;
 - (b) the roles and responsibilities of the people or organisation(s) delivering the (HMMP)
 - (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
 - (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; (could be occupation)and
 - (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, has been submitted to, and approved in writing by, the local planning authority.

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

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 (and policy EN2).

5. Before the development hereby permitted is commenced, a written scheme of archaeological investigation shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policy EN6 of the adopted South Kesteven Local Plan and Paragraph 199 of the NPPF.

6. The archaeological investigations shall also have been completed in accordance with the approved details before development commences.

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 Paragraph 199 of the NPPF.

7. 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;

- o the phasing of the development to include access construction;
- o the on-site parking of all vehicles of site operatives and visitors;
- o the on-site loading and unloading of all plant and materials;
- o the on-site storage of all plant and materials used in constructing the development;
- o wheel washing facilities;
- o 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.

8. No development shall commence until a strategic foul water strategy has been submitted to and approved in writing by the local Planning Authority, in consultation with Anglian Water. This strategy will identify a sustainable point of connection to the public foul network. Prior to occupation, the foul water drainage works must have been carried out in complete accordance with the approved scheme.

Reason: To protect water quality, prevent pollution and secure sustainable development having regard to paragraphs 7/8 and 180 of the National Planning Policy Framework and SKLP Policy EN5.

9. 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 submitted scheme must:

- i. Be based on the results of evidenced groundwater levels and seasonal variations.
- ii. Be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.
- iii. Provide flood exceedance routing for storm events greater than 1 in 100 year

- iv. Where necessary, provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the runoff rate for the undeveloped site.
- v. Where necessary, provide attenuation details and discharge rates which shall be restricted to the existing runoff rate
- vi. Provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- vii. Provide details of how the scheme will be maintained and managed for 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 part of the development shall be occupied / brought into use 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 permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, or upstream of, the permitted development.

During Building Works

10. 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 shall be notified immediately. An investigation and risk assessment shall be undertaken and where remediation is necessary a remediation scheme shall 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 shall be prepared, which is subject to the approval in writing of the Local Planning Authority.

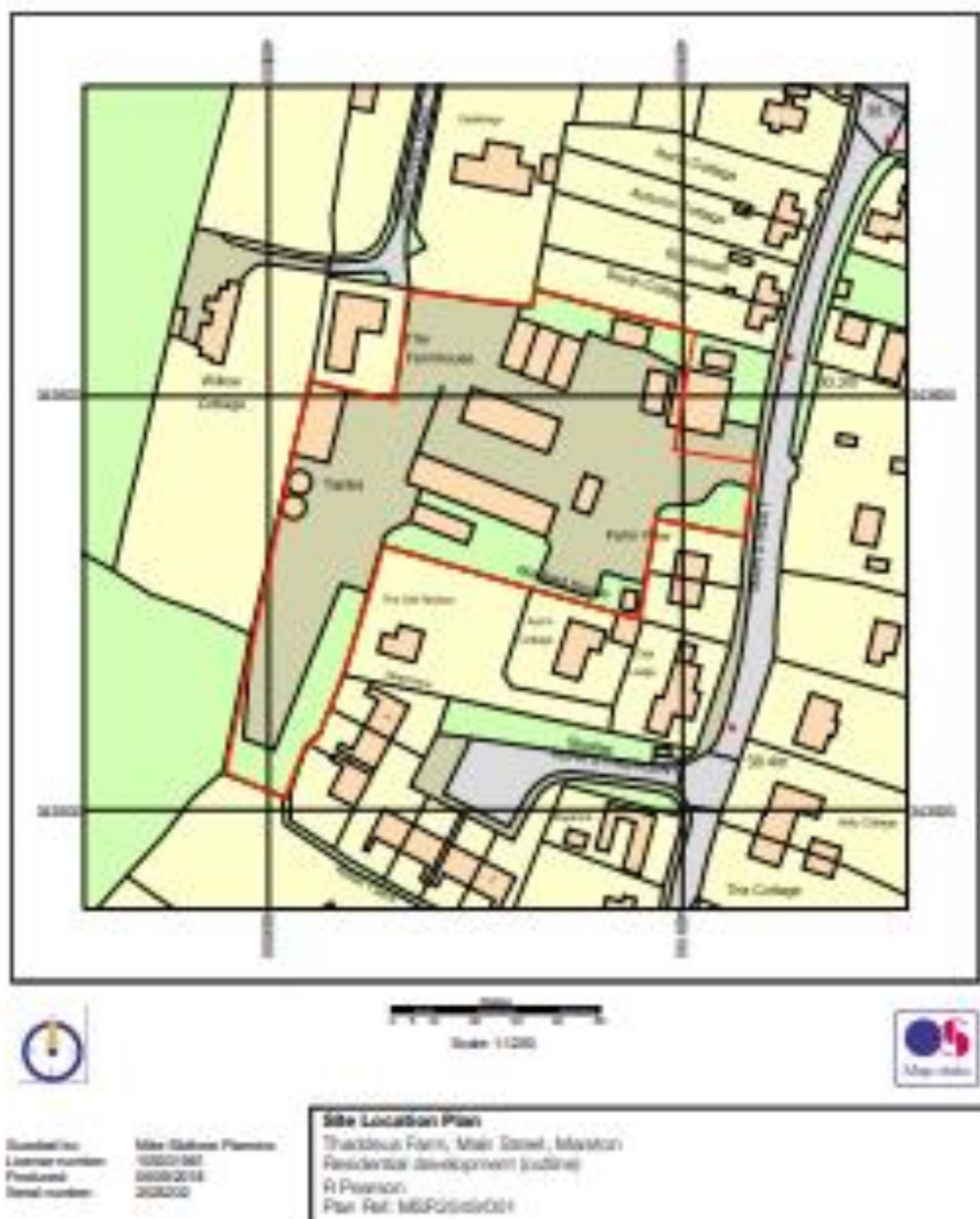
Reason: To ensure the satisfactory development of the site.

Ongoing

11. The total number of dwellings to be constructed on the application site shall not exceed 9 in total.

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

Site Location Plan



Proposed Indicative Plot Plan



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**SOUTH
KESTEVEN
DISTRICT
COUNCIL**



Planning Committee

11 December 2025

S25/0692

Proposal	Proposed residential dwelling and stable with car port and associated landscaping
Location	Land between Witham Grange and Cleeve Acre Witham on the Hill
Applicant	Mr Simon Thompson
Agent	Origin Design Studio Ltd
Reason for Referral to Committee	At the discretion of the Assistant Director – Planning & Growth due to the level of public interest
Key Issues	<ul style="list-style-type: none"> Effect of the development on the character and appearance of the area Highways safety and capacity

Report Author

Venezia Ross-Gilmore – Senior Development Management Planner



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Venezia.Ross-Gilmore@southkesteven.gov.uk

Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Glen

Reviewed by:

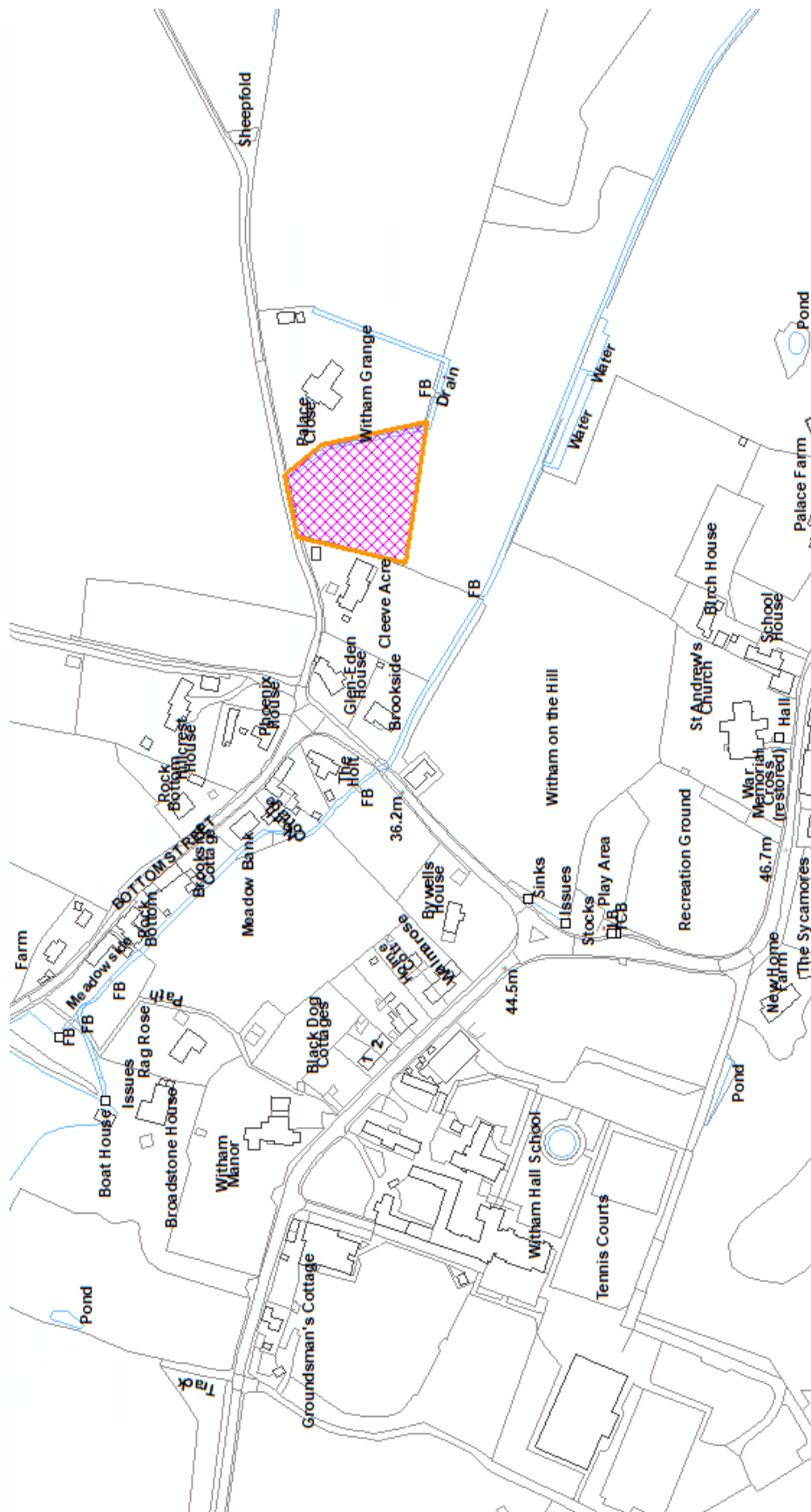
Adam Murray – Principal Development Management Planner

02 December 2025

Recommendation (s) to the decision maker (s)

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

S25/0692 – Land between Witham Grange and Cleeve Acre, Witham on the Hill



Key

Application
Boundary



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1 Description of Site

- 1.1 The application site lies to the southern side of Bottom Street, within the village of Witham on the Hill. Witham on the Hill is a village that is located approximately 6 miles south-west of the market town of Bourne and 8 miles north of Stamford.
- 1.2 The site consists of a parcel of undeveloped land, which appears to comprise agricultural land in its current form. The land lies between existing detached properties, in the form of Witham Grange to the west of the site, and Cleeve Acre to the east.
- 1.3 Surrounding the site to the south (rear) and adjacent the site to the northern side of Bottom Street, is open countryside and further agricultural land.

2 Description of the Proposal

- 2.1 The application proposes the erection of a 3-bedroom dwelling house, with a detached stable block, along with formation of vehicle access and hardstanding.
- 2.2 The dwelling would have a lounge, snug, kitchen dining room, utility and wc/shower room on the ground floor. There would be 3 bedrooms and a bathroom on the first floor. The stable block comprises of 3 stables and a storage room, as well as a car port.
- 2.3 The dwelling would have natural limestone walls with handmade clay plain tiles on the roof, and timber framed light green double glazed windows with stone lintels, with timber framed doors with composite/timber panels. Rainwater goods would be black upvc. The dwelling would have solar panels on the roof on the south elevation. The stable block would be timber horizontal cladding and timber posts, with handmade clay plain tiles to match the dwelling house. The stable doors would be timber. The rainwater goods would be black upvc to match the dwelling house. Site boundaries would be hedgerow and trees with a post and rail fence.

3 Planning History

S23/0222

Erection of single dwelling, garage and stable block, along with formation of vehicle access and hardstanding.

Refused by delegated decision 13th June 2023

S99/0398

Erection of dwelling and garage

Refused 1st June 1999

4 Planning Policies and Documents

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

Policy SD1 - The Principles of Sustainable Development in South Kesteven
Policy SP1 - Spatial Strategy
Policy SP2 - Settlement Hierarchy
Policy SP4 - Development on the Edge of Settlements
Policy DE1 - Promoting Good Quality Design
Policy EN2 - Protecting Biodiversity and Geodiversity
Policy EN3 - Green Infrastructure
Policy EN5 - Water Environment and Flood Risk Management

Policy ID2 - Transport and Strategic Transport Infrastructure

Policy SB1 - Sustainable Building

4.2 **Design Guidelines Supplementary Planning Document (Adopted November 2021)**

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

Section 5 - Delivering a sufficient supply of homes

Section 9 – Promoting Sustainable Transport

Section 12 - Achieving well-designed and beautiful places

5 Representations Received

5.1 SKDC Environmental Protection

5.1.1 No objections subject to conditions.

5.2 Cadent Gas

5.2.1 No comments. There are no national gas transmission assets in this area.

5.3 Anglian Water

5.3.1 No comments. This falls outside of the remit for comments by Anglian Water

5.4 Witham on the Hill Parish Council

5.4.1 Thank you again for extending our time to consider the above planning application. As a result, we were able to consider the application last night at our meeting. After considering the matter and taking into account the large number of objections from residents, I am writing to advise you that it was resolved that we object to the proposed development. The main reasons are set out below:

i) As an infill development outside the curtilage of the village it would set an unwelcome precedent and encourage similar applications for development. A particular vulnerability of this village.

ii) Bottom Street is already inadequate for the traffic it carries.

iii) The narrow farm track from Bottom Street to the proposed site, is not wide enough to accommodate vehicles and pedestrians at the same time. This is because of the steep bank and hedge either side, on a bend, which restricts the forward view from a vehicle. As a result, pedestrians are already at risk accessing the public footpath because there is insufficient space to step out of the way.

iv) The proposal includes a stable block in close proximity to a neighbouring property which will inevitably cause an odorous nuisance.

v) Two earlier almost identical planning applications S99/0398/82 and relatively recently S23/0222 were both refused. In the interim there has been no change in planning policies, or the essence of the scheme proposed or the character of the location. Therefore, it was felt our reasons for objection should remain unchanged.

5.5 SKDC Conservation Officer

5.5.1 This application site is set immediately adjacent to the Witham On The Hill Conservation Area. There are no designated nor non-designated heritage assets within the proximity of the site. The nearest designated heritage asset is Phoenix House to the west of the site (NHLE 120072). The proposed works therefore have the potential to impact upon the setting

of the conservation area. Any such harm would need to be weighed against the public benefit of the proposed works (NPPF 215).

5.5.2 It is proposed to construct a two storey dwelling and single storey stable and carport within the site. The building is to be made of limestone masonry, timber windows with stone lintels, and clay pantiles. The stable is to be made of timber ship lap horizontal cladding, timber posts, and clay pantiles.

5.5.3 The proposed site is set within the northern end of an L-shaped field, from which long distance views from the grade I listed Church of St Andrews and the grade II listed Palace Farm could be observed. The proposed development would restrict these views, however the public right of way to the west of the site is to be maintained, providing an option to still observe the long distance views to the south. The potential impacts would therefore be considered very minor at most. The site is framed by two dwellings, both of which are dating from the second half of the 20th century. The proposed building is therefore not fully out of keeping with this section of the village. Based on the material and design proposed, there development is not considered to cause harm to the setting of the Witham on The Hill Conservation Area.

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

5.6.1 No Objections

5.6.2 ADDITIONAL INFORMATION REQUIRED

5.6.3 Rights of Way & Countryside Access Team

5.6.4 Thank you for providing details of the above planning application.

5.6.5 The proposed development affects Witham on the Hill Public Footpath No. 1. Please note that the legal alignment and the walked route on the ground are subtly different. The legal alignment does not follow the Cleeve Acre boundary and actually runs through the field approximately 3 to 4m from the wall.

5.6.6 Comments as follows;

- The legal alignment is not marked on the development layout plan. Please provide a plan indicating the public footpath through the development layout which indicates the correct legal alignment as described above - plan attached. Please ensure that the plan does not include trees as this will obscure the details of the point where the path and proposed driveway meet the road.
- It is expected that there will be no encroachment, either permanent or temporary, onto the right of way as a result of the proposal. Care should be taken to ensure that the legal alignment is retained in the development layout to a minimum width of 2m. There does not appear to be any widths included on the layout plan.
- The layout plan includes a tree in the middle of the footpath. This is not currently causing any issues given that the public footpath passes through open pasture, however the tree will potentially restrict access when the footpath is enclosed on both sides.
- The proposed development layout includes a new hedge along the eastern side of the footpath. The leading stems of the hedging should not be planted on the edge of the legal alignment as this will restrict access as the hedges grows.

- The surface of the footpath must not be disturbed without the prior consent of the highway authority.
- The proposed development should not pose any dangers or inconvenience to the public using the right of way.
- No additional structures should be erected on the public footpath without the prior consent of the highway authority. No gates or gate posts should be erected across or adjacent to the public footpath.

6 Representations received as a result of publicity

6.1 This application has been advertised in accordance with the Council's Statement of Community Involvement, and 27 letters of representation have been received. 1 letter in support of the application. 1 neutral response related to bird species. 25 of the representations were objections. To summarise the representations raised the following issues and concerns:

- support for additional dwelling house in the village
- request for swift bricks
- outside of the village and conflict with SP3 and SP4
- previous application refused and no change to policy
- no community support
- stable block too close to neighbouring dwelling boundary
- insufficient land for horse grazing
- disruption from construction e.g. traffic, noise, danger to children and dog walkers
- smell, flies, manure and noise in relation to the stable block
- district has sufficient housing supply
- stable block is too large
- increase traffic on Bottom Street which is narrow
- site is farm land
- impacts outlook from the church and village green
- no ecology survey and concerns regarding wildlife and habitat loss
- impact to character
- no drainage assessments and concern regarding horse waste entering a watercourse
- increased surface run off and flood risk
- impact on adjacent Conservation Area
- no heritage assessment
- note amendment to ridge height lowering building
- principal of development is still unacceptable despite the amendment, as outside built area of village
- would set precedent for village

7 Evaluation

7.1 Principle of the use

7.2 The proposal relates to the erection of a single storey dwelling with a detached garage, driveway and gardens.

7.3 It is acknowledged that there have been a number of representations concerned with the site's location outside of the main area of the village and the policy conflict with SP4. The Parish Council has objected to the application commenting that as an infill the site would set an unwelcome precedent, and the application is almost identical to planning application ref. S99/0398 and S23/0222 which were refused.

7.4 The application relates to residential development, and Policy SP1, SP2 and SP4 would have been appropriate for consideration, however South Kesteven District Council can no longer demonstrate a sufficient 5-year land supply, and this means that the relevant Local Plan policies relating to housing land supply will be considered 'out of date' and cannot be relied upon. The presumption in favour of sustainable development set out in paragraph 11 of the NPPF will now apply to development proposals for new homes.

7.5 In consideration of this application the key policies concerning residential development, as outlined in the NPPF are:

- directing development to sustainable locations
- making effective use of land
- ensuring well-designed environments

7.6 The application is for the erection of a single dwelling house. The site comprises of agricultural land and is outside of the main built up part of the settlement of Witham on the Hill. However, the site is on the edge of the settlement and within walking distance of the villages amenities; a preparatory school, a church, and a public house. The village benefits from regular public bus service approximately every hour in each direction during the daytime, connecting between Bourne and Peterborough. The village is also served by the demand responsive services 15B Bourne Callconnect.

7.7 The proposal would provide additional housing supply for the village. Witham on the Hill is a Smaller Village in the Local Plan, where development would be supported where it will not compromise the villages nature and character (Policy SP2). In terms of Policy SP4 (Development on the Edge of Settlements) proposals for development on the edge of a settlement, which is in accordance with all other relevant Local Plan policies, will be supported provided that essential criteria (a) - (f) are met. This requires the proposal to:

- a) Demonstrate clear evidence of substantial support from the local community through an appropriate, thorough and proportionate pre-application community consultation exercise. Where this cannot be determined, support (or otherwise) should be sought from the Town or Parish Council, or Neighbourhood Plan Group or Forum, based upon material planning considerations.
- b) Be well designed and appropriate in size / scale, layout and character to the setting and area.
- c) Be adjacent to the existing pattern of development for the area, or adjacent to develop site allocations, as identified in the development plan.

d) Not extend obtrusively into the open countryside and be appropriate to the landscape, environmental and heritage characteristic of the area.

e) In the case of housing development, meet a proven local need for housing and seeks to address and specific targeted need for local market housing; and

f) Enable the delivery of essential infrastructure to support growth proposals.

7.8 This proposal is for a residential dwelling house and would result in a dwelling adjacent to existing residential dwelling houses sited on Bottom Street. It is considered that the site would not extend obtrusively into the open countryside (d) it would not be the final dwelling in the ribbon of development out of the village, and the planning officer recognises this area of the village is more dispersed.

7.9 Development proposals on the edge of a settlement will only be supported where they are supported by clear evidence of substantial support from the local community or where they form a Rural Exceptions Scheme which meets a proven local need for affordable homes. The applicant engaged with the Council in formal pre-application discussions, which advised on the policy context, and this included the need to demonstrate local support for the proposals. Unfortunately, the applicant has not been able to demonstrate this and there has been a number of objections from the public as well as the Parish Council to the proposal.

7.10 Notwithstanding this, as stated above, the Council are currently unable to demonstrate a 5 year housing land supply and therefore the tilted balance set out in the NPPF is engaged.

7.11 Impact on the Character and Appearance of the Area including Heritage Assets

7.12 It is acknowledged that there have been a number of representations concerned with the impact of the proposed development on the character and appearance of the area.

7.13 Witham on the Hill is a small village comprising of a predominantly of residential built form fronting the Main Road and Elm Avenue. In this area of the village there is a school, church and public house providing the village amenities. To the south of the village, the houses are set back from the public highway by generous front gardens, and there is a footway on one or both sides of the carriageway. There is a mixture of detached and semidetached houses and bungalows. Further north on Elm Avenue, the residences still front the carriageway but more compact in form and without the generous front gardens. In proximity to the church there are several types of boundary treatments evidenced including stone walls, timber fences and hedges. Further north in the village the development pattern becomes more dispersed but with the village footway connections still in place. At the crossroads, to the west the village continues in a similar pattern. However, to the north and on Bottom Street the village comprises of more dispersed 'ribbon' residential development where the housing with open space between dwellings.

7.14 The site itself has a verdant character with open setting and countryside views. Bottom Lane is a rural lane and does not have pedestrian footways. The site has a public footpath adjacent to the site which is enclosed by a fence. The proposed dwelling is sited to the centre of the plot with a large L shaped stable block to the northeast. The positioning of the dwelling and the stable block creates a central courtyard. The dwelling is traditional in its external appearance, and constructed of traditional materials including natural limestone, handmade clay tiles and timber windows and doors. The stable block will match with a traditional appearance. There is landscaping proposed to the east and west site boundaries proposed to provide additional hedgerow screening. There are further individual trees proposed on the site, particularly along the public footpath boundary and eastern boundary.

- 7.15 The site is set immediately adjacent to the Witham on the Hill Conservation Area and in proximity to the Grade 2 listed Phoenix House to the west of the site, and with long distance views of the Grade 1 listed village church and Grade 2 listed Palace Farm to the south.
- 7.16 The SKDC Conservation officer has been consulted and commented:
- 7.17 'The proposed site is set within the northern end of an L-shaped field, from which long distance views from the grade I listed Church of St Andrews and the grade II listed Palace Farm can be observed. During a site visit it has been observed that the ridge-heights of the adjacent properties sit just below the peak of the hills beyond the site to the north, thus preserving uninterrupted long distance landscape views. The proposed development would restrict these views, thus a slight reduction in the ridge height would be advised if the roof extends beyond the existing ridge heights, to preserve these views and minimise the impact upon the setting of the church. Trees are to be maintained, and additional planting is proposed, which would improve the screening for long-distance views to the north. The public right of way to the west of the site is to be maintained, providing an option to still observe the long-distance views to the south.
- 7.18 The potential impacts upon the setting of the grade I listed church would be considered to be minor at most. The site is framed by two dwellings, both of which are dating from the second half of the 20th century. The proposed building is therefore not fully out of keeping with this section of the village. Consideration to the building height should be made, and a streetscape study comparing neighbouring ridge heights would be recommended. Based on the material and design proposed, the development is considered to cause minor harm to the setting of the Witham on The Hill Conservation Area, due to the potential visual interruptions to the long-distance landscape views.
- 7.19 There are therefore some minor concerns on heritage grounds'.
- 7.20 The Applicant provided an amended design with lowered eaves and height of the building, with new land levels.
- 7.21 The Conservation Officer has now confirmed that based on the updated plans, the proposal as illustrated would now alleviate the heritage concerns raised previously regarding the height of the building. The agent demonstrated that the height of the building will be around 50.2AoD, which sits below the peak of the hill at 52AoD. As such, while there would be a slight change to the setting of the conservation area, it maintains the important views from within the conservation area. There are no further concerns.
- 7.22 The concerns raised by the Conservation Officer and planning officer have addressed within the submission. As such, whilst the proposed development would alter the setting of the Conservation Area, it is not considered that this would amount to any harm.
- 7.23 With the location of the site adjacent to the Conservation Area and the long distance views from listed buildings, it is considered necessary to impose restrictions to permitted development to ensure that the character and appearance of the area is not impacted in the future.
- 7.24 It is considered that the proposed development would be in accordance with Local Plan Policies SP2, SP4, EN6 and DE1.
- 7.25 Impact on Residential Amenity

- 7.26 It is acknowledged that there have been a number of representations concerned with the impact of the proposed development on residential amenity. The Parish Council has objected to the application raising a concern with the siting of the stable block.
- 7.27 The site is located in a residential area and the proposed dwelling is sited centrally to ensure suitable separation distances between the proposed dwelling and neighbouring residences. The plot is spacious and the development proposal is well screened on the north, east and west boundaries. The proposed stable block is sited to the front of the principal elevation and approximately 8m from the site boundary. There is no information regarding proposed storage of animal feed, and limited information has been provided to the proposed management of waste related to the stable block with the Applicant proposing the use of a purpose built trailer for horse manure to be removed periodically. Limited information has been provided about additional land for grazing for the horses when they are not stabled, which is outside the application site and provides 10 acres for two horses.
- 7.28 SKDC Environmental Protection were consulted and suggested a planning condition for a construction management plan to mitigate the impact of construction. Environmental Protection previously suggested conditions relating to unexpected contamination and manure storage for S23/0222 that, had the scheme been otherwise acceptable, would ensure that the scheme did not result in any risk to amenity and health - both in terms of the construction phase and the operational phase of the development. It is not considered that a planning condition for a Construction Management Plan or working hours for construction would be appropriate for this size development, and this would be duplication with other regimes. Similarly, a planning condition for the management of waste and animal feed on site would be unnecessary as this is already covered in Environmental Health legislation.
- 7.29 Taking into account the scale and nature of the proposals, it is considered that there would no unacceptable adverse impact on the residential amenities of the occupiers of adjacent properties in accordance Policy DE1 of the Local Plan and Section 12 of the NPPF.
- 7.30 Biodiversity, Ecology and Trees
- 7.31 The site currently comprises of an agricultural field with deciduous hedgerows, an area of adjacent woodland, and a watercourse, There are semi mature and mature deciduous trees on the site, and an area of grasses and perennial herbs. The proposed dwelling would have private amenity space to the rear, and an area of amenity space to the front with a private driveway. The application is for one custom build dwelling house which means that it is exempt from the BNG requirements.
- 7.32 The planning application has been accompanied by an Ecology Survey dated November 2022, and a follow-up Ecological Walkover of the site took place on the 2nd May 2025. The Ecological Walkover confirmed that there were no significant changes to the protected species, habitats and sites outputs to the ecology survey. The ecology information establishes the baseline of the site and assesses that the scheme will not lead to a net loss in habitat.
- 7.33 An arboricultural survey was undertaken and a Tree Constraints report was provided with the planning submission. There are a number of trees on the site, and the report recommends an Arboricultural Assessment, Tree Protection Plan and Arboricultural Method Statement. These documents have not accompanied the planning submission, however they could be required by planning condition should planning permission be granted.

- 7.34 To summarise, sufficient information has been provided to assess the development proposal and its potential impact on ecology and trees, therefore the proposal is in accordance with Policy EN2 and EN3 of the Local Plan, and section 15 of the NPPF.
- 7.35 Climate Change
- 7.36 All development proposals should therefore include information on energy consumption in particular demonstrating how carbon dioxide emissions have been minimised in accordance with the energy hierarchy, and on water resources, to promote enhanced sustainability. Information has been provided on the Elevations drawing ref. J2092-PL-11 that there would be solar panels provided on the south elevation of the dwelling house, and within the Design and Access Statement that there would be air source heat pumps to provide heating, and rainwater capture through water butts collecting roof run off. There is not information about the provision of an EV car charger, but this would be a requirement for building regulations.
- 7.37 To summarise, should the sustainable building measures identified in the Sustainability Statement be provided for this development, the developments impact on climate change would be reduced in accordance with Policy SB1 and Sections 12 and 14 of the NPPF.
- 7.38 Drainage and Flooding
- 7.39 The site is located in Flood Zone 1 with a low risk of flooding. The site has a low risk of surface water runoff. The proposal has not been supported by drainage information.
- 7.40 Anglian Water has been consulted and the application falls outside of their remit for comments.
- 7.41 Black Sluice Internal Drainage Board has been consulted and has provided a Guidance Note for Property Owners and Developers.
- 7.42 Lincolnshire County Council has been consulted as Local Lead Flood Authority and has not commented on drainage.
- 7.43 The issue of drainage would be considered by building regulations. In this respect the proposal is therefore in accordance with the NPPF and Policy EN5 of the Local Plan.
- 7.44 Highways
- 7.45 It is acknowledged that there have been a number of representations concerned with the impact of the proposed development on highways. The Parish Council has objected to the application commenting that Bottom Street is inadequate for traffic and the farm track to the site is narrow for vehicles and pedestrians to pass.
- 7.46 The application site is accessed via a private road which connects to Bottom Street. Lincolnshire County Council, local highways authority, was consulted and requested additional information in regards to the public footpath, Witham on the Hill Public Footpath No.1 to the west of the site. The legal alignment and walked route are subtly different and the legal alignment does not follow the site boundary instead it is located approx. 3-4m to the east within the site.
- 7.47 The Agent provided a revised Site Plan drawing ref. J2092-PL-02 Rev P04 which shows the revised position of the public footpath on the legal alignment. The public footpath could be accommodated on its legal alignment with the proposed development. The agent has also provided a Footpath Addendum and responding to the concerns raised by the LCC Rights of Way team. It is proposed to provide the legal alignment route, with no encroachment. The public footpath will have a boundary fence with a 0.5m offset. All proposed trees will not be

positioned on the public footpath (there is an existing tree on the public footpath). Hedgerow planting is no longer proposed adjacent to the public footpath. The site access has been moved so it is not crossing the public footpath.

7.48 Lincolnshire County Council, local highways authority, was re-consulted and has not provided any further comments on the development proposal.

7.49 The application is in accordance with the requirements of Policy ID2 of the Local Plan and the NPPF in so far as it has regard to highways matters.

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

10 Planning Balance and Conclusion

10.1 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.

10.2 The proposal would provide an additional dwelling house on the edge of the village, within walking distance of the village's amenities. The application site is immediately adjacent to the Conservation Area, and has long range views to the village and two listed buildings to the south. The design and scale of the proposed dwelling is appropriate and there would be no resultant harm to the Conservation Area or the listed buildings.

10.3 Taking the above into account, it is considered that the proposal is appropriate for its context and is in accordance with EN6 and DE1 of the South Kesteven Local Plan, and Section 12 of the NPPF. Whilst the proposal is contrary to Policy SP4, the application is considered to be in accordance with the adopted Development Plan when taken as a whole. The material considerations in this case, including the tilted balance, also weigh in favour of granting planning permission.

11 Recommendation

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

Time Limit for Commencement

1 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

- 2 The development hereby permitted shall be carried out in accordance with the following list of approved plans:
- i. Site Location and Block Plans, drawing ref. J2092-PL-01 Rev P01 (received 14/04/25)
 - ii. Proposed Site Plan, drawing ref. J2092-PL-02 Rev P04 (received 16/10/25)
 - iii. Proposed Dwelling Floor Plans, drawing ref. J2092-PL-10 Rev P01 (received 14/04/25)
 - iv. Proposed Dwelling Elevations North and South, drawing ref. J2092-PL-11 Rev P02 (received 03/11/25)
 - v. Proposed Dwelling Elevations East and West, drawing ref. J2092-PL-12 Rev P01 (received 14/04/25)
 - vi. Garage / Stable Plans, drawing ref. J2092-PL-20 Rev P01 (received 14/04/25)
 - vii. Garage / Stable Elevations, drawing ref. J2092-PL-21 Rev P01 (received 14/04/25)

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 any construction work above ground is commenced, an Arboricultural Assessment, Tree Protection Plan and Arboricultural Method Statement shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: Trees make an important contribution to the development site, character of the local area, and Conservation Area, in accordance with Policy EN1, EN2 and SP6 of the adopted South Kesteven Local Plan.

- 4 Before any construction work above ground 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.

- 5 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.

- 6 Before construction of any building hereby permitted is commenced, the land on which that building is situated shall have been graded in accordance with the approved land levels details.

Reason: In the interests of the visual amenities of the area and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

Before the Development is Occupied

- 7 Before any part of the development hereby permitted is occupied/brought into use, the external elevations shall have been completed using only the materials stated in the planning application forms unless otherwise agreed in writing by the Local Planning Authority.

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

- 8 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.

- 9 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.

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

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

Ongoing Conditions

- 11 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.

- 12 Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration to the property other than those expressly authorised by this permission shall be carried out without Planning Permission first having been granted by the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby properties.

- 13 Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no building, enclosure, swimming or other pool or container used for domestic heating purposes shall be constructed within the curtilage of the dwellinghouse without Planning Permission first having been granted by the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area, and for this reason would wish to control any future development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

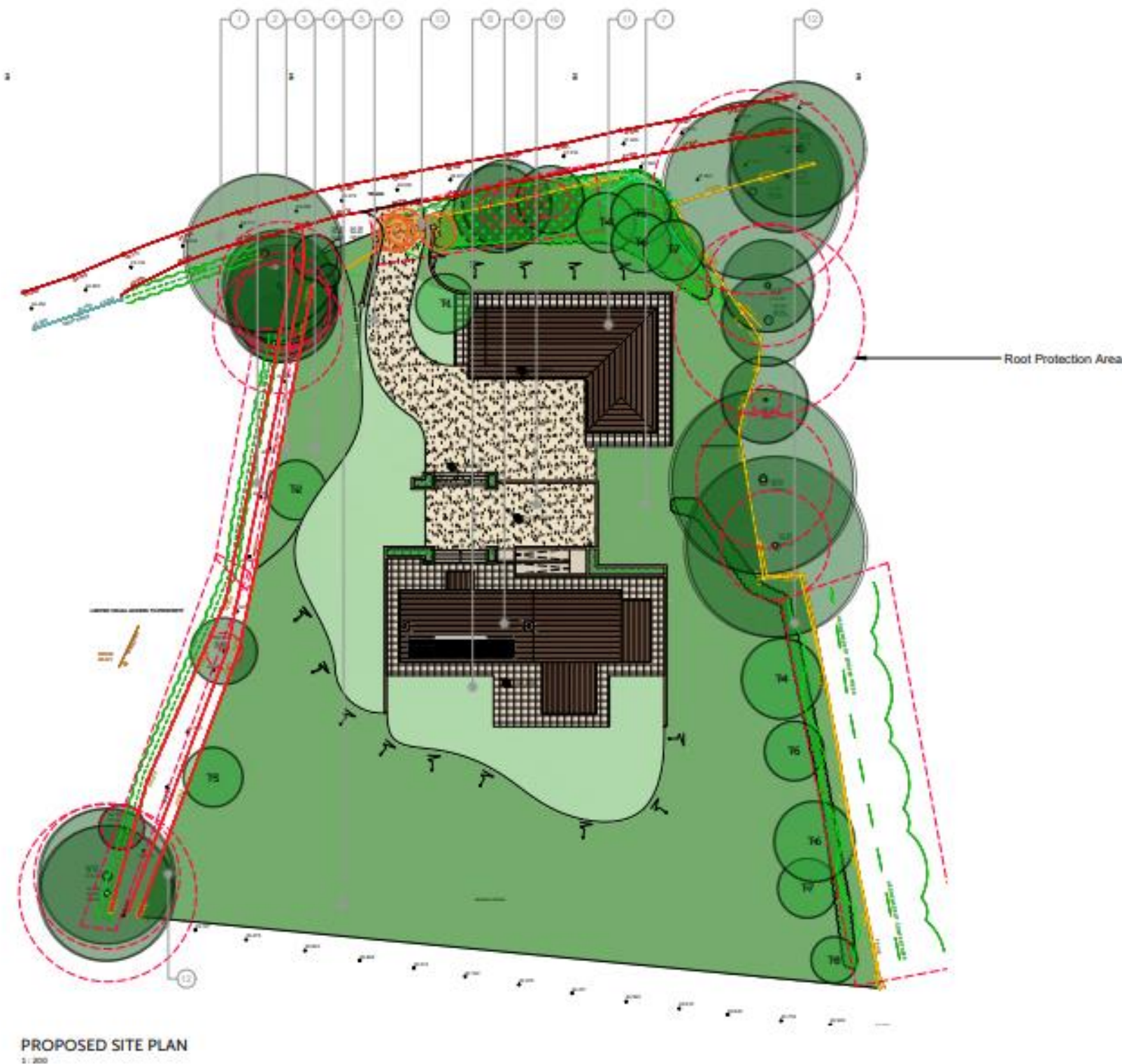
- 14 Notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no gate, fence, wall or other means of enclosure shall be constructed within or on the boundary of the curtilage of the site without Planning Permission first having been granted by the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area, and for this reason would wish to control any future development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

- 15 The development hereby approved must only be occupied as a self-build dwelling as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015.

Reason: To ensure that the exemption from Biodiversity Net Gain is correctly secured.

Proposed Block Plan



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Key	
Ref	Description
1	Existing trees (dark green hatched)
2	Proposed new tree planting (lighter green hatched)
3	Proposed new hedge planting
4	Proposed woodchipped area with stumps
5	Informal garden area
6	Proposed gravel driveway
7	Perimeter walls and raised planters
8	Formal lawn area of garden
9	Proposed path and patio area
10	Proposed access ramp
11	Proposed carport & stables
12	Proposed raised native species hedge/terrace
13	4 Class C Trees removed. Compensatory Planting T6, T8, T9 and T7
14	Proposed Tree Planting

Ref	Description	Date	Drawn By
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Client
Mrs & Mrs Thompson

Project Title
Proposed Residential Development

Site Details
Land To: The West Of William-Orange
William On The Hill
PE30 0LP

Title
Proposed Site Plan

Drawing Number
J2092-PL-02

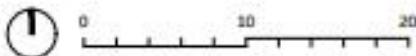
Project Size
A2



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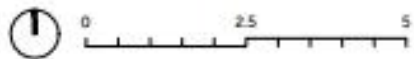




PROPOSED SOUTH ELEVATION
1:50



PROPOSED NORTH ELEVATION
1:50



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Key	
Ref	Description
1	Limestone
2	Timber windows with stone sills
3	Black upvc rainwater goods on tile and felt roofs
4	Handmade clay gables
5	Timber front door
6	Timber porch
7	Solar Panels

Rev	Description	Date	Drawn	Rev. By
001	Issued for planning	01/08/2024	AS	
002	Issued for building control	01/08/2024	AS	

Client
Mrs & Mrs Thompson

Project Title
Proposed Residential Development

Site Details
Land To The West Of William-George,
William Co The Hill
PE33 0JF

Title
Proposed Dwelling Elevations
1 of 2

Drawing Number
J2092-PL-11

Print Size
A2



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PROPOSED EAST ELEVATION
1 : 50



PROPOSED WEST ELEVATION
1 : 50



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Key	
Ref	Description
1	Limestone
2	Timber windows with stone lintels
3	Black upvc rainwater goods on rise and fall brackets
4	Handmade clay pantiles
5	Timber door
6	Timber porch
7	Handmade clay plain tiles

Rev	Description	Date	Checked	By
1				

Client
Mrs & Mrs Thompson

Project Title
Proposed Residential Development

Site Details
Land To The West Of Witham Grange,
Witham On The Hill
PE10 0JP

Title
Proposed Dwelling Elevations
2 of 2

Drawing Number
J2092-PL-12

Print Size
A1



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Chartered Practice



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**



Planning Committee

11 December 2025

S25/1910

Proposal:	Installation of externally illuminated hanging sign
Location:	6 High Street, Grantham, NG31 6PN
Applicant:	Mr Dean Harrison
Agent:	Michael Ellison Chartered Architect
Application Type:	Advert Consent
Reason for Referral to Committee:	Applicant is related to a councillor and a council officer
Key Issues:	Impact on the heritage assets Impact on neighbouring amenities.
Technical Documents:	N/a

Report Author

Craig Dickinins, Development Management Planner



01476 406080 ext 6485



Craig.dickinson@southkesteven.gov.uk

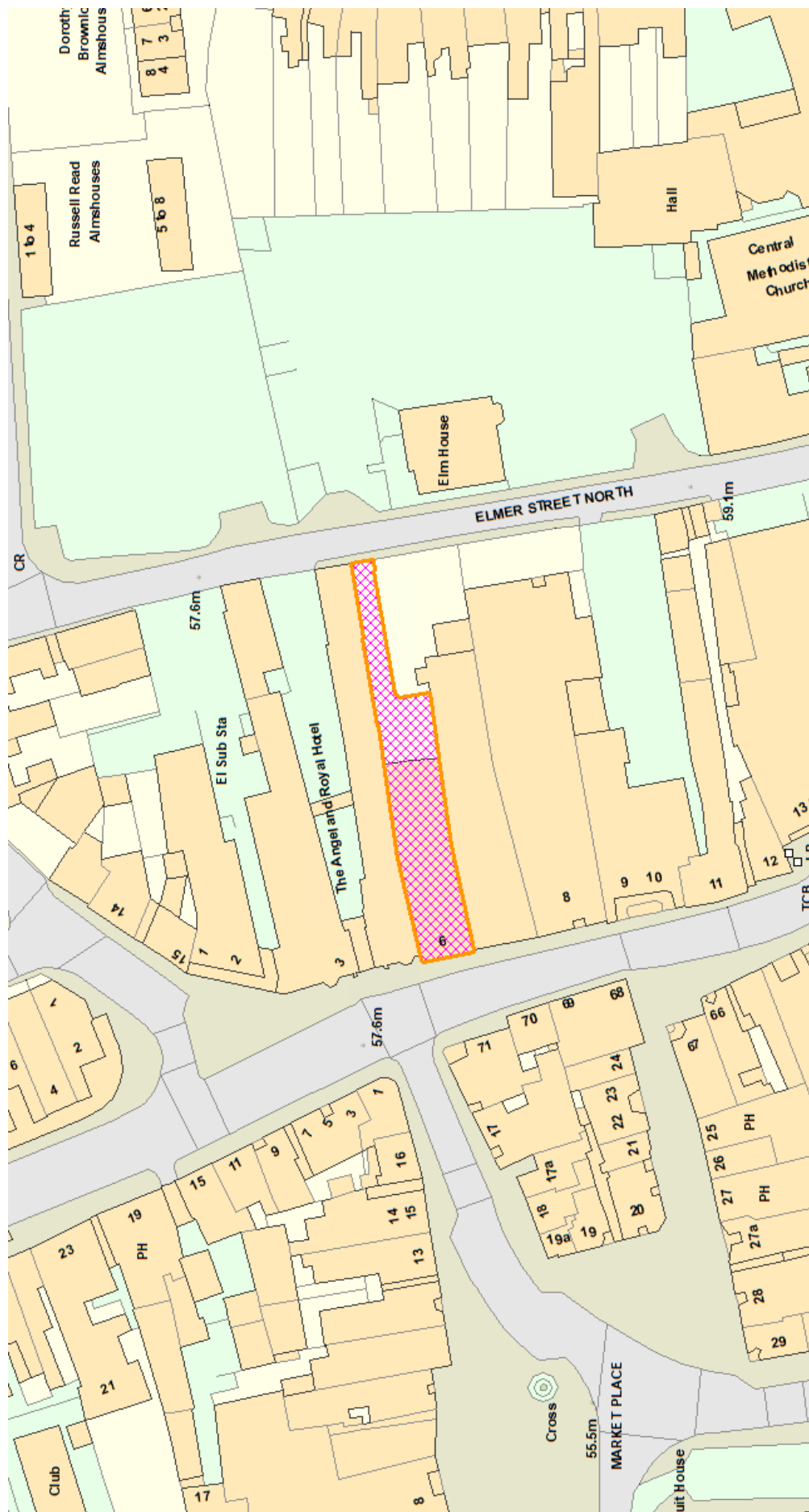
Corporate Priority:	Decision type:	Wards:
Growth	Regulatory	Grantham St Vincent's

Reviewed by:	Adam Murray – Principal Development Management Planner	1 December 2025
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Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning to GRANT advertisement consent, subject to conditions

S25/1910 – 6 High Street, Grantham



Key



Application
Boundary



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1 Description of Site

- 1.1 The site is a former Halifax bank branch located on High Street, Grantham. It was recently granted planning permission for conversion to a restaurant and bar and ancillary function rooms as part of the adjacent Angel & Royal Hotel use under reference no. S24/0795. The site is not grade listed, but is within the Grantham Conservation Area and the adjacent hotel is grade I listed.

2 Description of proposal

- 2.1 The proposal seeks advertisement consent for the installation of an illuminated hanging sign to "The Holly" restaurant and bar.

3 Planning History

- 3.1 S24/0795 - Change of use and conversion of former bank building (Use Class E(c)(i)) to ancillary public reception and function rooms for the adjacent hotel, The Angel and Royal (Use Class C1).

4 Relevant Planning Policies & Documents

- 4.1 **SKDC Local Plan 2011 – 2036 (Adopted January 2020)**
Policy DE1 – Promoting Good Quality Design
Policy EN6 – The Historic Environment
Policy ID2 – Transport and Strategic Transport Infrastructure
- 4.2 **National Planning Policy Framework (NPPF) (updated December 2023)**
Section 9 – Promoting sustainable transport
Section 12 – Achieving well-designed and beautiful places
Section 16 – Conserving and enhancing the historic environment

5 Representations Received

- 5.1 No Comments received

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 no letters of representation were received.

7 Evaluation

- 7.1 Regulation 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) requires the Local Planning Authority to control the display of advertisements in the interests of amenity and public safety, taking into account

the provisions of the development plan, insofar as they are material, and any other relevant material considerations.

- 7.2 The Council adopted the South Kesteven Local Plan 2011-2036 on 30 January 2020, and this forms the Development Plan for the District, and is the basis for decision-making in South Kesteven. The policies and provisions set out in the National Planning Policy Framework are also a relevant material consideration in the determination of applications.
- 7.3 Paragraph 141 of the Framework states that "the quality and character of places can suffer when advertisements are poorly sited and designed...Advertisements should be subject to control only in the interests of the amenity of public safety, taking account of cumulative impacts".
- 7.4 Accordingly, the proposal is deemed to be acceptable in principle, subject to the material considerations relating to the potential impact on amenity and public safety. These matters include the impact of the proposal on the character and appearance of the area, the impact on neighbouring uses, and potential highways safety issues. These matters are discussed in turn below.
- 7.5 **Impact on the character and appearance of the area**
- 7.6 The proposed signage replaces existing Halifax bank signage. The design of the proposed signage is understated and would blend visually with the other shopfronts along High Street, and is in line with the design principles for shop front signage as outlined in the Grantham Shopfront Design Guide.
- 7.7 The proposed signage does include external illumination and the submitted application form states that these would be lit in a static way, at a luminance of 600cd/m². Whilst illuminated signage is typically discouraged in a conservation area, it is noted that the existing site lawfully has two illuminated signs, and the adjacent Klubhaus pub also recently secured consent for illuminated signage, which was conditioned to not exceed 100cd/m².
- 7.8 In this case, considering the size of the proposed lighting and their directional nature focusing on the hanging sign, it is considered appropriate to condition that the luminance of the proposed sign does not exceed 200cd/m² in the interest of preserving the character of designated heritage assets, as well as remaining in keeping with the brightness of signage in the immediate vicinity.
- 7.9 Subject to the aforementioned condition, it is considered that that the proposed signage would also not result in an unacceptable adverse impact on the surrounding conservation area, commercial land uses, and the signage of the adjacent stores.
- 7.10 Taking the above into account, the proposed signage would be appropriate for the site's commercial context and, as a result, would not have an unacceptable impact on the character and appearance of the host building, the adjacent listed building and the surrounding conservation area. Therefore, the proposed would accord with Policy DE1 and EN6 of the Local Plan and Sections 12 and 16 of the Framework on these matters.
- 7.11 **Impact on neighbours' residential amenities**
- 7.11.1 Whilst the immediate context of the site is commercial in nature, the High Street does have some residential uses above the commercial premises on the ground floor.

7.11.2 In this context, it is appreciated that the installation of a single sign will not result in adverse impacts on amenity and the difference between the existing signage and the proposed are minor, with the proposed sign being considered an improvement over the existing blue Halifax sign. Therefore, it is Officers' assessment that the proposed signage would not result in any unacceptable impacts on the amenity of existing residential receptors.

7.11.3 Therefore, it is concluded that the proposed signage would not have any unacceptable adverse impacts on the neighbouring land uses. As such, the proposals would be in accordance with Policy DE1 and EN4 of the adopted Local Plan, and Section 12 of the Framework.

7.12 Highway issues

7.12.1 In respect of highways safety, the proposed signage would be positioned in a location that is readily visible from the public highway. Notwithstanding this, due to the scale and height of the signage it is anticipated that the impact on road users would be minimal.

7.12.2 Lincolnshire County Council (as Local Highways Authority) were not consulted as part of the consenting process due to the minimal changes proposed to the application.

7.12.3 The proposals are not considered to have an unacceptable adverse impact on highways safety in accordance with Policy ID2 of the Local Plan and Section 9 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 Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is considered that no relevant Article of that act will be breached.

10 Conclusion

10.1 Taking the above into account, it is concluded that the proposal would not have any unacceptable adverse impacts on the character of the area and is appropriate for its context, and would not jeopardise public safety. The proposal would therefore be in accordance with the relevant provisions of Policy DE1, EN4 and ID2 of the South Kesteven Local Plan 2011-2036 (Adopted January 2020) and Section 9, 12 and 16 of the National Planning Policy Framework.

11 Recommendation

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

Approved Plans

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

- i. Location Plan Finger Sign - dwg no. 205S P01 - received 09/10/25
- ii. Site Plan Finger Sign - dwg no. 205S P02 - received 09/10/25
- iii. External Sign Plan - dwg no. 205S P03 - received 09/10/25

Unless otherwise required by another condition of this consent.

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

Ongoing Conditions

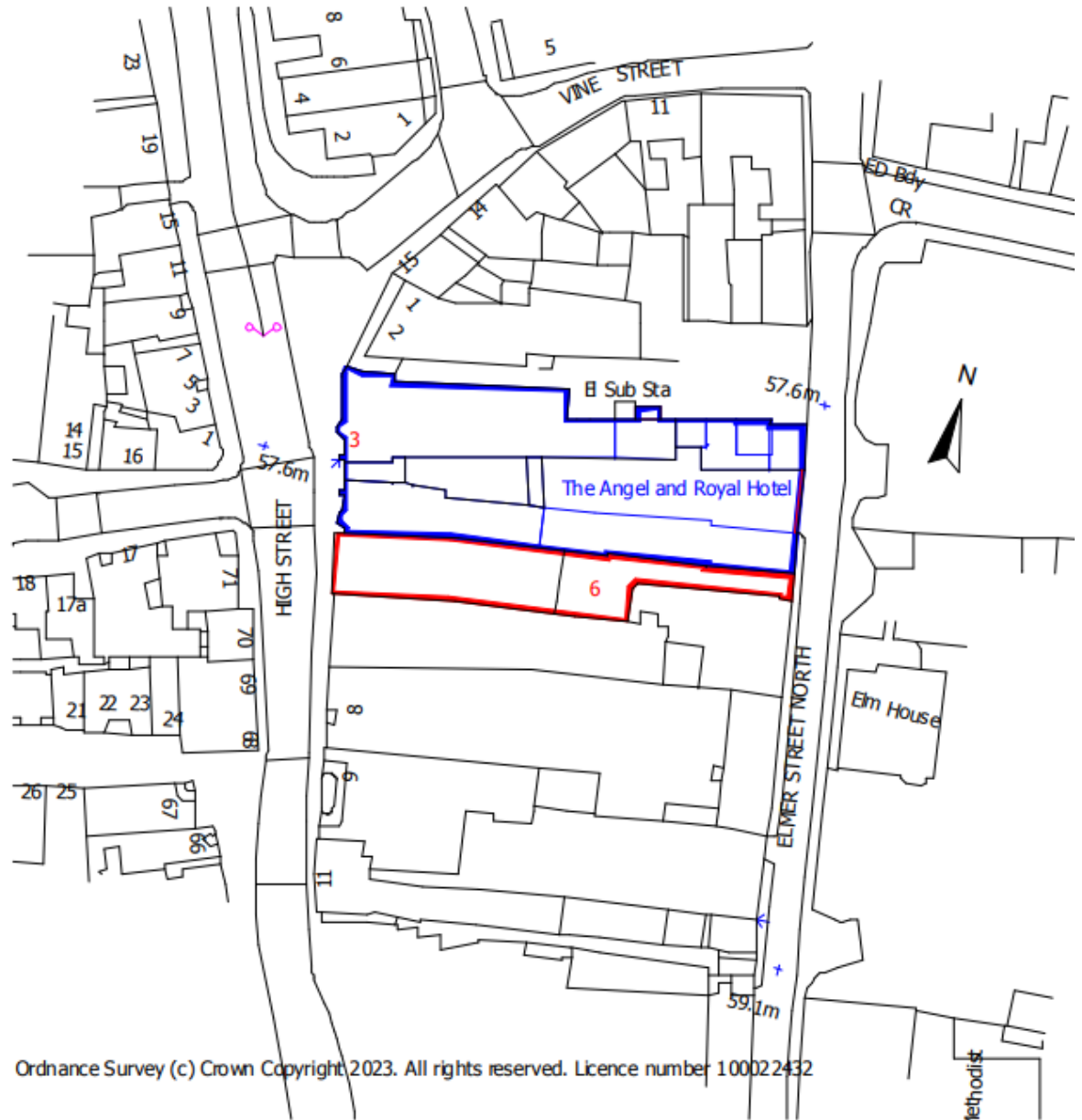
- 2 The In the hours after sunset and until sunrise, the advertisement display luminance shall be no greater than 200cd/m². The lighting shall be static and non-blinking/flashing.

Reason: In the interests of amenity, public safety and in order to retain effective planning control

Standard Note(s) to Applicant:

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

SITE LOCATION PLAN



BLOCK PLAN PROPOSED



ELEVATIONS PROPOSED



SECTION

ELEVATION



LIGHT



DETAIL 1:20

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