

# Planning Committee



SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL

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Thursday, 22 January 2026 at 10.00 am  
Council Chamber - Council Offices, St. Peter's Hill,  
Grantham. NG31 6PZ

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

Councillor Harrish Bisnauthsing, Councillor Pam Byrd, Councillor 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

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## Agenda

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

*'Due to the amount of business on the  
agenda, there is likely to be an interval after  
the first 5 agenda items, with the committee  
reconvening in the afternoon'*

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 11 December 2025** (Pages 5 - 22)

### 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 S24/1035** (Pages 23 - 35)
- Proposal:** Change of Use of agriculture to multi-functional Nature Reserve and associated engineering operations
- Location:** Bourne North Fen Nature Reserve, Spalding Road, Twenty, Bourne, PE10 0AU
- Recommendation:** To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions and completion of a Section 106 Agreement
- 5. Application S25/1881** (Pages 37 - 46)
- Proposal:** Various remedial works to restore the external facades and remove previous works that are not in-keeping with the building's heritage. Retrospective permission for internal works to divide the property into two dwellings, and for a small side extension as well as various rear extensions
- Location:** 16 And 18 Market Place, Folkingham, NG34 0SFL
- Recommendation:** To authorise the Assistant Director – Planning to GRANT listed building consent, subject to conditions
- 6. Application S25/1889** (Pages 47 - 51)
- Proposal:** Division of 1no. dwelling into 2no. dwellings. The erection of a porch side extension and 3 x rear extensions
- Location:** 16 And 18 Market Place, Folkingham, Lincolnshire, NG34 0SF
- Recommendation:** To authorise the Assistant Director – Planning & Growth to GRANT the lawful development certificate
- 7. Application S25/2352** (Pages 53 - 57)
- Proposal:** Use of land for multi-use games/sports area (MUGA) (Use Class F2) at Dysart Park
- Location:** Dysart Park, Houghton Road, Grantham
- Recommendation:** To authorise the Assistant Director – Planning & Growth to GRANT the Lawful Development Certificate
- 8. Application S25/2380** (Pages 59 - 68)
- Proposal:** Change of use from an area of the

recreation ground to a community activity hub

**Location:** Dysart Park, Houghton Road, Grantham

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

**9. Application S25/1799** (Pages 69 - 82)

**Proposal:** Section 73 application to vary Condition 13 (Off-site highways works) of planning permission S24/1297

**Location:** Land to the north of Longcliffe Road, Grantham

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

**10. Application S24/2214** (Pages 83 - 106)

**Proposal:** Application for approval of reserved matters relating to layout, scale, appearance and landscaping for the erection of up to 50 dwellings pursuant to outline planning permission S20/0775

**Location:** Land West of Main Road, Long Bennington

**Recommendation:** To authorise the Assistant Director – Planning & Growth to GRANT reserved matters consent, subject to conditions

**11. Application S25/1656** (Pages 107 - 131)

**Proposal:** Planning application for a proposed change of use of a Residential Care Home (Use Class C2) to two 12-bedroom House of Multiple Occupancy (Use Class Sui Generis)

**Location:** Birchwood Nursing Home, 6 Dudley Road, Grantham, Lincolnshire NG31 9AA

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

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

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## 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

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#### Committee Members present

Councillor Penny Milnes (Vice-Chairman)

Councillor Pam Byrd

Councillor Helen Crawford

Councillor Tim Harrison

Councillor Sarah Trotter

Councillor Max Sawyer

Councillor Vanessa Smith

Councillor Paul Wood

#### 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)

Miranda Beavers (Senior Development Management Planning Officer)

Craig Dickinson (Development Management Planner)

Amy Pryde (Democratic Services Officer)

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#### 68. Register of attendance and apologies for absence

Apologies for absence were received from Councillors Paul Fellows, Harrish Bisnauthsing, Patsy Ellis, Mark Whittington, Charmaine Morgan and Gloria Johnson.

Councillor Max Sawyer substituted for Councillor Harrish Bisnauthsing.

#### 69. Disclosure of interests

Councillor Tim Harrison declared an interest on application S25/1910, he would not participate in the debate and vote.

#### 70. Minutes of the meeting held on 27 November 2025

The minutes of the meeting held on 27 November 2025 were proposed, seconded and **AGREED** as a correct record.

Councillor Sarah Trotter made the following declaration in relation to application S25/1301, which was heard at the meeting held on 27 November 2025:

‘In respect of obscure glazing to a window that had been conditioned by the Committee in June 2025. The Applicant had led the Committee to believe that Councillor Sarah Trotter was in support of the window not being obscurely glazed, however, this was not the case. Councillor Sarah Trotter had merely stated she could not see the neighbours garden seating area’.

## 71. Application S25/0890

<b>Proposal:</b>	Proposed residential development to create up to 9no dwellinghouses (outline planning permission with all matters reserved)
<b>Location:</b>	Thaddeus Farm, Main Street, Marston
<b>Recommendation:</b>	To authorise the Assistant Director – Planning & Growth to GRANT planning permission subject to conditions

Noting comments in the public speaking session by:

Against	Ian Robinson Heather Cotton
Agent	Mike Sibthorpe

Together with:

- Provisions within SKDC Local Plan 2011 – 2036, National Planning Policy Framework (NPPF) and Supplementary Planning Document.
- Comments received from Anglian Water Services.
- Comments received from Environment Agency.
- Comments received from Heritage Lincolnshire.
- Comments received from Lincolnshire Fire and Rescue.
- Comments received from LCC Highways & SuDS.
- Comments received from Lincolnshire Wildlife Trust.
- Comments received from Marston Parish Council.

The following comments were made by the public speakers:

- A speaker who lived adjacent to the site felt as if their privacy would be directly impacted.
- Concern was raised on noise and light pollution.
- It was felt the site of 9 dwellings would be excessive in size for the nature of the village and amenities such as the shop and school.

- Concern was raised on Highways and accidents that had previously taken place within the vicinity of the site.
- That the scale of the proposal was too large for the village.
- There had been no height or position of the houses proposed as part of the application.
- Further concern was raised on construction traffic alongside noise and dust particles.
- The agent ensured the Committee that the application comprised of an appropriate development plan.
- That the proposal would provide a positive contribution to the street scene and the entrance to the site would enhance character and appearance of the area.
- That the application was in keeping with the Council's Local Plan and the 5-year housing supply.
- It was confirmed certain scope would be implemented to protect local amenities.
- Scale and numbers of houses would be addressed at reserved matters stage.

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

- Whether there was noise pollution on the site at present, as it was being used agriculturally.

The Public Speaker noted the land had not been used agriculturally in years, however, a low hum from vehicles on the A1 could be heard from his property, at present.

- Clarification was sought on whether objectors would prefer a smaller scale of the site, less dwellings or properties with lower storeys.

The Public Speaker would prefer the site to compose of less dwellings with lower storey properties. It was felt his property and the proposed would have direct 'window to window' view.

- Whether there were any problems with drainage on the site at present.

The Public Speaker clarified the site became flooded following heavy rainfall. The drains were cleaned annually; however, they still became blocked.

It was confirmed the site was vacant due to the farmer becoming retired.

- Clarification was sought on whether the applicant would consider reducing the scale of the site to a lower number of properties.

The agent confirmed scaling of the site would be considered at reserved matters stage.

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

- It was queried how Officers could justify 9 properties being suitable for the site when the BNG, archaeology and the drainage all had unknown impacts.

The Principal Development Management Planner clarified the 9 properties proposed on the site equated to around 13 dwellings per hectare. The density of developments in other areas could be anything up to 25 dwellings per hectare. In comparison, the application proposed was a low density. It was felt that 9 properties would be suitable for the site, whilst ensuring sufficient space for BNG provisions required alongside drainage.

- Whether the overall height of the existing buildings could be conditioned so that any new builds would not exceed the height of any farm buildings.

It was clarified the farm buildings were the equivalent to single storeys in terms of domestic scale. There were a range of different sized properties around the proposed site. There was a scope at the reserved matters stage where fair judgement would be made in terms of scale and layout.

- Clarification was sought around comments on surface water within the report.

The assumption was made that the development would make disposal of surface water easier.

The Principal Development Management Planned informed the Committee that drainage and surface water provision was currently not known on the site. It was confirmed a condition would be imposed on surface water drainage, if the application be approved.

- One Member raised concern on comments received from Anglian Water on foul water connection.

Anglian Water's perspective on applications had changed recently, however, were directly related to the water recycling centre and not the actual treatment centres themselves and the capacity within those facilities. The treatment centres were subject to permitting regimes implemented by the Environment Agency and strongly regulated by Ofwat.

The comments received from Anglian Water in relation to this application were regarding the point in which foul drainage went into the Anglian Water network. However, they would be comfortable with a condition on dealing with foul water drainage as included within the schedule of conditions.



- A query was raised if Policy SP3 was intended for large cul-de-sac schemes or whether it was intended for smaller, sensitive frontage schemes.

From the Officer's perspective, the policy made reference to built up frontage and also a redevelopment opportunity. From a spatial strategy point of view, the focus on the application was around the redevelopment opportunity.

- Whether the conditions would be fully enforceable, if the application was approved.

The Principal Development Management Planner confirmed all conditions outlined within the report were enforceable.

The Committee were advised to assess the application against the development plan before taking the 'tilted balance' position into account. They were reassured the application was only outlined and more specific decisions would take place at reserve matters stage.

The 9 dwellings on the proposed site would meet sufficient separation differences and would preserve the privacy of other residents.

- Members emphasised that concerns raised from residents could be brought back to the Committee at reserved matters stage.

### **Final decision**

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

#### **Time Limit for Commencement**

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 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:

1. Layout
2. Scale
3. Appearance
4. Landscaping
5. 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

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

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).

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.

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.

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.

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.

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

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

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.

## 72. Application S25/0692

<b>Proposal:</b>	Proposed residential dwelling and stable with car port and associated landscaping
<b>Location:</b>	Land between Witham Grange and Cleeve Acre Witham on the Hill
<b>Recommendation:</b>	To authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions

Noting comments in the public speaking session by:

Witham on the Hill Parish Council	Mr Charles Henrique (Chairman)
Against	Mike Sibthorpe
Applicant and Agent	Simon Thompson & Michael Orridge

Together with:

- Provisions within South Kesteven Local Plan 2011-2036, Design Guidelines Supplementary Planning Document and National Planning Policy Framework.
- Comments received from SKDC Environmental Protection.
- Comments received from Cadent Gas.
- Comments received from Anglian Water.
- Comments received from Witham on the Hill Parish Council.
- Comments received from SKDC Conservation Officer.
- Comments received from Lincolnshire County Council (Highways and SuDS).

The following comments were made by the public speaker:

- The Parish Council provided their objections to the application as they felt as if the proposed application had not changed from the previously effused application.
- It was noted the land was not owned by the applicant.
- Concern was raised that the application may encourage further development, which the Parish Council objected to.
- That the previous application was refused on policy grounds being located outside the main built-up part of the village.
- That the application proposed was around 50<sup>2</sup> metres larger and 11 metres wider than the previously refused dwelling. However, the proposed height was lower, but the overall massing of the building had increased.

- Concern was raised around the loss of the footpath if the development was approved.
- The Applicant informed the Committee their intention was to emulate the historic design character of the village.
- It was noted that there had been no objections from Highways.
- That the dwelling was in a well contained edge of village location and sat between 2 existing dwellings.
- The site would implement air source heat pumps and EV charging points where necessary.

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

- Clarification was sought around a neighbouring property (Clear Acre) that had previously been refused planning permission on the request the height was raised.
- Members sought further clarification on comments made by the speaker around the accessibility of the site.

*(Councillor Vanessa Smith joined the meeting at 14:09, however, did not participate in the debate or vote for this application).*

- A query was raised on why the speaker felt a precedent would be set on further development. It was noted the statement from the Parish Council stated the site was an 'infill' site between existing properties.

The Public Speaker felt the precedent would be set due to the land being greenfield and being protected by planning policies. It was felt there was no demonstrable need for development and the approval for this application would potentially encourage further applications to be brought forward.

- One Member queried the concerns raised from neighbours in relation to the stables on the proposed site.

The stable building was within proximity to the boundary of a neighbouring property (Witham Grange).

- In relation to the stable block, further concern was raised on horse boxes accessing the stable and travelling down the roads to access the site.
- The main objections to the proposal were queried.

The objector confirmed the main concerns were based around principle of development of the site and the impact on the character of the site.

- A query was raised on whether the Applicant intended on making improvements to the access road.

The Applicant confirmed the track was subject to ongoing maintenance from people who own the properties or the surrounding land.

- Whether there was clear evidence to prove the site was in fact an 'infill' site.

In terms of the Council's policies, the application sat between SP3 and SP4 and sat more within an SP4 site, however, because of the tilted balance, some weight could be attributed between SP3 and SP4.

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

The Principal Development Management Planner clarified a distinction between a definition of 'infill' in terms of planning and the additional criteria included within the Council's spatial policies.

- Whether the application was in fact a 'linear creep' rather than an 'infill'.

It was highlighted that the proposal was outside of the built up area of the village, however, there were existing properties nearby to the proposed site.

- One Member queried what weight should be given to the 'infill' site and the nearby properties.

The Principal Development Management Planner reiterated there was a change to the site as a setting, however, Officers did not believe they were harmful.

Officers felt the change of design mitigated the development, so it did not cause harm. Moreover, the previous refusal of the application could be used as a material consideration.

- It was noted a nearby property (The Grange) was a replacement for an original building that already had a property. This part of land had never had building development on and had always been open green field.
- Further concern was raised on the stable block, the no provision of paddock and how horses would be transported in and out of the site.

It was clarified that Highways had not objected to the application and no evidence had been submitted to suggest there was not any issues with movement of horse boxes. The stables and paddock would form part of another application; however, this application was set as being for domestic personal purpose only.

- One Member noted the tilted balance required harms to be identified and quantified, however, could not see them within the report.
- Members discussed the previous reasons for refusal and how the proposed development had changed.

- Whether the footpath was officially diverted or moved.

It was confirmed the footpath had not been diverted and did not inhibit the actual legal alignment of the footpath.

An ecology report had previously taken place, however, no evidence of great importance was found. Any protected species were covered under the Wildlife and Countryside Act and therefore it was a criminal offence to cause any danger or harm to the species and their habitats.

- Concern was made around the sensitivity and impact on the conservation area on this village and other small villages in general.
- It was requested a condition be implemented on the stable block, that it remained ancillary and any further applications come back to Committee as change of use.

### **Final decision**

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

Time Limit for Commencement

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

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

Approved Plans

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

16 The Stable building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling and shall not be commercially occupied.

Reason: In the interests of residential amenity in accordance with Policy DE1 of the South Kesteven Local Plan.

*(Councillor Tim Harrison left the meeting and did not return).*

### 73. Application S25/1910

<b>Proposal:</b>	Installation of externally illuminated hanging sign
<b>Location:</b>	6 High Street, Grantham, NG31 6PN
<b>Recommendation:</b>	To authorise the Assistant Director – Planning to GRANT advertisement consent, subject to conditions

Together with:

- Provisions within SKDC Local Plan 2011 – 2036 and National Planning Policy Framework (NPPF).
- There were no representations received.

(Councillor Tim Harrison declared an interest and left the meeting).

*(Councillor Vanessa Smith joined the meeting).*

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

- A query was raised on whether there were any other illuminated signs within the area of Grantham.

The Planning Officer clarified the adjacent building to the right of the site (Bierkeller), had an illuminated sign.

- It was queried whether policy relating to Conservation Areas requested no external lighting. Concern was raised that this could set a precedent for other businesses within Conservation Areas.

Within Council policy, illumination was discouraged, however, not ruled out within the shopfront design guide.

### **Final decision**

It was proposed, seconded and **AGREED** to authorise the Assistant Director – Planning to **GRANT** advertisement 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

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

There were none.

### **75. Close of meeting**

The meeting was closed at 15:28.

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**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**



## Planning Committee

22 January 2026

### S24/1035

<b>Proposal</b>	Change of Use of agriculture to multi-functional Nature Reserve and associated engineering operations
<b>Location</b>	Bourne North Fen Nature Reserve, Spalding Road Twenty, Bourne, PE10 0AU
<b>Applicant</b>	Lincolnshire Wildlife Trust- Head of Conservation Tammy Smalley
<b>Agent</b>	Wild Planet Associates- Mr Mark Tarttelin
<b>Reason for Referral to Committee</b>	Entering into a Section 106 agreement
<b>Key Issues</b>	Impact on the character and appearance of the area

#### Report Author

Letitia Barrowcliff, Assistant Planning Officer



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**Corporate Priority:**

**Growth**

**Decision type:**

**Regulatory**

**Wards:**

**Bourne East**

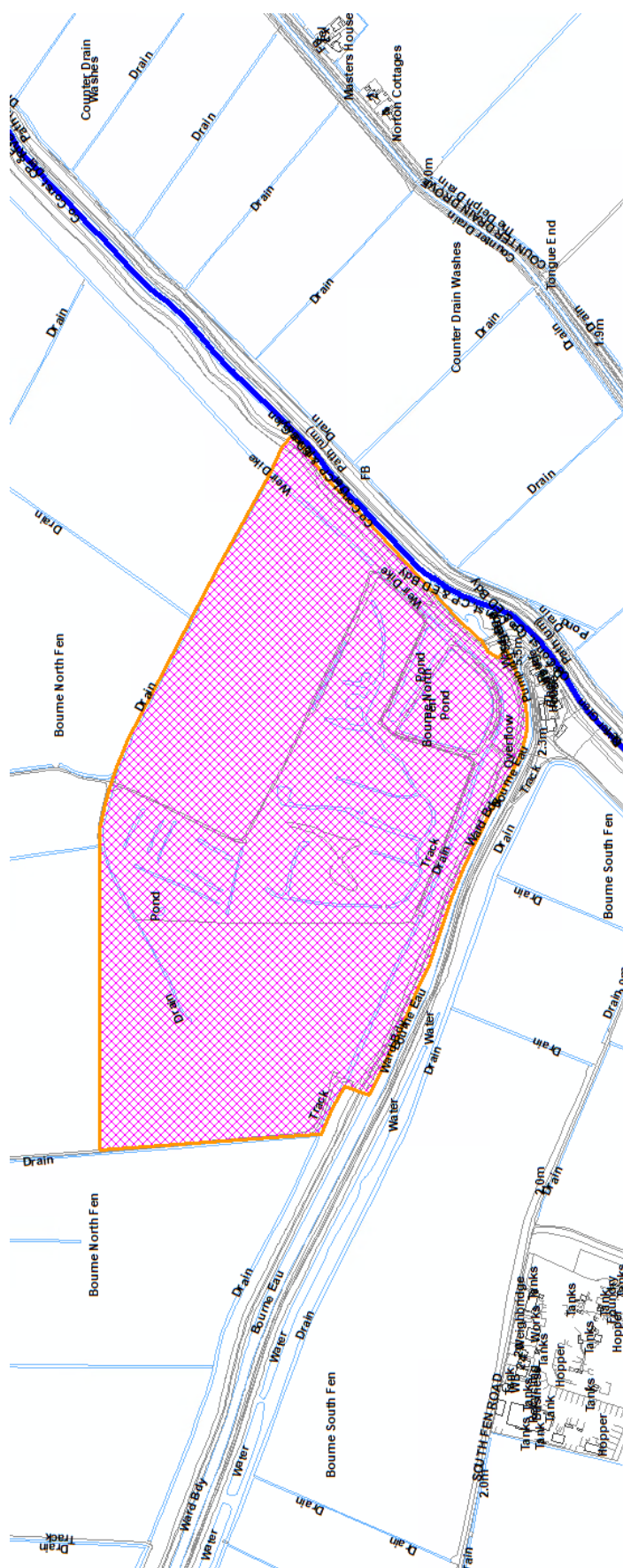
**Reviewed by:**

Adam Murray – Principal Development Management Planner

9 January 2026

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

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



Key



Application  
Boundary





## **1 Description of Site**

- 1.1 The application site currently consists of agricultural land with vehicular access and part of the land to the south of the application site being owned by Black Sluice Internal Drainage Board.
- 1.2 The application site has a total area of 55 hectares. 52.32ha of which are the Lincolnshire Wildlife Trusts (LWT) and 3.06ha are the Black Sluice Internal Drainage Boards (BSIDB).
- 1.3 The application site is within and surrounded by open countryside with housing to the south.
- 1.4 There is an existing access is via a 1km farm track off the A151 Bourne to Spalding Road at the side of the property, 40 Spalding Road.

## **2 Description of proposal**

- 2.1 The application proposes the change of use of agriculture to multi-functional Nature Reserve and associated engineering operations.
- 2.2 The proposed engineering operations would consist of the creation of a wetland nature reserve, including the restoration of peat soils, rain/spring-fed groundwater tables and associated fenland vegetation (such as reedbeds) over an existing area of primarily agricultural land. This will be facilitated by re-wetting works to raise the site water table, including the re-routing and reprofiling of watercourses and the installation of bunding; the creation of new connective scrapes; and other hydrological works such as the blocking and installation of drains on and around the site.
- 2.3 The proposed site would be a habitat site which can provide Biodiversity Net Gain off site units.

## **3 Relevant History**

- 3.1 No relevant planning history

## **4 Relevant Planning Policies & Documents**

- 4.1 **SKDC Local Plan 2011 – 2036**
  - Policy SD1 – The Principles of Sustainable Development in South Kesteven
  - Policy SP5- Development in the Open Countryside
  - Policy EN1 – Landscape Character
  - Policy EN2 – Protecting and Enhancing Biodiversity and Geodiversity
  - Policy EN5 – Water Environment and Flood Risk Management
  - Policy DE1 – Promoting Good Quality Design
  - Policy ID2 – Transport and Strategic Transport Infrastructure
  - Policy E7 – Visitor Economy
  - Policy E9- Rural Economy

- 4.2 **National Planning Policy Framework (NPPF)**  
Section 2 – Achieving sustainable development  
Section 9 – Promoting sustainable transport  
Section 11 – Making effective use of land  
Section 12 – Achieving well-designed places  
Section 14 – Meeting the challenge of climate change, flooding and coastal change  
Section 15 – Conserving and enhancing the natural environment

## **5 Representations Received**

### **5.1 Anglian Water**

- 5.1.1 There is no connection to the Anglian Water sewers, we therefore have no comments to make.

### **5.2 Bourne Town Council**

- 5.2.1 No objections

### **5.3 Environmental Agency**

- 5.3.1 The Environmental Agency raised no objections to the application subject to a condition regarding the development being in accordance with the flood risk assessment.

### **5.4 Environmental Protection**

- 5.4.1 No comments to make.

### **5.5 Heritage Trust of Lincolnshire**

- 5.5.1 No objections subject to conditions regarding an archaeological assessment.

### **5.6 Lincolnshire County Council Highways**

- 5.6.1 No objections

### **5.7 Natural England**

- 5.7.1 No objections

### **5.8 SKDC Tree Officer**

- 5.8.1 The SKDC Tree Officer raised the following point:
1. The submitted drawings show trees, but no tree survey has been provided. Trees on the site are significant, visible from the adjacent bridleway, worthy of protection and potentially under threat from the proposal.
  2. The presence of ancient or veteran trees on the site has not been ruled out. Their presence would significantly change the proposal.
  3. Historical maps (1800s–early 1900s) indicate the site was open farmland, not wetland. While the site was historically wetland, it has not been so for over 100 years; this may reflect a geological period that could also have supported high forest.
  4. Proposals for biodiversity and carbon storage these are normally referenced to national schemes with defined entry criteria, but no evidence has been provided to demonstrate compliance.

### **5.9 South Holland District Council**

5.10 No objections

5.11 **Welland and Deepings Internal Drainage Board**

5.12 No objections

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

This application has been advertised in accordance with the Council's Statement of Community Involvement, and 6 letters of representation have been received. The points raised can be summarised as follows:

- Support the project.
- Concerns for what will happen to the mixed woodland such as the trees and wildlife.
- Important that the mixed woodland is preserved and left undisturbed to provide habitat for this vast range of wild birds and animals.
- The Environmental Statement & Mitigation Tables - Protected Species & Historic Landscape document is missing.
- The Environmental Statement should also clarify whether the site, in its existing form, provides habitat for any diminishing farmland birds which might be breeding.
- More detail wanted regarding "opportunities to explore paludiculture - wetland farming (e.g. grazing, reed, biomass or fibre crops)".
- It seems that access to the proposed nature reserve for public will be restricted and possibly by invitation only.
- Surely, we want people to share and enjoy Nature, not shut them out from it?
- At some appropriate time as soon as possible, public access will be granted as exists at many of its other reserves.
- Regarding access to the site, there is no public access to the site via the track off South Fen Road to the Environment Agency Pumping Station, this is a Private Road, part of which is in private ownership.
- Although I support this in principle, I am concerned that there is no mention of public access.
- So much of the local wildlife habitat and open spaces have been lost to large scale housing development, it is vital that the local inhabitants have places such as this at their disposal.
- The fauna appraisal makes no mention whatsoever of fish and other possibly rare aquatic life. The pit once held the largest carp in Lincolnshire and thousands of eels.
- The bed of the Bourne Eau is now so high above its original level that it now frequently rises high up its porous banks, making a further major flooding event inevitable. Are steps being taken to mitigate this?

## **7 Evaluation**

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

- 7.2 The Local Planning Authority have also adopted a Design Guidelines Supplementary Planning Document (SPD) (Adopted November 2021), and this document is a material consideration in the determination of planning applications.
- 7.3 The policies and provisions set out in the National Planning Policy Framework (NPPF) (“the Framework”) (Published December 2024) are also a relevant material consideration in the determination of applications.
- 7.4 **Principle of Development**
- 7.5 The proposed development site is located outside of the main built-up area of an existing settlement within the district, and therefore, falls to be defined as being located within the Open Countryside. Policy SP5 (Development in the Countryside) limits development in such locations to that which has an essential need to be located outside of the existing built form of a settlement. This policy includes support for an agricultural project. The proposed nature reserve would be defined as an agricultural project and, therefore, would be acceptable within this countryside location.
- 7.6 The proposed development is for a change of use to a nature reserve which will allow visitor traffic to the site with the potential to generate income. Therefore, the proposal falls to within E9: Visitor Economy, which supports proposals which will develop the local visitor economy where they maintain the quality of the countryside and the natural environment. In this case, the proposals would enhance the natural environment through a substantial biodiversity net gain.
- 7.7 Taking the above into account, it is Officer’s assessment that the principle of development is supported by Policy SP5 and E9 of the adopted Local Plan, subject to material considerations. These matters are discussed in further detail below.
- 7.8 **Impact on the character and appearance of the area**
- 7.9 The proposed engineering works would consist of extending the existing drainage dike network by creating a low-level bund around the application site.
- 7.10 Regarding the ponds on site, the existing would be retained and there would be additional ponds created.
- 7.11 The existing individual trees (including irreplaceable habitat veteran trees) will be retained in their current condition. Additional trees are to be planted. As such, whilst the comments from the Tree Officer are noted, it is not considered necessary to require further survey work in this instance and the management of the site is to be secured through the Habitat Management and Monitoring Plan.

- 7.12 Overall, the existing site is agricultural, and the proposed site would still be agricultural and therefore the proposed work would not cause any harm to the character and appearance of the area.
- 7.13 This application is for the change of use to a nature reserve however, any additional structures such as access tracks, or visitors' centres for example would need its own permission separate to this application.
- 7.14 By virtue of the design, scale and materials to be used, the proposal would be in keeping with the application site and surrounding context and would be in accordance with the NPPF Section 12, and Policies DE1 and EN1 of the Local Plan.
- 7.15 **Impact on the neighbours' residential amenities**
- 7.16 The proposed change of use to a nature reserve and engineering works would be a sufficient separation distance from neighbouring properties. There would be a potential impact from future visitors to the application site however, this would be conditioned via a site management plan.
- 7.17 Taking into account the nature of the proposal and adequate separation distances, it is considered that there would be no unacceptable adverse impact on the residential amenities of the occupiers of adjacent properties in accordance with the NPPF Section 12, and Policy DE1 of the Local Plan.
- 7.18 **Highways Impact**
- 7.18.1 There are existing drains present which provide a boundary around most of the application site and there is no new access works proposed.
- 7.18.2 The existing access is via a 1km farm track off the A151 Bourne to Spalding Road at the side of the property at 40 Spalding Rd. PE10 0AU. BSIDB and the Environment Agency (EA) maintain access to the site via the Bourne Eau Pumping Station.
- 7.18.3 Lincolnshire County Highways therefore raised no objections to the proposal.
- 7.18.4 The proposal would result in adequate access, parking and turning facilities and would not have an unacceptable adverse impact on highway safety in accordance with the NPPF Section 9.
- 7.19 **Biodiversity Net Gain**
- 7.20 Local Plan Policy EN2 seeks to ensure the conservation and enhancement of ecological networks and deliver a net gain in biodiversity for all development proposals.
- 7.21 Additionally, Biodiversity Net Gain (BNG) became mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act

2021).Therefore, BNG would need to be demonstrated in line with the government requirements within any submission on or after this date unless there is an exemption that applies to the proposal.

- 7.22 The BNG units are to be secured by legal agreement with the landowner to legally ensure the highest quality delivery of the habitats. The uplift in biodiversity is measured by the current version of the Statutory Biodiversity Metric (Defra,2023) (the Metric) and translated into Biodiversity Units (BU) that can then be sold to developers to meet their BNG obligations that are now mandatory.
- 7.23 In light of the requirements of the Environment Act, developers must deliver a BNG of 10% net gain of biodiversity from developments. This means a development must result in more or better-quality natural habitat than there was before development.
- 7.24 There are three ways a developer can achieve BNG. Firstly, developers can seek to enhance and restore biodiversity on-site (within the red line boundary of a development site). Secondly, if developers cannot achieve all of their BNG on-site, they can deliver through a mixture of on-site and off-site provision. Developers can either make off-site biodiversity gains on their own land outside the development site or buy off-site biodiversity units on the market. If developers cannot achieve on-site or off-site BNG, they must buy statutory biodiversity credits from the government. This should be a last resort. The government will use the revenue to invest in habitat creation in England
- 7.25 As the current proposal is for a change of use application to create a net gain scheme, the BNG metric was required to discover the baseline value the current site holds and information on how the site is to be enhanced.
- 7.26 The submitted metric identified that there was existing 181.04 Habitat units with 23.06 Watercourse units. The proposal would result in an 101.03% Habitat units uplift and an 15.29% Watercourse units' uplift.
- 7.27 The site currently consists of grassland, woodland, reedbeds and ponds which will all be enhanced by the proposal.
- 7.28 It is desirable to have a site within South Kesteven that can provide local BNG units in the event that developers cannot achieve BNG on-site. This would ensure that in this scenario the BNG and associated benefits that arise from new development would remain within South Kesteven, as opposed to being used elsewhere.
- 7.29 The BNG would be secured through the accompanying S106 agreement and submitted Habitat Monitoring and Management Plan (HMMP). The submission identified how the siter would make available BNG units available for purchase for the provision of off-site provision for other developments
- 7.30 **Flood Risk and Drainage**
- 7.31 The application site is situated within Flood Zone 3. The change of use proposed development would be water compatible and due to the application site remaining in the 'Water Compatible' classification there would be no increased flood risk and therefore sequentially acceptable.

- 7.32 The Environmental Agency raised no objections to the proposal subject to a condition regarding the proposal is carried out in accordance with the submitted flood risk plan to ensure the risk of flooding is reduced and in line with policy EN5.
- 7.33 Additionally, the Environmental Agency requested a condition regarding further development should not commence until relevant flood risk management measures have been submitted to, and approved in writing by, the local planning authority. This has not been added to the planning application as a condition as any further development would require planning permission within its own right and would not be able to commence without an additional application being approved.
- 7.34 Furthermore, the Environmental Agency have suggested an advisory to be attached to the application that a Flood Warning and Evacuation Plan is produced for the development in order to address the residual risks of flooding at the site and to confirm the approach that will be taken for safe evacuation of the area due to their being people working and visiting the site. An informative has been included on the decision to cover the above.
- 7.35 Highway and Lead Local Flood Authority raised no objections or presented any conditions to be attached to the application.
- 7.36 Overall, subject to conditions, there would be no unacceptable impact on flood risk and the proposed development would be in accordance with policy EN5 and NPPF Section 14.
- 7.37 **Section 106 Agreement**
- 7.38 The applicant seeks to create, manage and maintain BNG Units on the above sites for the purpose of satisfying BNG obligations for developments for a period of 30 years. This would involve selling BNG units to developers where they are unable to achieve a net gain in biodiversity on-site.
- 7.39 In order to secure the use of the land in this way, it is necessary for the land to be subject to a Section 106 agreement to secure the management and maintenance of the habitat enhancements that will result in the BNG units for a minimum period of 30 years.
- 7.40 The habitat enhancements are to be achieved through adherence to a Habitat Management and Monitoring Plan (HMMP). The HMMP is a detailed plan that outlines how the Biodiversity Areas will be monitored and managed for at least 30 years in order to create and enhance habitats for the purposes of achieving BNG.
- 7.41 The HMMP is designed to be an adaptive, 'live' document and should be reviewed and amended regularly to ensure the management objectives remain fit to achieve their intended aims over the 30-year management period. Monitoring of the HMMP will be carried out by the Council as Local Planning Authority, who will review progress of the habitat units against the proposed management objectives.
- 7.42 Monitoring will follow the method set out in the Statutory Biodiversity Metric for conducting condition assessments. A report should be produced after each monitoring visit and will include recommendations for action or alterations to the management prescription set out here. Monitoring will be conducted annually for the first five years during June or July before the grass is cut for hay. After year 5, monitoring may be reduced to once in 2 years, and eventually to once in 5 years as habitats become more stable, for the 30-year duration.
- 7.43 In order to ensure that the monitoring costs of the Council are covered for the lifetime of the agreement, a monitoring fee of £35,000 is to be provided to the Council. The agreement

also allows for this to be reviewed, and an additional monitoring fee secured in the event that the monitoring costs of the Council exceed this initial payment.

## **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 considered that the proposal is appropriate for its context and is in accordance with the NPPF (Sections 9 and 12) and Policies DE1, EN1, SP5, E7 and E9 of the South Kesteven Local Plan.

## **11 Recommendation**

- 11.1 To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions and a Section 106 Agreement.

### **Time Limit for Commencement**

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

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

### **Approved Plans**

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

- i. Site location Plan- Date received: 17.06.2024

Unless otherwise required by another condition of this permission.

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

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



- 3) Before the site is first brought into use, a Site Operational Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Management Plan shall include, but is not limited to:
- a. An assessment of visitor numbers
  - b. Details of access and parking arrangements
  - c. Details of areas of the site to be made accessible to the public; and
  - d. An assessment of any impacts on neighbouring amenity resulting from visitor access to the site.

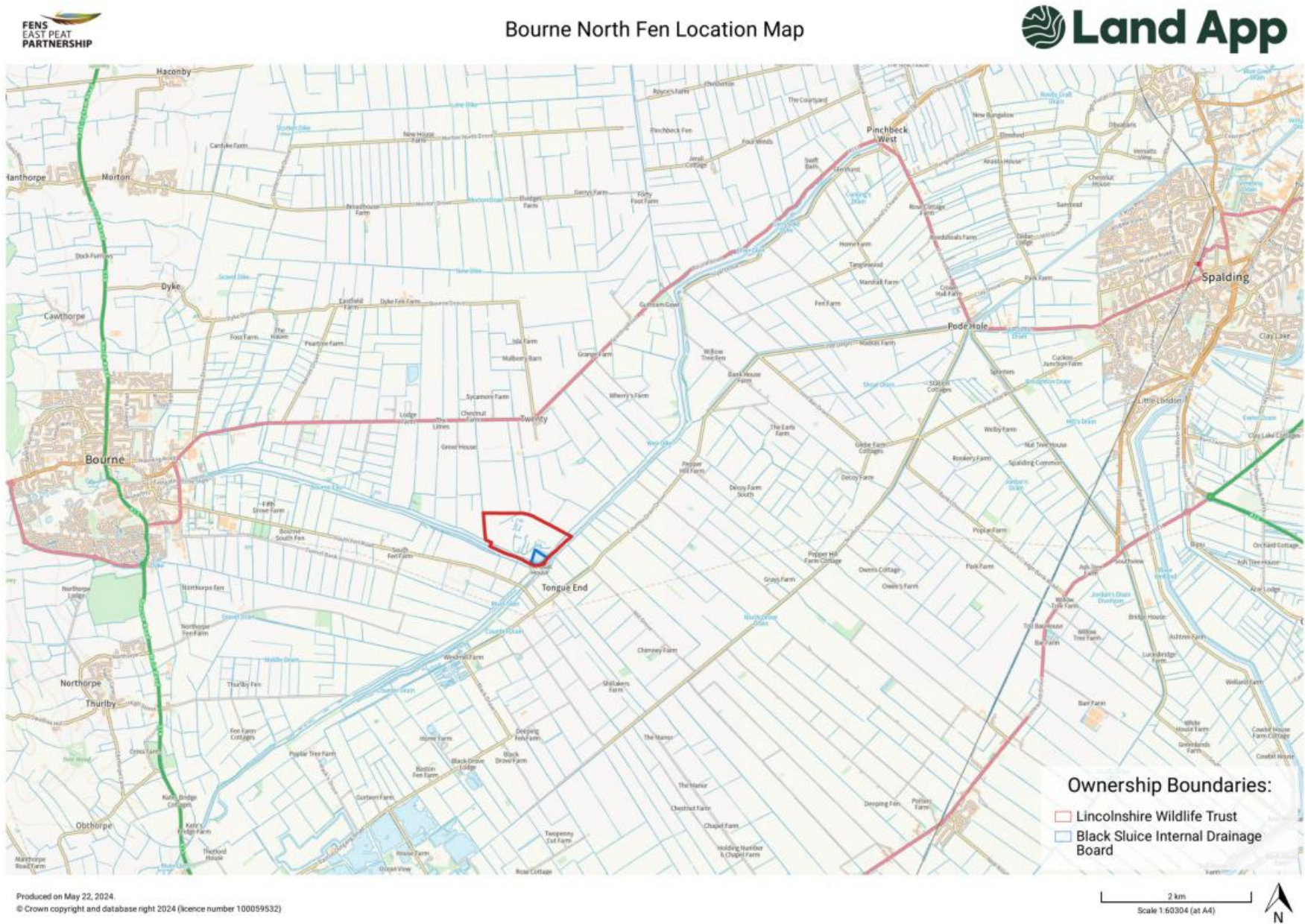
Thereafter, the site shall be operated in accordance with the approved Management Plan at all times.

Reason: To ensure that the proposed use does not have any unacceptable adverse impacts on highways safety and capacity, and residential amenity, as required by Policy DE1 and ID2 of the adopted Local Plan.

**Standard Note(s) to Applicant:**

- 1 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







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**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**



## Planning Committee

22 January 2026

### S25/1881

<b>Proposal:</b>	Various remedial works to restore the external facades and remove previous works that are not in-keeping with the building's heritage. Retrospective permission for internal works to divide the property into two dwellings, and for a small side extension as well as various rear extensions.
<b>Location:</b>	16 And 18 Market Place, Folkingham, NG34 0SFL
<b>Applicant:</b>	Mr Phil Reynolds
<b>Agent:</b>	Miss Lucy Best
<b>Application Type:</b>	Listed Building Consent
<b>Reason for Referral to Committee:</b>	Council managed property
<b>Key Issues:</b>	<ul style="list-style-type: none"> <li>Impact on the character of the Conservation Area</li> <li>Impact on the special interest of the Listed Building</li> </ul>
<b>Technical Documents:</b>	Heritage Statement

#### Report Author

James Adams, Conservation Officer



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<b>Corporate Priority:</b>	<b>Decision type:</b>	<b>Wards:</b>
<b>Growth</b>	<b>Regulatory</b>	<b>Toller</b>

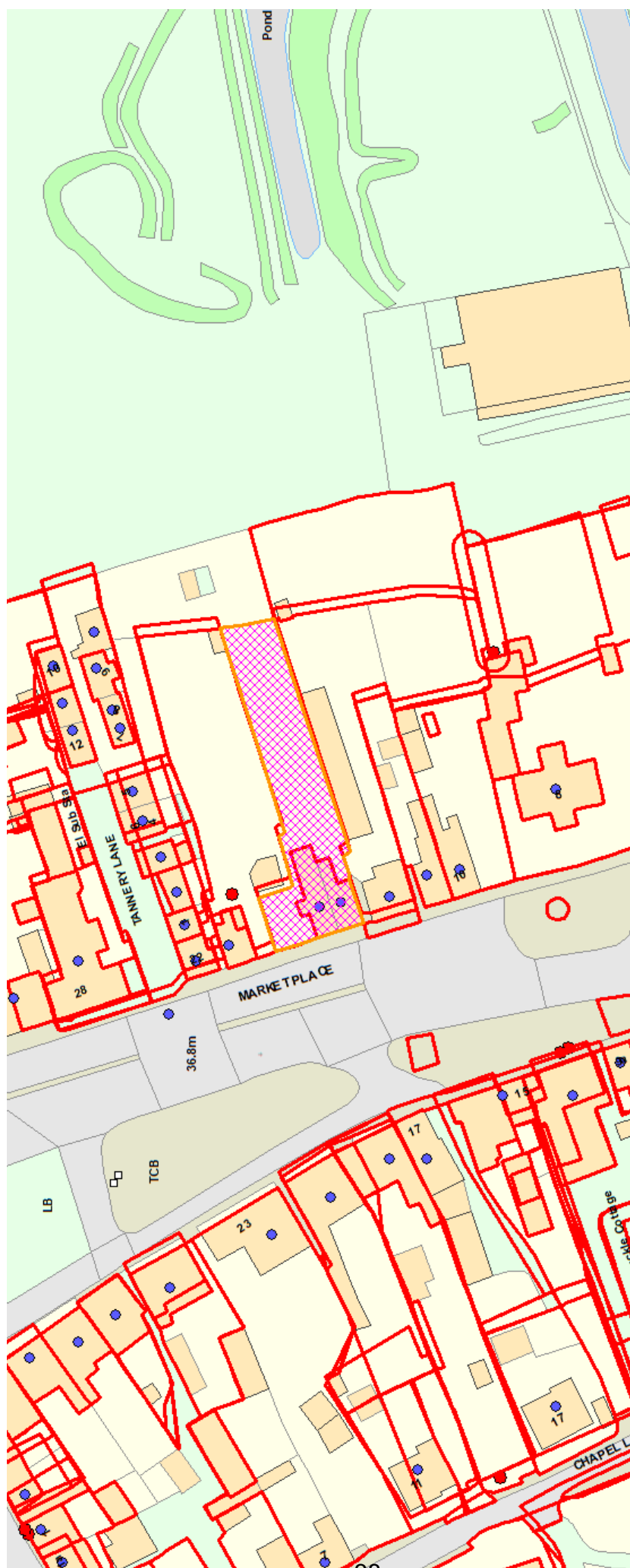
#### Reviewed by:

Adam Murray – Principal Development Management Planner

9 January 2026

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

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



## Key



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## **1 Description of Site**

- 1.1 The application site relates to Nos. 16 and 18 Market Place, Folkingham. The building is a Grade II listed building (NHLE 1360149) designated as No. 16 Market Place dating from the late 18<sup>th</sup> century. The property, consists of two storeys and an attic and is constructed in a red brick English Garden Wall bond with painted ashlar dressings. The property has a mansard pantile roof with stone coped gables and gable chimney stacks. The front of the property is the most striking and has traditional Georgian detailing and proportions with a central doorway with semicircular headed doorcase with a raised keystone, a fanlight and deep set panelled door. The property has three bays with 20<sup>th</sup> century Georgian bar casement windows on the ground and first floor. In the attic there are 2no. six-light sash windows. On the northern elevation a single storey lean-to side porch has been constructed in red brick with a monopitch pantile roof. The porch was built to create access to No. 18 Market Place when the property was split in two and is not in keeping with the existing dwelling. Nos. 16 & 18 Market Place are located in the Folkingham Conservation Area.
- 1.2 Market Place in the Folkingham Conservation Area is characterised by the unity of design on Market Street and the construction material being mainly brick interspersed with coursed limestone with a combination of pitched roofs some featuring dormer windows or mansard roofs with either clay pantile or Collyweston slate or Welsh slate coverings.

## **2 Description of Proposal**

- 2.1 It is proposed to undertake remedial work to the external facades and remove previous works that are not in keeping with the listed building. This includes but is not limited to, replacing the existing windows, rendering the porch extension, replacing the existing UPVC guttering with cast-iron and repointing the property. It is also proposed for retrospective consent for the subdivision of the property and the erection of extensions to the rear and side.

## **3 Relevant History**

- 3.1 None

## **4 Policy Considerations**

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

Policy DE1 - Promoting Good Quality Design

Policy SD1 - The Principles of Sustainable Development in South Kesteven

Policy EN6 - The Historic Environment

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

Section 12 - Achieving Well-Designed & Beautiful Places

Section 16 - Conserving and Enhancing the Historic Environment

## **5 Representations Received**

- 5.1.1 The Folkingham Parish Council were consulted on the application and no response was received.
- 5.1.2 The Big Six Amenity Societies were consulted and no response was 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 one letter of representation have been received.
- 6.2 The comments were in relation to the reintroduction of obscured glazing to the upstairs windows of the extension for the privacy of No. 14 Market Place, concerns over scaffolding blocking access to No. 14's rear driveway during the repointing works and concerns over any protruding items in the passageway between Nos. 14 & 16 Market Place.
- 6.3 The applicant was consulted regarding the reintroduction of obscured glazing to the upstairs windows of the extension and have not responded to the case officer. The introduction of obscured glazing and privacy is not a matter for listed building consent. Notwithstanding, there are no concerns from a heritage perspective as to whether the obscured glazing is or is not installed. Window details will be conditioned and these could be submitted as part of the condition.
- 6.4 Access is not a consideration for listed building consent and it is recommended that the applicant is in communication with the neighbour throughout the scheme of works to ensure that impediment to the access is kept to a minimum.

## **7 Evaluation**

- 7.1 The Local Planning Authority is required to ensure that special regard to preserving the Listed Buildings and their settings in relation to Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act'). No harm should be caused with the historical assets and their surroundings requiring to be preserved or enhanced.
- 7.2 Furthermore, the importance of considering the impact of development on the significance of designated heritage assets is expressed in the National Planning Policy Framework (NPPF). The NPPF advises that development and alterations to designated assets and their settings can cause harm. These policies ensure the protection and enhancement of the historic buildings and environments. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance should be treated favourably.
- 7.3 Policy EN6 (The Historic Environment) states amongst other criteria that the Council will seek to protect and enhance heritage assets and their settings, in keeping with the policies in the National Planning Policy Framework. Proposals will be expected to take into account the Conservation Area Appraisals, where these have been adopted by the Council.
- 7.4 The proposal will result in an enhancement to the significance of the listed building as the works will improve the visual appearance of the property.
- 7.5 The repointing of the property with lime mortar will remove the inappropriate cementitious mortar resulting in an improved appearance and reduce the likelihood of moisture build up.



Further details regarding the specification of the mortar will be conditioned to ensure that the mix is appropriate for the listed building.

- 7.6 The rendering of the porch extension will improve the appearance as the clashing red brick from the extension will be rendered in a cream render enhancing the Georgian red brick façade. Further details regarding the specification and colour of the proposed render will be conditioned to ensure that the render and colour are appropriate for the listed building.
- 7.7 The replacement of the windows to the property with Georgian style timber box timber sash windows to the front elevation on the ground and first floor and Georgian style timber casement windows to replace the UPVC windows to the rear and side all in slimline double glazing no wider than 14mm with full glazing bars will enhance the elevations of the building and reinstating the lost design features introducing the windows. Further detailed drawings of the windows are to be conditioned to ensure that they are appropriate for the listed building. In the attic, it is proposed to repair the existing sash windows which will not result in the loss of historic fabric.
- 7.8 Similarly, it is also proposed to replace the doors to the property, replacing the front and rear doors of Nos. 16 and 18 with four panelled doors. This is more in keeping with the Georgian panelled door that would have originally been installed. Further detailed drawings of the new doors will be conditioned to ensure that they are appropriate for the listed building.
- 7.9 The replacement of the existing UPVC guttering with cast-iron guttering will also result in an improvement to the character and appearance of the listed building, enhancing the building's significance.
- 7.10 Internally the application is for retrospective permission for the introduction of a new staircase to allow access up to the first floor from No. 18 and internal wall to form an enclosure around the staircase. The introduction of the staircase is acceptable, the floor plan of the property has been altered significantly with the division of the property into 2no. dwellings, however the original plan form is still legible. The introduction of a staircase in this location does not erode the plan form further and as such there are no concerns with this aspect of the proposal.
- 7.11 Overall, the proposal is in accordance with South Kesteven District Council's Local Plan Policy EN6: The Historic Environment and Chapter 16 of the NPPF. The proposal will enhance the character of the listed building and the amenity of the Folkingham Conservation Area.

## **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, subject to the imposition of conditions, it is considered that the proposed scheme would not result in the loss of any historic fabric, and the proposed works secure the optimum viable use of the building. The proposed scheme would improve the overall character and appearance of the building, and therefore, would preserve the setting and significance of the Grade II Listed Building. As such, the application proposals are considered to accord with Section 16 of the Planning (Listed Building and Conservation Areas) Act 1990, Policy EN6 of the adopted South Kesteven Local Plan, and Section 16 of the National Planning Policy Framework.

## **11 RECOMMENDATION:**

- 11.1 To authorise the Assistant Director – Planning to GRANT listed building consent subject to the recommended schedule of conditions.

### **Time Limit for Commencement**

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

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

### **Approved Plans**

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

- i. Location Plan [received 06 October 2025]
- ii. 12981-WMS-ZZ-ZZ-D-A-10201-S8-P01 – Proposed Works Building Plans [received 06 October 2025]
- ii. 12981-WMS-ZZ-ZZ-D-A-10601-S8-P01 – Proposed Works Building Elevations [received 06 October 2025]

Unless otherwise required by another condition of this permission.

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

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

- 3) Before any rendering hereby permitted is undertaken, specification of the render (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.

The works shall be carried out 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.

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

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

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

5) Before the installation of any of the new external doors hereby consented, full details of all proposed joinery works for those 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.

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

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

6) Before any of the works on the external elevations for the building hereby permitted are begun, specification of the mortar to be used in the repointing of the external surfaces shall have been submitted to and approved in writing by the Local Planning Authority.

The works shall be undertaken using 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.

**Standard Note(s) to Applicant:**

- 1) 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

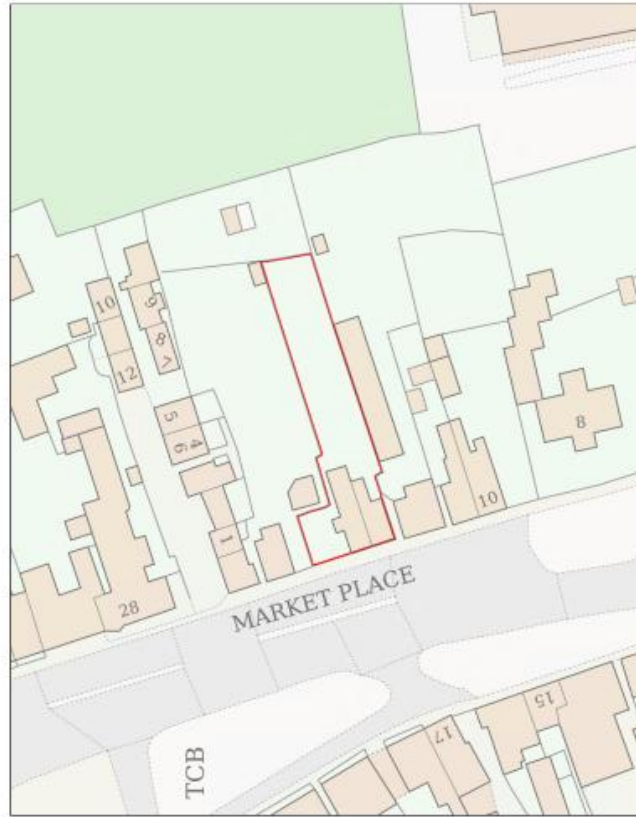
**Location Plan**

Site Address: Easting: 507266 Northing: 333603



Date Produced: 06-Oct-2025

Scale: 1:1250 @A4

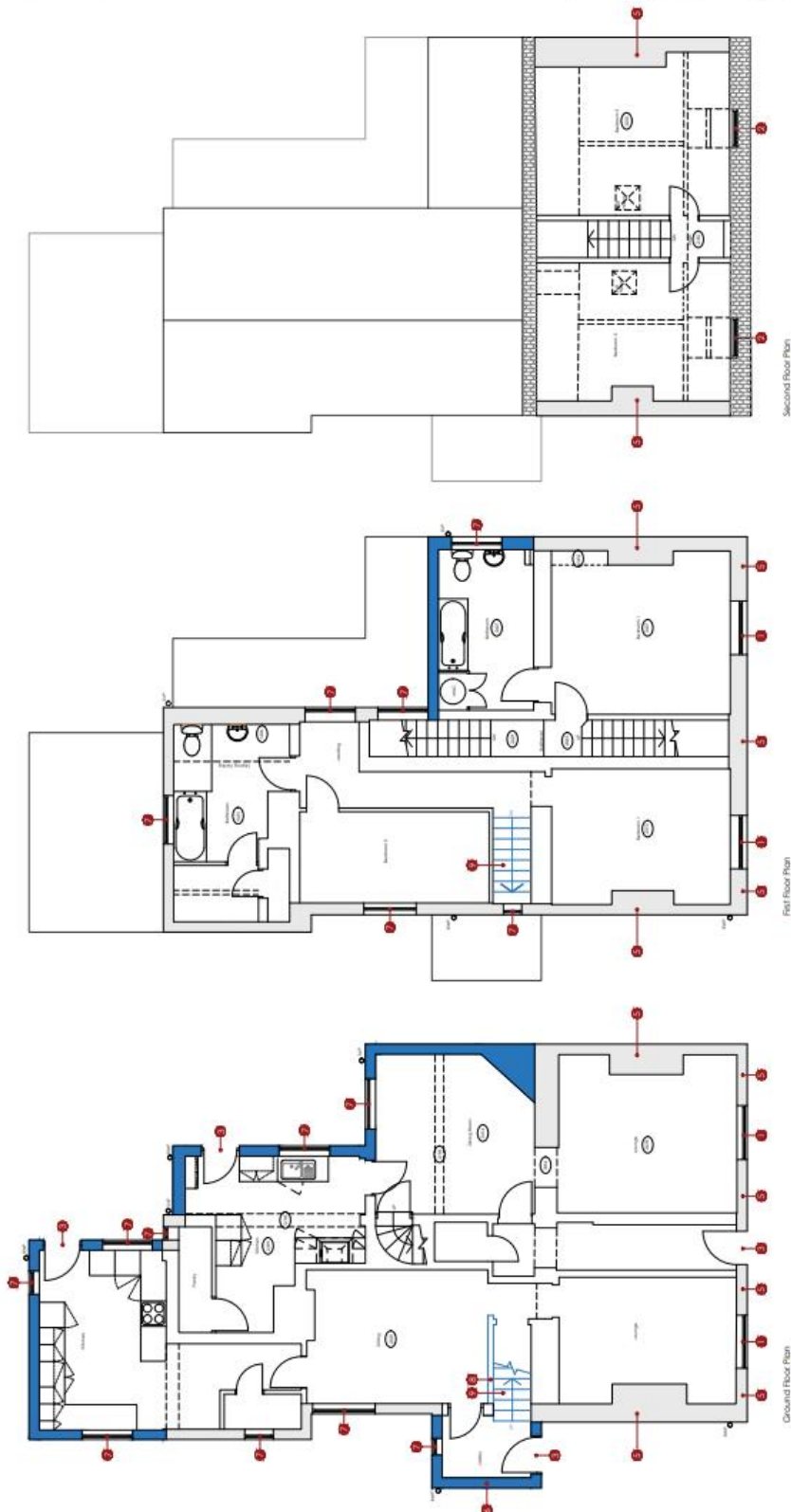


Planning Portal Reference: PP-14339412v1



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## PROPOSED FLOOR PLAN & ELEVATIONS

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## PLANNING

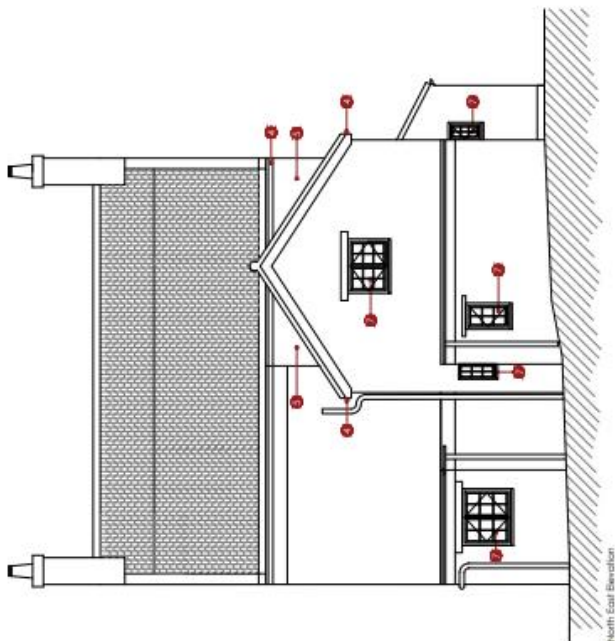
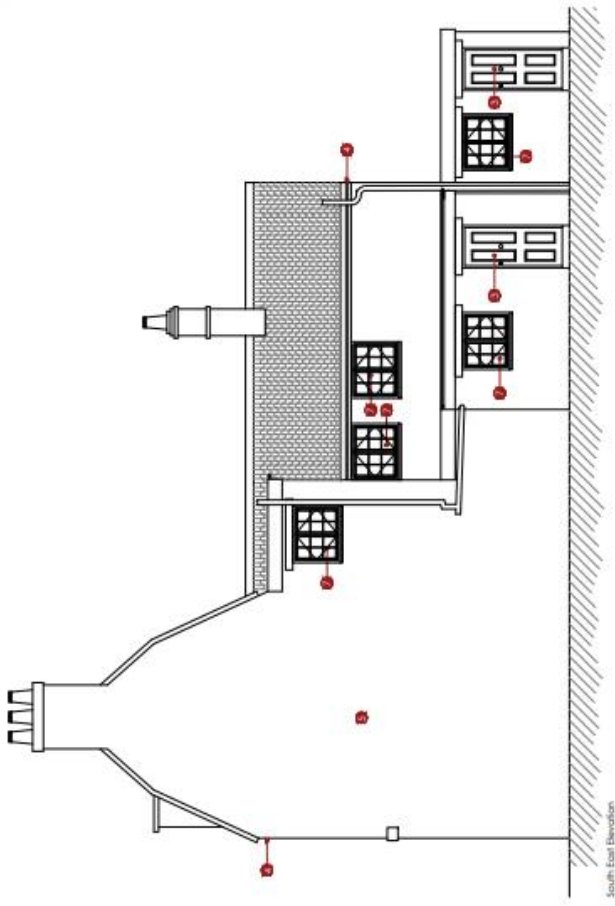
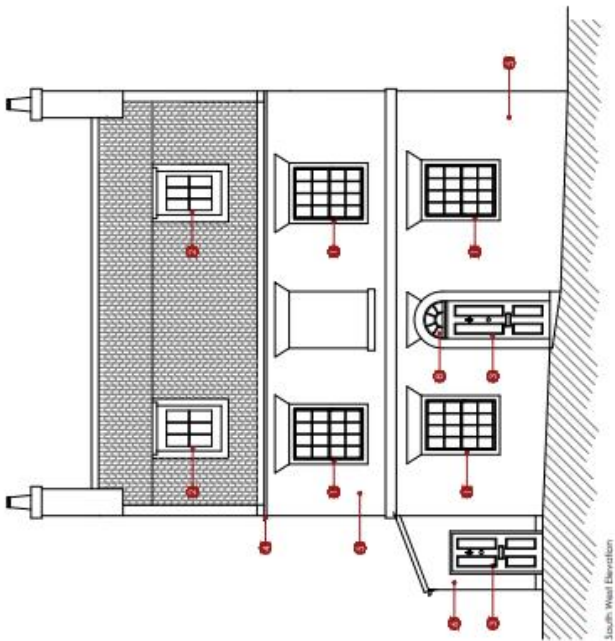
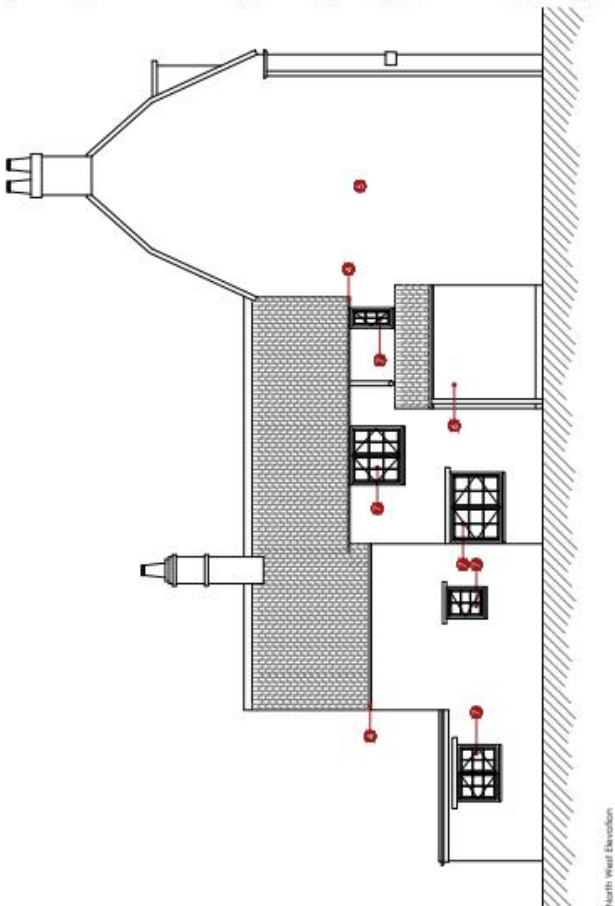
**williamsaunders**  
architecture: engineering: building consultancy  
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W: [www.williamsaunders.co.uk](http://www.williamsaunders.co.uk)  
The Ck,  
Hawthorn Road

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**KEY**

- [illegible]



PN	QUEST FOR PLANNING	LCR	SPC	DATE
Rev	Description	On	Off	Date
	<p>is published in section 2.1.6 of the LCR (to be clearly identified by frequency, organization and location of the project) and the project is not a significant water body site, as determined by the LCR.</p> <p>is published in section 2.1.6 of the LCR (to be clearly identified by frequency, organization and location of the project) and the project is not a significant water body site, as determined by the LCR.</p>			

**Planning**

**williamsaunders**  
architecture: engineering: building consultancy  
id: 0133 706481  
[www.williamsaunders.co.uk](http://www.williamsaunders.co.uk)

The City:  
Midwest Region  
Hewittsville, New York  
Nottinghamshire, NG24 9TA

also at Leeds and London.

Project	16 & 18 Market Place, Birmingham						
Client	South Kentstone District Council						
Site	Proposed Works - Building Extensions						
Start Date	12/01/11	End Date	1/02/11	Start Date	Aug 25	End Date	1/10/11
19/01/11 - 09/02/11 - 22/11/11 - 01/01/12 - 16/01/12 - 16/01/12							





**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**



## Planning Committee

22 January 2026

### S25/1889

Proposal:	Division of 1no. dwelling into 2no. dwellings. The erection of a porch side extension and 3 x rear extensions.
Location:	16 And 18 Market Place, Folkingham, Lincolnshire, NG34 0SF
Applicant:	Mr Phil Reynolds – South Kesteven District Council
Agent:	Miss Lucy Best – William Saunders LLP
Application Type:	Lawful Development Certificate
Reason for Referral to Committee:	<ul style="list-style-type: none"> <li>South Kesteven District Council are the applicant</li> </ul>
Key Issues:	<ul style="list-style-type: none"> <li>Lawfulness of existing development</li> </ul>
Technical Documents:	

#### Report Author

Hannah Noutch, Development Management Planner



01476 406080



H.Noutch@southkesteven.gov.uk

Corporate Priority:	Decision type:	Wards:
<b>Growth</b>	<b>Regulatory</b>	<b>Toller</b>

<b>Reviewed by:</b>	Adam Murray – Principal Development Management Planner	8 January 2026
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#### Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning & Growth to GRANT the lawful development certificate



**Key**



**Application  
Boundary**



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## **1 Description of Site**

- 1.1 The application site comprises of Nos. 16 and 18 Market Place in Folkingham, formerly a single residential property that has been divided into two residential properties and has been occupied as such.
- 1.2 The building is a 3 storey Grade II listed building, that has been extended several times, including a single storey side porch extension and 3 x rear extensions which range from single storey to two-storey in scale.

## **2 Description of Proposal**

- 2.1 This application is seeking a Certificate of Lawful Development for the existing development of the subdivision of the singular dwellings into two dwellings and for the 4 extensions.
- 2.2 The extensions included within the development being considered are as follows:
- Single storey porch side extension - small brick porch (approx. 1.5m x 2.5m) with 1no. door opening to the front and 1no. window opening to the rear. Mono-pitch roof. - Forms access to no.18 Market Place
  - Single storey flat roof rear extension - (approx. 3.2 x 4.7m) with 1no. door to the side elevation, and 1no. window opening to each side and 1no. window to rear.
  - Single storey L shaped flat roof rear extension - 1no. door to the side elevation and 1no. window to the side and 1no. window to the rear.
  - Two storey flat roof rear extension - (approx. 4 x 2.5m). 1no. window to rear at ground level, and 1no. window to the side at first floor level.
- 2.3 There is a concurrent listed building consent application under consideration at this site under reference S25/1881, however this application has no bearing on the works being considered as part of this lawful development certificate application.

## **3 Relevant History**

- 3.1 No relevant application history

## **4 Representations Received as a result of Publicity**

- 4.1 This application type does not include public consultation, as it is a matter of fact and degree as to whether the works meet the requirements to be considered lawful. Therefore, there are no representations received as a result of publicity.

## **5 Representations Received**

### **5.1 Parish Council**

- 5.2 No comments or concerns

## **6 Relevant provisions of the Town and Country Planning Act, 1990**

- 6.1 The statutory framework covering "lawfulness" for lawful development certificates is set out in section 191(2) of the Act. In summary, lawful development is development against which no enforcement action may be taken and where no enforcement notice is in force, or, for which express planning permission is not required.
- 6.2 For existing development, in most cases, development becomes immune from enforcement if no action is taken:

- within 4 years of substantial completion for a breach of planning control consisting of operational development;
- within 4 years for an unauthorised change of use to a single dwellinghouse;
- within 10 years for any other breach of planning control (essentially other changes of use).

- 6.3 These time limits are set out in section 171B of the Town and Country Planning Act 1990.
- 6.4 A local planning authority needs to consider whether, on the facts of the case and relevant planning law, the specific matter is or would be lawful. Planning merits are not relevant at any stage in this particular application or appeal process.
- 6.5 The applicant is responsible for providing sufficient information to support an application, although a local planning authority always needs to co-operate with an applicant who is seeking information that the authority may hold about the planning status of the land. A local planning authority is entitled to canvass evidence if it so wishes before determining an application. If a local planning authority obtains evidence, this needs to be shared with the applicant who needs to have the opportunity to comment on it and possibly produce counterevidence.
- 6.6 In the case of applications for existing use, if a local planning authority has no evidence itself, nor any from others, to contradict or otherwise make the applicant's version of events less than probable, there is no good reason to refuse the application, provided the applicant's evidence alone is sufficiently precise and unambiguous to justify the grant of a certificate on the balance of probability.

## **7 Evaluation**

- 7.1 The applicant's submission states that the extensions have been in situ since at least 1999 which can be evidenced from google imaging software. From accessing google imaging, the extensions can be clearly seen as far back as 2005, with the prior imaging to this being unclear. This is considered sufficient evidence that the extensions have been in place in excess of 10 years and therefore the works would be immune from enforcement action from being taken and are subsequently lawful developments.
- 7.2 In terms of the subdivision of the property into two residential properties, both properties have been registered for council tax purposes prior to 1/4/1992, which is the earliest the councils' records go back. Therefore, it can be established that the subdivision of the properties happened in excess of the 10 years required to be immune from enforcement action and would also be a lawful development.
- 7.3 There is no further evidence that would suggest otherwise and therefore, the local planning authority is of the view that all the development included within the description of works are lawful development based on the time of their completion and subsequent immunity from enforcement action as per the relevant legislation prescribes.

## **8 Conclusion**

- 8.1 Taking into account the works described as having been carried out and the available evidence to demonstrate the works were carried out in excess of 10 years from the date of the application submission, the works are immune from enforcement action and are lawful development. It is therefore recommended that a Certificate of Lawfulness for Existing Development is granted.

## **9 Recommendation:**

- 9.1 To authorise the Assistant Director – Planning and Growth to GRANT the lawful development certificate

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**SOUTH  
KESTEVEN  
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COUNCIL**



## Planning Committee

22<sup>nd</sup> January 2026

### S25/2352

Proposal:	Use of land for multi-use games/sports area (MUGA) (Use Class F2) at Dysart Park
Location:	Dysart Park, Houghton Road, Grantham
Applicant:	South Kesteven District Council
Agent:	
Application Type:	Lawful Development Certificate for a Proposed Use or Development
Reason for Referral to Committee:	South Kesteven District Council are the applicant
Key Issues:	Compliance with Permitted Development Legislation (Part 12, Class A of the GDPO)
Technical Documents:	

#### Report Author

Venezia Ross-Gilmore – Senior Planning Officer



01476 406419



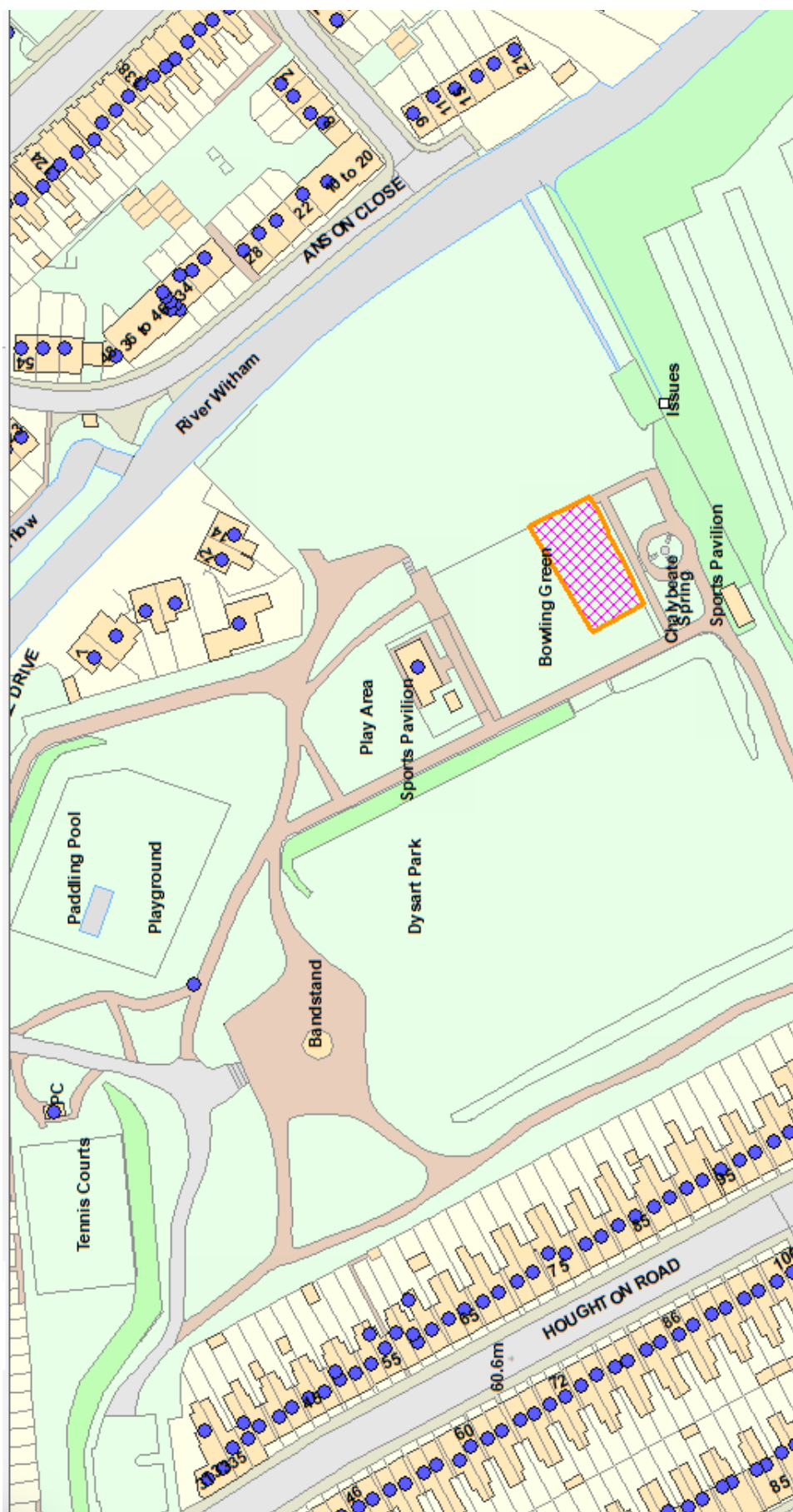
Venezia.ross-gilmore@southkesteven.gov.uk

Corporate Priority:	Decision type:	Wards:
<b>Growth</b>	<b>Regulatory</b>	<b>Grantham St Vincent's</b>

<b>Reviewed by:</b>	Adam Murray – Principal Development Management Planner	9 January 2026
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#### Recommendation (s) to the decision maker (s)

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



## **1 Description of Site**

- 1.1 The application site is an existing area of land used for leisure and recreation, located at Dysart Park, Grantham. Dysart Park is accessed off Houghton Road and Bridge End Road. The application site is on an area of the disused Bowling Green, central to the park and to the south of the Sports Pavillion and Play Area.

## **2 Description of Proposal**

- 2.1 The application is for a Lawful Development Certificate for the proposed use of the site as a multi-use games / sports area (MUGA), on an area of the disused Bowling Green. The site is 20m wide x 26m long, and a total of 520sqm. The proposed surfacing is a tarmac with stone underneath to a depth of 150mm. The surfaced area would be 10m wide x 16m long, and a total of 160sqm. It is not proposed to enclose the site with fencing so it will be open to all leisure users. The site would be open all hours to access and use by the public.

## **3 Policy Policies and Documents**

- 3.1 **The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)**
- 3.2 Schedule 2 – Part 12 – Class A – Development by local authorities

## **4 Evaluation**

- 4.1.1 The proposal is by South Kesteven District Council for the proposed use of a bowling green as a multi-use games / sports area (MUGA), and as such falls to be assessed against the criteria as set out in Class A, of Schedule 2 Part 12 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 4.1.2 Part 12, Class A – Development by local Authorities
- 4.1.3 Permitted Development
- A. The erection or construction and the maintenance, improvement or other alteration by or on behalf of a local authority or by or on behalf of an urban development corporation of—
- (a) any small ancillary building, works or equipment on land belonging to or maintained by them required for the purposes of any function exercised by them on that land otherwise than as statutory undertakers;
- (b) lamp standards, information kiosks, passenger shelters, public shelters and seats, telephone boxes, fire alarms, public drinking fountains, horse troughs, refuse bins or baskets, barriers for the control of people waiting to enter public service vehicles, electric vehicle charging points and any associated infrastructure, and similar structures or works required in connection with the operation of any public service administered by them.
- 4.1.4 The land is within the ownership of South Kesteven District Council and is maintained by the Council for the purposes of the land operating as a public recreational park. Land Use Class F2 (Local Community) of the Use Classes Order 1987 includes an area or place for outdoor sports or recreation (F2(c)).

- 4.1.5 The proposal is for the installation of a multi-use games / sports area (MUGA), including the surfacing works, which are considered to be works required in connection with the operation of the land in order for its use for outdoor sports or recreation. In this instance, the erection of a multi-use games / sports area (MUGA) to improve the facilities at Dysart Park.
- 4.1.6 Interpretation of Class A
- A.1 For the purposes of Class A, “urban development corporation” has the same meaning as in Part 16 of the Local Government, Planning and Land Act 1980 (urban development)<sup>124</sup> .
- 4.1.7 Not Applicable.
- A.2 The reference in Class A to any small ancillary building, works or equipment is a reference to any ancillary building, works or equipment not exceeding 4 metres in height or 200 cubic metres in capacity.
- 4.1.8 The works and equipment would not exceed 4 metres in height or 200 cubic metres in capacity.

## **5 Conclusion**

- 5.1 The planning history of the site was investigated and permitted development rights had not been removed by any previous permissions.
- 5.2 The proposal would not result in the change of use of the land as an area or place for outdoor sports or recreation (Use Class F2 of the Use Classes Order 1987 (as amended)). The proposed works do not exceed the limits in paragraph A (a) and (b).

## **6 Recommendation**

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



## Proposed Site Plan



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**SOUTH  
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DISTRICT  
COUNCIL**



## Planning Committee

22 January 2026

### S25/2380

Proposal:	Change of use from an area of the recreation ground to a community activity hub
Location:	Dysart Park, Houghton Road, Grantham
Applicant:	Mr Vincent Brittain, inspire+
Application Type:	Full Planning Permission
Reason for Referral to Committee:	South Kesteven District Council are the landowner
Key Issues:	Principle of the proposed use Effect of the proposal on the character and appearance of the area Benefits of the proposed development

#### Report Author

Phil Jordan, Development Management & Enforcement Manager



01476 406080



phil.jordan@southkesteven.gov.uk

Corporate Priority:	Decision type:	Wards:
<b>Growth</b>	<b>Regulatory</b>	<b>Grantham St Vincent's</b>

#### Reviewed by:

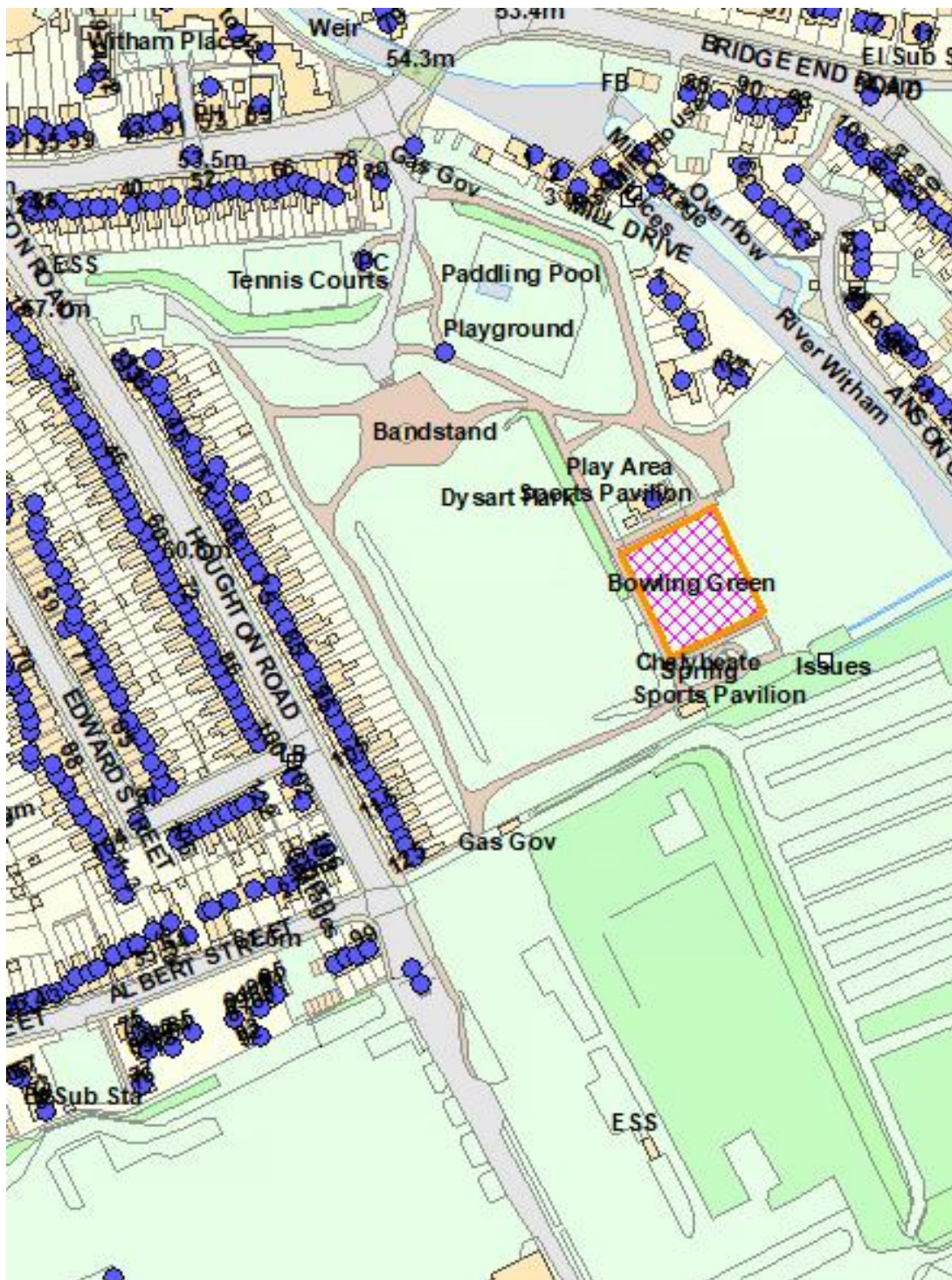
Adam Murray – Principal Development Management Planner

12 January 2026

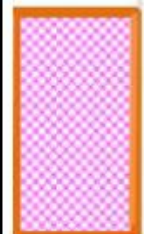
#### Recommendation (s) to the decision maker (s)

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

## S25/2380 - Dysart Park, Houghton Road, Grantham



**Application  
Boundary**



**Key**

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## **1 Description of Site**

- 1.1 The application site is an existing area of land used for leisure and recreation, located at Dysart Park, Grantham. Dysart Park is accessed off Houghton Road and Bridge End Road. The application site is on part of a former bowling green, centrally located within the park and adjacent to some existing outdoor gym equipment. To the north of the site is the former bowls clubhouse, which has been converted into a workshop and is occupied by the Men's Shed, a community group active in wood working, painting and metal work.

## **2 Description of Proposal**

- 2.1 The proposed change of use would create a hub that would serve the local community. The hub would have a forest school theme, offering outdoor, active and nature-based activities to support wellbeing, promote physical activity, and provide learning and personal development opportunities. The hub would be run by inspire+, an established charity based in Grantham focused on improving the health, wellbeing, and physical activity of young people.
- 2.2 The site would be accessible to all ages with a variety of programmes for the local community. The primary focus for inspire+ delivered programmes would be on working with young people aged 5-16. However, there would also be opportunity to work with local groups such as the Dysart Park Action Group to enable wider community access, as well as an intergenerational programme in partnership with the Men's Shed.
- 2.3 The educational element of the programme would be delivered in school hours. The hub would initially be open on limited evenings and weekends for the youth club, and with scheduled access to local community groups.
- 2.4 The proposal includes two temporary buildings, erection of perimeter fencing and the retention of open green space for outdoor activities. The first building would measure 12.4m x 4.2m x 2.9m and be timber clad. This building would provide an indoor space for the delivery of the proposed activities. The second building would measure 6m x 2.4m x 2.6m and also be timber clad. This would be used for the storage of equipment associated with the proposed use. The site would be enclosed with green 2.4m palisade fencing.

## **3 Policy Policies and Documents**

- 3.1 **SKDC Local Plan 2011 – 2036**  
SP1 Spatial Strategy  
SP6 Community Services and Facilities  
OS1 Open Space  
DE1 Promoting Good Quality Design  
EN5 Water Environment and Flood Risk Management  
ID2 Transport and Strategic Transport Infrastructure
- 3.2 **National Planning Policy Framework (NPPF)**  
Section 8 – Promoting healthy and safe communities  
Section 9 – Promoting sustainable transport

## **4 Representations Received**

### **4.1 Grantham Town Council**

#### **4.1.1 No objections**

### **4.2 Environmental Protection**

#### **4.2.1 No comments to make.**

### **4.3 Lincolnshire County Council (as Local Highway Authority)**

- 4.3.1** No objections - Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.
- 4.3.2** This proposal is for the change of use from an area of the recreation ground to a community activity hub and the access and parking arrangements remain unchanged; therefore, it is considered that the proposals would not result in an unacceptable impact on highway safety.

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

This application has been advertised in accordance with the Council's Statement of Community Involvement, and 3 letters of representation have been received. The points raised can be summarised as follows:

- As Headteacher at St Anne's Primary School I am fully in support of this initiative. The hub would provide much needed local, open green space with structured forest school activities which would be available to our pupils both during the school day and out of hours. Provision such as this, which promotes physical activity and personal development, is lacking in our area. The hub would definitely meet a need.
- Following consultation with the PCC of St Anne's Church, New Somerby I can provide our wholehearted support for the proposal to provide such a much needed community focussed facility in the parish.
- A community hub would transform Dysart Park into a vibrant, safe, and inclusive place where children can stay active, social, and healthy-especially after school hours.
- With a school located so close to the park, Dysart Park is ideally positioned to support after-school activity clubs, sports sessions, and outdoor learning opportunities.
- Many parents, are keen for accessible, local options that encourage children to be physically active rather than spending their afternoons indoors. A community hub would make this possible in a way that is structured, supervised, and welcoming to all.

- Beyond benefiting children, a community hub would strengthen connections between residents, provide a focal point for local events, and encourage greater use of public green space in a positive and sustainable way.
- I truly believe this proposal represents a forward-thinking investment in the health, wellbeing, and social life of our area.

## 6 Evaluation

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

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

### 6.3 Principle of the proposed use

6.3.1 The existing site is part of the former bowls green, which has not been used since 2017. Part of the bowls green has already been developed with fixed outdoor gym equipment. The development of the site to a community hub would represent an enhancement to the existing open space and is therefore in accordance with Local Plan Policy OS1 (Open Space).

6.3.2 The application site is located within an existing, established park in Grantham, which is recognised as a focal point for growth in Local Plan Policy SP1 (Spatial Strategy). The park serves a large local community, much of which is located within walking and cycling distance and in this respect the proposal is consistent Local Plan Policy SP6 (Community Services and Facilities). Support for the proposal has been received from the local community, recognising the social and health benefits of the proposed development.

6.3.3 In summary, the principle of the proposed use is supported and in accordance with Local Plan Policies SP1, SP6 and OS1 and the NPPF (section 8).

### 6.4 Effect of the proposal on the character and appearance of the area

6.4.1 The character of the existing site is typical of an urban park, with a variety of formal and informal open spaces, as well as various ancillary recreation and leisure structures and facilities. The proposed use would compliment and enhance the existing community offer within the park.

6.4.2 The proposed buildings are relatively small and the timber cladding would ensure that they would assimilate with the existing character of the site and surrounding context. Likewise, the fencing is typical of other existing fenced areas within the park. The proposed development would not result in any impact on any existing trees.

6.4.3 In summary, the proposed development would not result in any harm to the character and appearance of the area and is in accordance with Local Plan Policy DE1 and the NPPF (section 12).

## **6.5 Effect of the proposal on residential amenity**

- 6.5.1 The wider park is adjacent to residential development to the north, east and west. The application site is located centrally within the park, with the closest residential properties located approximately 40m to the north off Mill Drive.
- 6.5.2 The existing park is open to the public 24 hours a day and contains a variety of leisure and recreational facilities including equipped play areas, outdoor gym equipment and a tennis court. The proposed use is unlikely to result in any further impacts on residential amenity beyond those that can already occur through the current use of the park. The facility and associated activities would be managed by an established local charity.
- 6.5.3 As such, the proposed development is considered to be in accordance with Local Plan DE1, SP6 and the NPPF (section 12) insofar as potential impacts on residential amenity are concerned.

## **6.6 Flood Risk and Drainage**

- 6.6.1 Policy EN5 (Water Environment and Flood Risk Management) states that all development must avoid increasing flood risk. Surface Water should be managed effectively on site through the use of Sustainable Drainage Systems (SuDS) unless it is demonstrated to be technically unfeasible.
- 6.6.2 The application site is located within flood zone 1 and at a low risk of surface water flooding. The proposed buildings are relatively small scale and would be unlikely to result in any increased flood risk.
- 6.6.3 While not shown on the proposed floorplans, it is understood that the intention is to provide toilet facilities within the larger of the two proposed buildings. It is recommended that a condition is imposed to secure final details of the foul drainage arrangements in this respect.
- 6.6.4 Subject to suitable details of above, the proposal would be in accordance with Local Plan EN5 and the NPPF (section 14).

## **6.7 Access, Highway Impacts and Parking**

- 6.7.1 As above, the park serves a large local community, much of which is located within walking and cycling distance. The existing park also has a small parking area and is located within walking distance of existing bus routes.
- 6.7.2 The application does not propose any alterations to the existing access and parking arrangements that serve the park which are considered to be acceptable for the proposed development.
- 6.7.3 Lincolnshire County Council (as local highway authority) have been consulted, and have raised no objections to the proposal.
- 6.7.4 The application is therefore in accordance with the requirements of Policy ID2 of the Local Plan and Section 9 of the NPPF in so far as it has regard to highways matters.

## **7 Crime and Disorder**

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



## **8 Human Rights Implications**

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

## **9 Planning Balance and Conclusions**

- 9.1 The proposal would create a community hub within an established park which would provide social and health benefits to the local community. There would be no unacceptable impacts on the character and appearance of the area, residential amenity or the local highway.
- 9.2 Taking the above into account, it is considered that the proposal is appropriate for its context and is in accordance with development plan, when taken as a whole. The material considerations in this case, including the benefits of the scheme weigh in favour of granting planning permission. It is therefore recommended that planning permission is granted, subject to conditions securing the drainage arrangements associated with the proposed development.

## **11 Recommendation**

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

### **Time Limit for Commencement**

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

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

### **Approved Plans**

- 2 The development hereby permitted shall be carried out in accordance with the following list of approved plans:
- i. Location Plan received 8 December 2025
  - ii. Proposed Site Plan drawing no. INS-LIN-XX-XX-DR-A-0012 received 8 December 2025
  - iii. Community hub building plans and elevations drawing nos. INS-LIN-XX-XX-DR-A-0110 and INS-LIN-XX-XX-DR-A-0210 received 8 December 2025
  - iv. Storage building plans and elevations drawing no. INS-LIN-XX-XX-DR-A-0211 received 8 December 2025

Unless otherwise required by another condition of this permission.

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

### **Before the development is commenced**

- 3 Before the development hereby permitted is commenced, details of the surface and foul drainage scheme shall have been submitted to and approved by the Local Planning Authority.

Reason: To ensure there is an appropriate means of drainage for the development, hereby approved, and in accordance with Local Plan Policy EN5.

**Before the development is brought into use**

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

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

- 5 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 on the approved plans 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.

- 6 Before any part of the development hereby permitted is occupied/brought into use, the works to provide the boundary treatments shall have been completed in accordance with the approved boundary plans.

Reason: To provide a satisfactory appearance to any boundary treatments and to secure the site in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

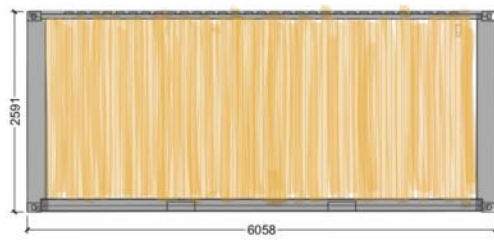
**Proposed Site Plan**



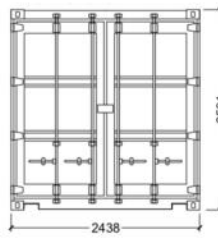
**Proposed Community Building**



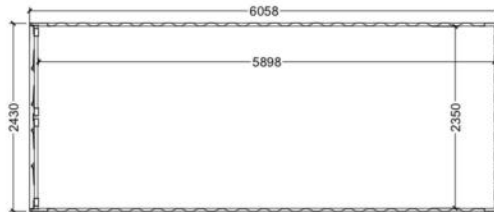
## Proposed Storage Building



North Elevation



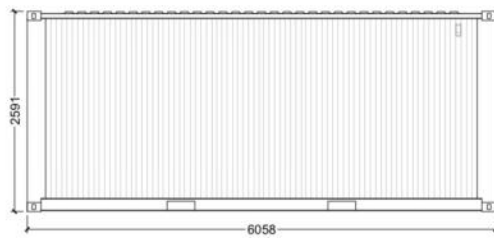
East Elevation



Floor Plan

### **Materials Palette:**

**Walls** - Upvc Clad with Timber Effect Graphic  
**Wall Trims / Flashing** - Powder Coated Aluminium - Colour: Dark Grey  
**Roof** - TBC  
**Fascia** - Powder Coated Aluminium - Colour: Dark Grey



South Elevation



West Elevation





**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**



## Planning Committee

22 January 2026

### S25/1799

<b>Proposal:</b>	Section 73 application to vary Condition 13 (Off-site highways works) of planning permission S24/1297
<b>Location:</b>	Land to the north of Longcliffe Road, Grantham
<b>Applicant:</b>	Allison Homes East
<b>Application Type:</b>	Outline planning permission (Major)
<b>Reason for Referral to Committee:</b>	Called in by Councillor Paul Martin citing highways capacity issues
<b>Key Issues:</b>	Impact on highways safety and capacity
<b>Technical Documents:</b>	<ul style="list-style-type: none"> <li>Transport Statement</li> </ul>

#### Report Author

Adam Murray – Principal Development Management Planner



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adam.murray@southkesteven.gov.uk

**Corporate Priority:**

**Growth**

**Decision type:**

**Regulatory**

**Wards:**

**Peascliffe & Ridgeway**

**Reviewed by:**

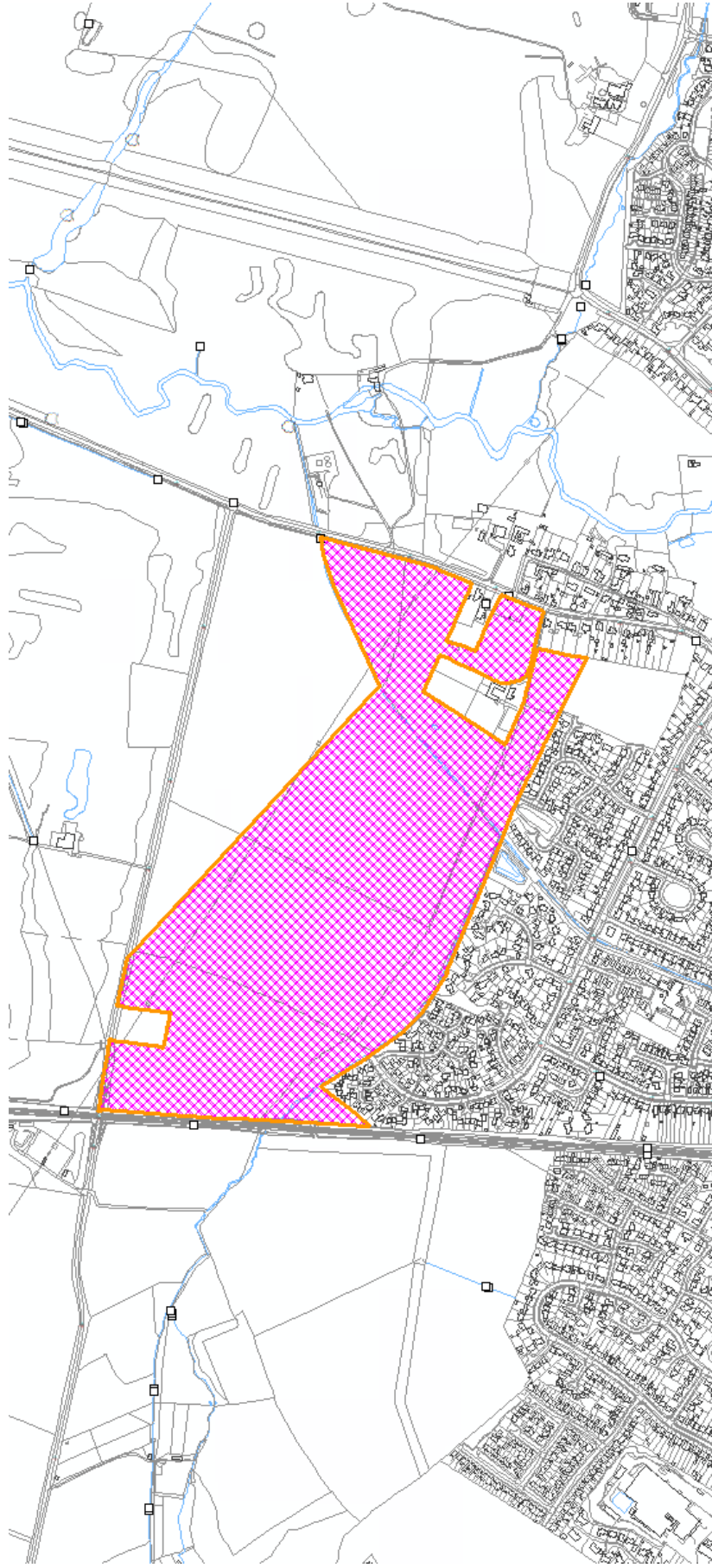
Phil Jordan, Development Management & Enforcement Manager

12 January 2026

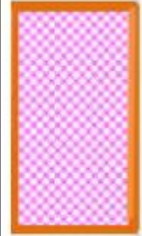
#### Recommendation (s) to the decision maker (s)

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

## S25/1799 – Land north of Longcliffe Road, Grantham



Key



Application  
Boundary



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## 1 Description of Site

- 1.1 The application site comprises an area of approximately 37.8 hectares of land situated on the northern edge of the main built-up area of Grantham, adjoining the modern and fairly low density Manthorpe estate to the south and the historic village of Manthorpe to the east. The site is bound to the west by the East Coast Mainline railway, and to the east by the A607 and St. John the Evangelist Church. The northern boundary is partly along Belton Lane (in the north-west) and then it follows to the south of the overhead powerlines before continuing north-eastward along the Running Furrows to the point that they meet the A607.
- 1.2 In terms of topography and the wider site context, the site sits within the low-lying Grantham bowl surrounded by the “green rim” of escarpments and higher land. In the centre of the site is a relatively low hill which rises to 68m AOD. The land slopes down to the valleys of the Running Furrows, which runs south-west to north-east across the eastern end of the site; and Gonerby Brook, which is a tributary of the Running Furrows, runs west to east along the southern boundary of the site. A public footpath runs east-west across the southern part of the site from the A607 to an underpass beneath the East Coast Mainline.
- 1.3 The site is in close proximity to a number of designated heritage assets, including the Grade I Listed Belton House and Registered Park and Garden (Grade II), Bellmount Tower (Grade II\*). Manthorpe Conservation Area and various listed buildings within it, are situated to the east of the site.
- 1.4 Outline planning permission for “A sustainable urban extension to Grantham comprising not more than 480 dwellings, a neighbourhood centre, a single form entry primary school, ancillary (formal and informal) public open space, including structural landscaping and biodiversity enhancement areas, and access works” was granted on Appeal in January 2018 following a public inquiry.
- 1.5 Reserved matters approval for the residential parcels of the site - detailing matters of appearance, layout, landscaping and scale – were first approved in April 2021. Subsequently, a revised reserved matters approval for the same matters (Ref: S21/0174) were approved in January 2024.
- 1.6 Section 73 planning permissions have subsequently been granted for both the outline and reserved matters applications, to remove the Longcliffe Road access from the scheme, and to remove the requirement to provide a noise attenuation bund to the East Coast Mainline.

## 2 Description of proposal

- 2.1 The current application is a Section 73 application seeking to vary Condition 13 (off-site highways works) of the implemented outline planning permission (Ref: S24/1297).
- 2.2 As approved, Condition 13 states:

*“No part of the development hereby permitted shall be occupied before the works to improve the public highway by means of signalling the A607/Belton Lane junction, as shown indicatively on drawing ref: 14227-WIE-ZZ-XX-DR-C-951255/Rev A02 have been certified complete by the Local Planning Authority.*

*Reason: To ensure the provision of safe and adequate means of access to the permitted development.”*
- 2.3 The Covering Letter submitted as part of the application confirms that the Section 278 technical agreement for the works has been granted and agreed with Lincolnshire County



Council and that the works are programmed to be commenced w/c 2<sup>nd</sup> February 2026 and anticipated to take 3-4 months to complete.

2.4 As such, the current application seeks to vary Condition 13 to allow for up to 60 dwellings to be occupied prior to the completion of the works.

2.5 The proposed development would remain unchanged in all other respects.

### 3 Relevant History

Reference	Proposal	Decision
S15/3189	A sustainable urban extension to Grantham comprising not more than 480 dwellings, a neighbourhood centre, a single form entry primary school, ancillary (formal and informal) open space, including structural landscaping and biodiversity enhancement areas, and access works	Refused 08.03.17  Appeal Allowed 19.01.18
S23/0785	Section 73 application to remove Condition 24 (off-site highways works) of planning permission S15/3189	Approved Conditionally 20.05.24
S23/1699	Section 73 application to vary Conditions 4 (Phasing Plan) and Condition 8 (Approved Plans) of planning permission S15/3189 to remove Longcliffe Road access	Approved Conditionally 20.05.24
S24/1297	Section 73 application to vary Condition 9 (Phasing Plan) and Condition 20 (Noise Mitigation) of planning permission S23/1699 to remove requirement to provide noise attenuation bund	Approved Conditionally 27.08.25

### 4 Policy Considerations

#### 4.1 SKDC Local Plan 2011 – 2036

Policy ID2 – Transport and Strategic Transport Infrastructure

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

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

Section 9 – Promoting sustainable transport

### 5 Representations Received

#### 5.1 Great Gonerby Parish Council

##### 5.1.1 Objection.

5.1.2 The Parish Council has significant concerns regarding the proposed variation of Condition 13, While these works aim to improve the A607/Belton Lane junction, we are particularly concerned about the resultant effects on the opposing junction on B1174 Belton Lane/Newark Hill. Lincolnshire County Council has indicated that this junction is already operating at capacity and permitting additional residents to occupy the new development “prior” to the necessary road improvements could severely exacerbate traffic congestion and safety issues in our area.

5.1.3 We wish to remind SKDC that during the Local Plan consultation, the site SKP57 was denied allocation due to Belton Lane and both junctions being unable to cope with increased numbers of traffic.



- 5.1.4 Furthermore, the anticipated surge in traffic from the additional residents will likely worsen existing issues at the B1174 Belton Lane/Newark Hill junction, which is already struggling to during peak hours.
- 5.1.5 It is noted that some properties are already in occupation and in breach of Condition 13, so this application is in effect retrospective.
- 5.1.6 It is imperative that the Local Planning Authority prioritises the safety and well-being of residents and ensures that adequate infrastructure is in place before allowing further development or occupation. It is clear from local knowledge that traffic, especially at peak times, will avoid Belton Lane/A607 and therefore increase more on the Belton Lane/Newark Hill junction.
- 5.1.7 The Feasibility Study carried out by Lincolnshire Highways clearly demonstrates that this junction is at full capacity as it stands today, it is not suitable in its form now, and unable to accommodate any more vehicle usage, which is what will automatically happen if more dwellings are occupied prior to the junction upgrade at the A607 end.

## **5.2 Lincolnshire County Council (Highways & SuDS)**

- 5.2.1 No objections
- 5.2.2 The supporting Transport Statement shows that the A607/Belton Lane junction will operate within capacity with the additional traffic from the 60 houses. The maximum predicted RFC would be 82% in the AM peak hour. Therefore, the Section 73 to vary condition 13 is acceptable as it would not result in an unacceptable impact on the public highway.

## **5.3 National Highways**

- 5.3.1 No comments to make.

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

- 6.1 The application has been advertised in accordance with the Council's Statement of Community Involvement and 25 letters of representation has been received, all of which have objected to the application. The representations raised the following matters:
  - 1. Adverse impact on highways safety and capacity due to increased vehicular traffic
  - 2. No guarantee that the works would be completed.

## **7 Evaluation**

- 7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise. The Council adopted the South Kesteven Local Plan 2011-2036 on 30 January 2020, and this forms the development plan in respect of the current application.
- 7.2 The Local Planning Authority have also adopted a Design Guidelines Supplementary Planning Document (SPD) (Adopted November 2021), and this document is a material consideration in the determination of planning applications.
- 7.3 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.

- 7.4 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.
- 7.5 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 should be restricted.
- 7.6 **Principle of Development**
- 7.6.1 An application can be made under Section 73 of the Town and Country Planning Act 1990 to vary or remove conditions associated with a planning permission.
- 7.6.2 Planning permission granted under a Section 73 application takes effect as a new, independent planning permission to vary out the same development as previously approved, subject to new or amended conditions, showing the amendment together with any other relevant conditions from the original permission. The new permission would sit alongside the original permission, which remains intact and unamended. It is then for the Applicant to determine which permission to implement.
- 7.6.3 The Act is very clear that “On such an application, the Local Planning Authority shall consider only the question of the conditions, subject to which planning permission should be granted, and –
- (a) If they decide planning permission should be granted subject to conditions different to those subject to which the previous permission was granted, or that it should be granted unconditionally, they shall grant planning permission accordingly; and
  - (b) If they decide that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they shall refuse the application”.
- 7.6.4 In other words, the Local Planning Authority cannot revisit the principle of development, or any other issues, which are not relevant to the conditions of the current application.
- 7.7 **Impact on highways safety and capacity**
- 7.8 As stated above, as approved, Condition 13 states:
- “No part of the development hereby permitted shall be occupied before the works to improve the public highway by means of signalling the A607/Belton Lane junction, as shown indicatively on drawing ref: 14227-WIE-ZZ-XX-DR-C-951255/Rev A02 have been certified complete by the Local Planning Authority.*

*Reason: To ensure the provision of safe and adequate means of access to the permitted development.”*

- 7.8.1 The Applicant and Lincolnshire County Council (as Local Highways Authority) have confirmed that the Section 278 Agreement and technical consenting process for the works has been completed and that the works are to commence on Monday 2<sup>nd</sup> February 2026. The works are anticipated to take 3-4 months to complete.
- 7.8.2 As a result of the delayed timeframe for booking roadspace to complete the works, the Applicant has confirmed that there is now a misalignment between the timeframe for completing the works and their current build programme, as well as their contractual obligations with the Registered Provider who will be responsible for managing the affordable housing provided on site. Consequently, initial occupations of dwellings on site have taken place, in breach of the condition, and the Applicant is anticipating up to 60 occupations in total prior to the completion of the works. As such, the current application seeks to regularise the ongoing breach of the condition as well as permitting further occupations on site prior to the works being completed.
- 7.8.3 Notwithstanding the above, the application has been accompanied by an updated Transport Statement (ADC Infrastructure), which has assessed the potential implication of the variation. This concludes the following:
- The A607/Belton Lane junction currently operates within its overall capacity and would do so in 2026 without the development in place.
  - The additional traffic from the first 60 dwellings would lead to a modest reduction in performance at the junction, but critically, the junction would continue to operate with spare capacity.
- 7.8.4 Lincolnshire County Council (as Local Highways Authority) have been consulted on the application proposals and have confirmed that they have no objections in relation to highways safety and capacity. In particular, they have confirmed that the junction would continue to operate within its capacity with the proposed 60 occupations prior to the completion of the scheme of signalisation.
- 7.8.5 It is appreciated that public representations have raised objections on the basis that they have no confidence that the improvement works will be completed, and that they do not consider that there has been any change in circumstances to justify the variation in the trigger point for the completion of the works.
- 7.8.6 In this respect, as stated above, the Section 278 Agreement which allows works to be undertaken within the public highway, as well as the technical agreement for the design of the junction have been secured, and the works are formally programmed to commence on Monday 2<sup>nd</sup> February. As such, the Local Planning Authority have a high degree of confidence that the works will be completed as required.
- 7.8.7 With regards to the change in circumstances since the imposition of the original condition, it is noted that the requirement to undertake improvement works to the A607/Belton Lane junction was a result of the removal of the Longcliffe Road access from the scheme. At the time of that application, the Applicant indicated that the junction works could be completed prior to the occupation of 50 dwellings. However, the Transport Assessment which accompanied that application did not directly assess the impact of the junction on that scenario; it considered 3 development scenarios, 180 dwellings, 330 dwellings and 440 dwellings. On that basis, Lincolnshire County Council (as Local Highways Authority)

concluded that the evidence indicated that the junction improvements should be completed prior to any occupations. However, as indicated above, the current application has been accompanied by a Transport Statement which now specifically models the potential impact of 60 occupations prior to completion of the junction works, and this confirms that the junction would remain within capacity in this development scenario.

- 7.8.8 In relation to the representations received from Great Gonerby Parish Council regarding the consequence of the variation on the capacity of the B1176/Newark Hill junction. It is noted that the impact of the development on the Belton Lane / B1174 junction was assessed extensively as part of S23/0785, and it was concluded that a financial contribution towards a scheme of improvements would be proportionate to the level of impact attributed to the development. The financial contribution has been paid and as such, it is now for Lincolnshire County Council (as Local Highways Authority) to undertake the works.
- 7.8.9 The comments regarding the conclusions of the Feasibility Study of the Belton Lane / B1174 (Newark Hill) junction are noted. However, this matter is separate from the consideration of the current application. In the context of the current scheme, the Applicant has fulfilled their obligations in relation to the improvements required to the Belton Lane / Newark Hill junction.
- 7.8.10 Taking all of the above into account, it is Officer's assessment that the proposed variation to Condition 13 to allow for up to 60 occupations to take place prior to the completion of the junction improvement scheme would not result in any unacceptable impacts on highways safety and / or capacity. As such, the application scheme is in accordance with Policy ID2 of the adopted Local Plan and Section 9 of the National Planning Policy 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 Planning Balance and Conclusions**

- 10.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.
- 10.2 The current application proposes to vary Condition 13 (Off-site highways works) of planning permission S24/1297 to allow for the occupation of up to 60 dwellings prior to the completion of the scheme of junction improvements at the A607/Belton Lane junction.
- 10.3 The current application has been accompanied by a Transport Statement which concludes that the occupation of 60 dwellings prior to the completion of the junction improvement works would not have an unacceptable impact on the capacity of the junction.
- 10.4 Lincolnshire County Council (as Local Highways Authority) have accepted the findings of the Transport Statement and confirmed that the junction would operate within capacity with the occupation of 60 dwellings prior to the completion of the signalisation works.

- 10.5 Taking the above into account, it is Officer's assessment that the proposed variation to Condition 13 would not give rise to any unacceptable adverse impacts on highways safety and / or capacity. As such, the proposal would accord with Local Plan Policy ID2 and Section 9 of the National Planning Policy Framework.
- 10.6 As such, the application proposals would accord with the adopted Development Plan when taken as a whole, and there are no material considerations to indicate that planning permission should be withheld, although appropriate conditions are recommended.

## **11 Recommendation**

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

## **Schedule of Conditions**

### **Approved Plans**

1. The development hereby permitted shall be carried out in accordance with the following plans and documents:
  - a. Design Code and Masterplan (Allison Homes Limited) (Dated July 2018); and

Any plans granted as part of the reserved matters permission(s) approved pursuant to planning permission S15/3189 or subsequent variations approved thereafter; and

For the avoidance of doubt, the development hereby permitted shall have vehicular access from Belton Lane and Rosedale Drive only.

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

### **During Building Works**

2. The development hereby permitted shall be carried out in accordance with the approved Arboricultural Method Statement, unless otherwise agreed in writing by the Local Planning Authority:
  - a. Arboricultural Method Statement (Nicholsons) (Ref: 18-0635/Rev 4)
  - b. Tree Protection Plan (Ref: 3764/35/180637/V4)

No works shall be permitted within the tree protection areas, including:

- i. The removal of earth
- ii. The storage of materials
- iii. Any vehicular movements (including parking); and / or
- iv. The siting of any temporary buildings.

Reason: To prevent unnecessary damage to existing trees and in accordance with Policy EN2 (Protecting Biodiversity and Geodiversity) of the adopted South Kesteven Local Plan.

3. All construction works shall be completed in accordance with the approved Construction Management Plan (Ref: L052-CMP-PH1-01/Rev B) and Traffic Management Plan (Allison Homes) (received 01 August 2024) approved under application ref: S24/0977, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of safety and free passage of those using the highway; and to ensure that the permitted development does not give rise to any unacceptable adverse impacts on neighbouring residential amenities during the construction period in accordance with Policy EN4 (Pollution Control) of the adopted South Kesteven Local Plan.

4. The development hereby permitted shall be undertaken in accordance with the Phasing Parameters Plan (Ref: L171/Phasing/01/Rev A) and Phasing Plan and Timetable document (April 2024/V1), unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of ensuring the timely provision of each element of the approved development.

## **Before the Development is Occupied**

5. No dwellings shall be occupied until the drainage works have been implemented in accordance with the foul water drainage strategy approved under application ref: S24/0977, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the provision of satisfactory foul water drainage in accordance with Policy EN5 (Water Environment and Flood Risk Management) of the adopted South Kesteven Local Plan.

6. No building hereby permitted shall be occupied until the sustainable drainage system of the site has been completed in accordance with the details approved under application ref: S24/0977, unless otherwise agreed in writing by the Local Planning Authority.

Thereafter, the sustainable drainage scheme shall be managed and maintained in accordance with the approved management and maintenance plan.

Reason: To ensure the provision of satisfactory surface water drainage in accordance with Policy EN5 (Water Environment and Flood Risk Management) of the adopted South Kesteven Local Plan.

7. No part of the non-residential elements (school, commercial and neighbourhood centre) of the approved development shall be occupied until Travel Plan(s) have been submitted to, and approved in writing by the Local Planning Authority. These Travel Plan(s) shall only relate to non-residential buildings, including the school, commercial buildings and neighbourhood centre.

Thereafter, an annual staff survey shall be submitted to the Local Planning Authority that will provide details of the implementation of the Travel Plan for a period of 10 years following the completion and first occupation of the building(s) to which they relate. The occupiers shall ensure that travel arrangements are fulfilled in accordance with the Travel Plan(s), unless the Local Planning Authority provides written approval to any variation to the submitted details.

Reason: In order that the permitted development conforms to the requirements of the National Planning Policy Framework by ensuring that access to the site is sustainable and that there is reduced dependency on the private car for journeys to and from the site.

8. No building or part of the site shall be occupied or otherwise brought into use until the means of access thereto has been constructed to at least base course level in accordance with the details approved under application ref: S24/977, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of safety and to avoid the creation of pedestrian trip hazards and vehicular hazards that may arise due to an extended period of dissimilar construction levels.

9. No building, other than those within Phase 1A, shall be occupied until a scheme for the provision of fire hydrants to serve that phase of the development – in which the subject building is located – has been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the fire hydrant(s) serving each phase of the development shall be installed and retained as approved.

Reason: In the interests of the safety of the occupiers / users of the permitted development.

10. Before each building within Phase 1A of the development hereby permitted is occupied, the fire hydrant(s) serving that dwelling shall be installed in accordance with the details approved under planning application ref: S25/0813, and shall be retained for the lifetime of the development.

Reason: In the interests of the safety of the occupiers / users of the permitted development.

11. No dwelling(s) within the approved development shall be occupied until any bus stop(s) within that phase have been provided. The bus stop(s) shall comprise raised kerbs, bus stop poles with timetable casings / flags and dropped crossing points with tactile paving.

Thereafter, the bus stop(s) shall be retained in perpetuity.

Reason: In order that the permitted development conforms to the requirements of the National Planning Policy Framework by ensuring that access to the site is sustainable and that there is reduced dependency on the private car for journeys to and from the site; and to ensure the necessary active travel modes are implemented in a timely manner.

12. No more than 50 dwellings hereby permitted shall be occupied until the bus stop improvements have been completed in accordance with the details approved under planning application ref: S25/0813.

Reason: In order that the permitted development conforms to the requirements of the National Planning Policy Framework by ensuring that access to the site is sustainable and that there is reduced dependency on the private car for journeys to and from the site; and to ensure that the necessary upgrades to the local highways network is implemented in a timely manner in order to mitigate the additional movements generated by this development.

13. No more than 60 dwellings hereby permitted shall be occupied before the works to improve the public highway by means of signalling the A607 / Belton Lane junction, as shown indicatively on drawing ref: 14227-WIE-ZZ-XX-DR-C-951255/Rev A02 have been certified complete by the Local Planning Authority.

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

14. No part of the development hereby permitted shall be occupied before a safe and suitable pedestrian access is provided within the development and connected to existing pedestrian facilities on Rosedale Drive, and certified complete by the Local Planning Authority.

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

### **Ongoing Conditions**

15. The total number of dwellings to be constructed on the application site shall not exceed 480 in total.

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



16. No buildings within the development shall be constructed in the area above the 65 metre contour line, as shown on the Illustrative Masterplan (Ref: EMS.2490\_101G)/
- Reason: Development above this line would give rise to unacceptable impacts on the landscape and to the setting of the nearby heritage assets; and to ensure compliance with Policy EN1 (Landscape Character) and Policy EN6 (The Historic Environment) of the adopted South Kesteven Local Plan.
17. Each dwelling within Phase 1A of the approved Phasing Plan (Ref: L171/Phasing/01/Rev A) shall not be occupied until the noise mitigation measures detailed in the Noise Impact Assessment (Ref: DC4717-NR1/V2) (as applicable) have been completed.
- Thereafter, the acoustic mitigation measures shall be maintained and retained in full for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.
- Reason: To mitigate any noise impacts to dwellings resulting from the neighbouring railway line and to comply with Policy EN4 (Pollution Control) of the adopted South Kesteven Local Plan.
18. The gross internal floor area of the retail use (for all uses falling within Use Class E(a) of the Town and Country Planning (Use Classes) Order 1987 (as amended), or any Order revoking or re-enacting that Order (with or without modification), within the proposed Neighbourhood Centre shall not exceed 630 square metres, and the largest of those units shall not exceed 390 sq. metres at any time.
- Reason: To define the permission and for the avoidance of doubt.
19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any Order revoking or re-enacting any such Order with or without modification), the non-residential part of the proposed Neighbourhood Centre shall not be used for any purpose other than those falling within Class E (Part A, B, C, E and F only), Class F1 or Class F2 (Part A only), or as a public house, wine bar or drinking establishment, or drinking establishment with expanded food provision; or hot food takeaway; unless planning permission for a new use of the premises has been granted by the Local Planning Authority.
- Reason: To define the permission and for the avoidance of doubt.
20. No more than 300 dwellings shall be occupied before the proposed Neighbourhood Centre is completed and available for occupation.
- Reason: To ensure the timely implementation of local facilities to serve the residents of the proposed development.
21. If within a period of five year 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, they shall be replanted in the first planting season following any such loss with a specimen of the same size and species, unless otherwise agreed in writing by the Local Planning Authority.
- Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved details; and in accordance

with Policy DE1 (Promoting Good Quality Design) and Policy EN2 (Protecting Biodiversity and Geodiversity) of the adopted South Kesteven Local Plan.

22. Following first occupation of the final dwelling hereby permitted, the Landscape and Environmental Management Plan approved under application ref: S25/0813 shall be adhered to in full, unless otherwise agreed in writing by the Local Planning Authority.

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



**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**



## Planning Committee

22 January 2026

### S24/2214

Proposal:	Application for approval of reserved matters relating to layout, scale, appearance and landscaping for the erection of up to 50 dwellings pursuant to outline planning permission S20/0775
Location:	Land West of Main Road, Long Bennington
Applicant:	Mr John Derham
Application Type:	Reserved Matters
Reason for Referral to Committee:	Outline application was determined by Planning Committee
Key Issues:	Compliance with outline planning permission
Technical Documents:	Design & Access Statement/Planning Statement

#### Report Author

Kevin Cartwright (Development Management Senior Planning Officer)



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Corporate Priority:	Decision type:	Wards:
<b>Growth</b>	<b>Regulatory</b>	<b>Viking</b>

#### Reviewed by:

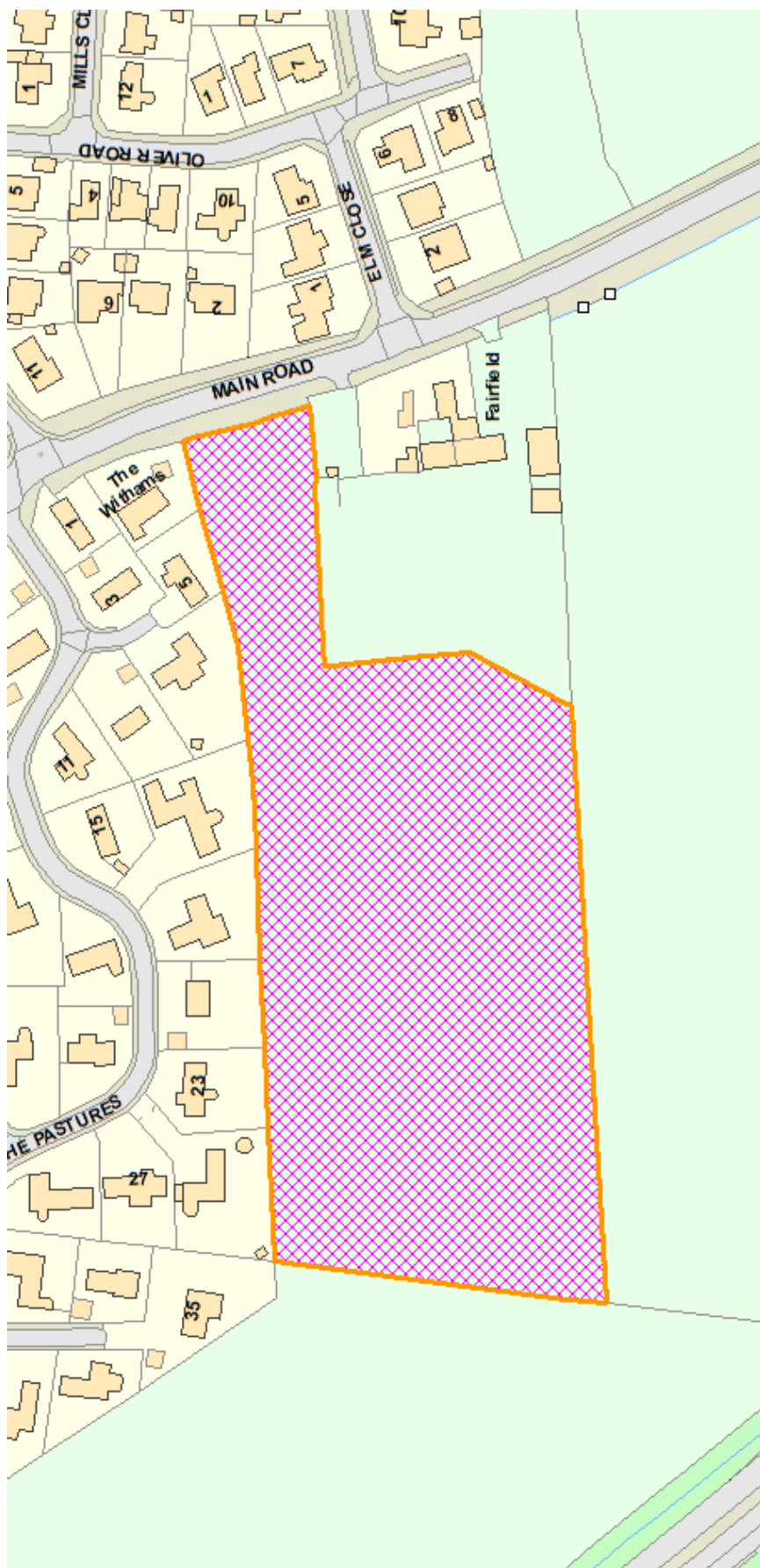
Adam Murray – Principal Development Management Planner

9 January 2026

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

1. To authorise the Assistant Director – Planning & Growth to GRANT reserved matters consent, subject to conditions

S24/2214 - Land West of Main Road, Long Bennington



## **1 Description of Site**

- 1.1 The site comprises 2.30ha of land to the south of Long Bennington. The site fronts on to Main Road to the east. The site is located on the edge of the settlement and beyond the residential dwellings of The Pastures to the north of the site and a commercial vehicle yard to the south-east of the site.
- 1.2 The site comprises one large field. The field is in agricultural use and has hedgerow boundaries to all sides intermixed with trees, with the northern boundary hedgerow a mature and maintained hedgerow. The site is largely flat, with levels dropping to the south-eastern corner of the site adjacent to the commercial yard.
- 1.3 The application site is allocated for residential development in the Local Plan (reference LV-H7) and has the benefit of outline planning permission for up to 50 dwellings (Planning Ref: S20/0775).

## **2 Description of Proposal**

- 2.1 As above outline planning permission was granted on 13<sup>th</sup> May 2022 (Planning Ref: S20/0775) for development of up to 50 dwellings.
- 2.2 Access was considered and approved at outline stage and would be from Main Road. This is a reserved matters submission in relation to the outstanding matters of layout, scale, appearance and landscaping in relation to the above proposal.
- 2.3 The application is accompanied by a Design and Access Statement, Flood Risk Assessment and Drainage Strategy, Sustainability Statement, Transport Statement Ecological Enhancement Strategy, Arboricultural Impact Assessment in addition to the layout plans and elevational details of the proposed buildings.
- 2.4 The application scheme would provide a layout of 50 dwellings and pumping station, open space, ancillary landscaping and drainage basin.
- 2.5 Due to the linear nature of the site there would be a single access road running east to west with smaller secondary roads running north to south.
- 2.6 Dwellings would be arranged to front the proposed roads and arranged in a central block within the main body of the site.
- 2.7 There would be a mix of dwellings throughout the with two storey properties within the main body of the site and single storey bungalows along the northern boundary of the site. There would be a mix of two, three, four and five bedroom units as per the breakdown below:

Property Type	Number of Units
Two Bed Property	16
Three Bed Property	23
Four Bed Property	10
Five Bed Property	1

2.8 There would be an equipped open space would be located roughly centrally on the northern boundary and an informal open space incorporating a drainage lagoon located in the southwest corner of the site.

2.9 There have been discussions during the life of the application with Design Officer that have resulted in an amended layout and house types, additional landscaping, and street trees.

### **3 Relevant History**

3.1 S20/0775 – Outline Planning Permission for up to 50 dwellings was granted permission on 13<sup>th</sup> May 2022.

3.2 S25/0014 – Submission of details in relation to Conditions 4 - Sustainability, Condition 5 - Construction Management Plan, Condition 6 - Written Scheme of Archaeology Investigation, Condition 8 - Accessible and Adaptable Statement, Condition 9 - Surface Water, Condition 10 - Noise Assessment, Condition 11 - Materials , Condition 12 - Bio diversity Enhancements, Condition 13 - Boundary Treatments, and Condition 14 - Estate Road and Footways of planning permission S20/0775 – Current application.

### **4 Policy Considerations**

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

Policy SP1 – Spatial Strategy

Policy H1 – Housing Allocations

Policy H2 – Affordable Housing Contributions

Policy H4 – Meeting all Housing Needs

Policy EN1 – Landscape Character

Policy EN2 – Protecting Biodiversity and Geodiversity

Policy EN5 – Water and Flood Risk Management

Policy ID2 – Transport and Strategic Transport Infrastructure

Policy DE1 – Promoting Good Quality Design

Policy SB1 – Sustainable Building

Policy LV-H7 – Main Road (South), Long Bennington (SKLP140)

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

Section 5 - Delivering a sufficient supply of homes

Section 9 - Promoting sustainable transport

Section 11 - Making effective use of land

Section 12 - Achieving well-designed places

#### 4.3 **Long Bennington Neighbourhood Plan**

Policy LB1: New Housing Development

Policy LB2: Design Principles

Policy LB4: Protection of Green Spaces

Policy LB7: Access and New Development Policy

Policy LB9: Flood Risk and Drainage

#### 4.4 **Design Guidelines for Rutland and South Kesteven**

### **5 Representations Received**

#### **Long Bennington Parish Council**

- 5.1.1 The following are the objections and concerns raised by the **Parish Council**:
- 5.1.2 Boundary Treatment - it is noted that part of the northern boundary has sections of 0.9m mesh and post and rail fencing. It is felt that close boarding at the 1.8m height will provide better privacy to both sides whilst not affecting the preservation of the hedgerow. The preference is that 1.8m high close boarded fencing is along the full run of the northern border.
- 5.1.3 Footpaths - the addition of a footpath from the site to join the existing footpath that leads to The Pastures is vital and to provide pedestrian safety, this should be a condition of sanction.
- 5.1.4 Surface Water Drainage - the recently submitted drainage solutions includes the addition of 'rain gardens' that are essentially soakaways, relying on permeation, that is proven not to work in clay soil. The reliance on French drains along the northern boundary is a concern where residents at The Pastures may be at risk in the situation of inadequate infiltration. The attenuation pond is located at the lower end of the site and this is not a practical position for this to work effectively. The application is relying on a gravity fed system connecting to the riparian ditch at the sites of the boundary with Main Road, leading to the Ease Drain. However, there is no evidence that the ditch has capacity and how this will be maintained. If it is proven there is capacity, given the vulnerability of the site and the immediate area, the clearing of the currently damaged and blocked ditch and future maintenance needs to be assured with a request that it should be adopted by the Internal Drainage Board.
- 5.1.5 Foul Drainage - it is noted that the foul sewer for the site will join the existing sewer at the corner of The Pastures and Main Road. The Parish Council is aware that this often overflows despite The Pastures having a pumping station. Councillors are concerned that there is not sufficient capacity and this will need to be confirmed by Anglian Water. This is a particular concern for the residents at The Pastures who would be vulnerable if the existing system was not able to cope. It is understood that the sewer main runs downhill

south of the development site. Councillors do not understand why sewage is proposed to be pumped uphill towards The Pastures when a safer connection south of the site may be feasible.

Post Development Management - there appears to be a significant reliance on continuing maintenance to preserve an effective drainage system for not only the new residents, but also those on The Pastures. How this will be managed needs to be clarified. Long Bennington Parish Council requests that the above concerns are taken into consideration along with the previous ones raised, many of which are still relevant. Councillors are of the opinion that the whole drainage strategy is flawed. Councillors also support the issues raised by Residents of The Pastures.

- 5.2 **Local Highway Authority – Final Comments** - The site layout is acceptable, with a good mix of SuDs incorporated into the design, the applicant has incorporated a mix of road widths along with shared surfaces to provide a natural traffic calming measure and all streets are proposed to be tree lined. Bin Collection points have been provided where required for private drives.
- 5.3 As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to Drainage on all Major Applications. This application a combination of SuDs features from swales to rain gardens, the principle of this drainage strategy is acceptable. Initial concerns were raised with the drainage which have now been resolved and it has been demonstrated that the development of the site will help control the surface water at a restricted rate. Therefore, the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.
- 5.4 Off-Site Improvements As set out in the outline application, a pedestrian link to the footway network will be required. No objection subject to conditions and informatives.
- 5.5 **Fire and Rescue –** The fire authority object to the application on the grounds of inadequate access/water supply. In order to remove the objection the following measures are required:
- 5.6 Access to buildings for fire appliances and fire fighters must meet the requirements specified in Building Regulations Part B5.
- 5.7 Requests the installation of two fire hydrants.
- 5.8 **Anglian Water – Initial Comments** - Long Bennington WRC is within the acceptance parameters and can accommodate the flows from the proposed growth.
- 5.8.1 We have reviewed the submitted FRA and Drainage Strategy and consider that the impacts on the public surface water sewerage network have not been adequately addressed at this stage and may result in an increased risk of flooding in the public surface water network. Whilst it is noted that connection to the ditch is preferred, the FRA also states that as a last resort they may require a connection to the public sewer. We would require full hierarchy evidence and a discharge rate to assess this.
- 5.8.2 **Final Comments** -Wastewater Treatment – Long Bennington WRC is within the acceptance parameters and can accommodate the flows from the proposed growth.
- 5.8.3 The proposed connection to the existing Anglian Water Foul Sewer network located in Main Road and consider that the impacts on the public foul sewerage network are acceptable to Anglian Water.



- 5.8.4 The proposed surface discharge method is to discharge to the existing watercourse. The proposed surface water discharge method does not relate to Anglian Water operated assets. As such we are unable to provide comments on the suitability of the surface water management. The LPA is advised to consult the Local Lead Flood Authority or the Internal Drainage Board.
- 5.9 **Environmental Protection** - Environmental Protection has reviewed the documents in respect of the above application for approval of reserved matters and has no comments to make.
- 5.10 **Upper Witham IDB** – The Board has no comments to make on this application, the development does not affect the interests of the board. However, if any proposed temporary or permanent works or structures are within any watercourse Land Drainage Consent may be required.
- 5.11 **SKDC Affordable Housing** – 30% affordable housing is required

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

- 6.1 This application has been advertised in accordance with the Council's Statement of Community Involvement 13no. letter of representation has been received. A summary of the main concerns are listed below:
- possible overlooking loss of privacy
  - unclear as to ownership and future maintenance of the hedgerow (northern boundary)
  - inconsistency of boundary treatments along the northern boundary of the site (close boarded, mesh fence or hedge). To protect privacy a 1.8m close boarded fence should be placed along the entire northern boundary of the site.
  - Retention of the hedgerow is important as a wildlife corridor. Long term maintenance should be in place.
  - noise and disturbance for the future occupiers from the A1 and the commercial yard, particularly in relation to the affordable housing units. An acoustic fence is required.
  - Are the existing drains suitable. Manholes on Main Road leak sewerage at heavy rain.
  - 30mph zone should be extended southwards beyond Commercial Yard in addition to other traffic calming measures as vehicles currently exceed the speed limit
  - impact on infrastructure, village surgery, nursery, school
  - is the drainage solution acceptable with a single attenuation tank
  - why has the noise attenuation works been removed
  - drainage assumptions are not correct as they are based on historical data rather than the current situation
  - any attenuation crates under the open space could overflow impacting the adjacent properties
  - concerns regarding the affordable housing mix
  - would increase flood risk

- concerns regarding capacity of the sewerage network
- is the ditch capable of accepting the water flows from the site. Does it have capacity?
- who would maintain the ditch
- the foul drainage sewer in the area periodically overflows this development will make matters worse
- the proposal is likely to have an impact on the drainage of the adjacent properties

In addition to representations from individuals a joint response from The Residents of the Pastures (14no. households representing the residents of The Pastures adjoining the site to the north and 22no. people including other in the village wishing to communicate their objections). A summary of these concerns are listed below:

- condition from the outline requiring bungalows to the north of the site must be adhered to
- inconsistencies of the northern boundary treatment
- overlooking loss of privacy along the northern boundary from dwellings and the open space
- noise and disturbance from the open space
- unclear regarding the future maintenance of hedgerows
- important that the hedgerows are reinforced
- concerns that the french drain along the northern boundary will not function or not be maintained resulting in run-off/ flooding
- who would maintain the drainage ditch does it have capacity?
- is there an effective surface water drainage solution? Will the measures be effective?
- the soil is heavy clay. Has the poor permeability of the soil been underestimated?
- A planning condition is required to ensure the ditch is cleared and maintained in perpetuity
- the route of the drainage beyond the site to the Ease Drain adopted by the Internal Drainage Board is required.
- the attenuation pond in the southern corner does not appear to have an outflow
- the existing foul network is at capacity and is subject to regular overflows in this area. The effluent from an additional 50 dwellings is unacceptable
- The Pastures is served by a pumping station. What are the consequences of both operating at the same time-extreme overflow?
- the pumping station would pump uphill to the connection point is there a preferable downhill connection towards the pumping station and holding facility on Church Street?
- what are the ownership and maintenance arrangements for the pumping station

- Does the foul network have capacity? Current objection is that the surface and foul drainage schemes are ineffective and/or inadequate.
- Seek confirmation that all the surface and foul drainage will be adopted
- Community support for the proposal hinges on having clarity about the adequacy of the proposed drainage plan.
- There should be provision of additional pedestrian access by adding a length of footpath along Main Road to join with the footpath of The Pastures. This should be a condition of planning approval
- Additionally, it would be preferable to create a length of footpath southwards, simply for aesthetic balance of the streetscape.
- The neighbouring business site periodically burns waste. This would be detrimental to neighbouring occupiers. How can this be controlled?
- The proposed management company administered by the residents must be effective and fulfil their responsibilities in perpetuity to protect the amenity of neighbouring occupiers
- there should be noise mitigation for the open space and the whole southern boundary of the site
- 30mph signs should be moved further south to improve safety
- does the affordable housing mix comply with the S106 legal agreement

## **7 Evaluation**

- 7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise. The Council adopted the South Kesteven Local Plan 2011-2036 on 30 January 2020, and this forms the Development Plan for the District and is the basis for decision-making in South Kesteven.
- 7.2 The Local Planning Authority have also adopted a Design Guidelines Supplementary Planning Document (SPD) (Adopted November 2021) and this document is a material consideration in the determination of planning applications.
- 7.3 In addition, the policies and provisions set out in the National Planning Policy Framework (NPPF) ("the Framework") (Published December 2024) are also a relevant material consideration in the determination of planning applications.
- 7.4 As referenced above outline planning permission, including the matter of access has been granted under planning reference S20/0775. Therefore, the principle of the development has already been established.
- 7.5 The approved outline planning permission includes within Condition 2 a requirement relevant to the consideration of any reserved matters application:
- 7.6 "The layout presented at Reserved Matters shall be in broad accordance with the submitted indicative layout (7701 03 02 Rev B), including the provision of bungalows to the northern site boundary.

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)".

7.7 In addition, Condition 7 states:

7.8 A reserved matters application shall include plans showing the existing and proposed land levels of the site including site sections, spot heights, contours and the finished floor levels of all buildings with reference to neighbouring properties/an off-site datum point shall have been submitted to and approved in writing by the Local Planning Authority.

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

7.9 In view of the above, the current reserved matters application falls to be assessed in the context of its compliance with the reserved matters of layout, scale, appearance and landscaping of the outline planning permission, including the specific requirements of Condition 2 and Condition 7 above as well as the relevant material planning considerations.

## **7.10 Layout**

7.10.1 The proposed layout of the development is very much driven by the linear nature of the site and the fixed access point.

7.10.2 The form and layout of the main access road has been amended to provide additional street trees particularly at the entrance to the site and around the equipped play area would ensure that the road is identifiable as the primary street with the smaller secondary road being distinguishable by a change of surface to block paving. There is a clear road hierarchy with the primary tree lined road running east to west incorporating roadside suds features and the smaller secondary roads to serve the southern parts of the site incorporating on street parking. Whilst accepting the constraints of the site in that there is a single point of access, it is considered that the proposal would result in good permeability with linked footpath routes and a roughly centrally located LEAP.

7.10.3 The layout proposed follows a traditional format with properties fronting the roads to which they are accessed and properties sited to ensure a degree of natural surveillance with windows facing the open spaces.

7.10.4 There would be limited frontage parking with most properties have garage provision. In the instances where there would be frontage parking this is interrupted by landscaping/tree planting.

7.10.5 As per the S106 legal agreement that accompanies outline planning permission S20/0775 there is a requirement for an Affordable housing scheme to be submitted and approved by the local planning authority.

7.10.6 In relation to boundary treatments, condition 13 of outline planning permission S20/0775 requires details of boundary treatments to be submitted to and approved in writing by the local planning authority. As such there is a separate submission in this respect planning ref: S25/0014 refers.

7.10.7 The proposed layout includes a large number of street trees, roadside drainage swales, hedges to the frontage of plots. The proposed LEAP (Locally Equipped Area of Play) would

be located roughly centrally on the northern boundary of the site and would provide a focal point within the site.

- 7.10.8 The informal open space to the southwestern corner would incorporate the suds attenuation basin and include a pedestrian circulation route that would link back to the pedestrian footways around the site.
- 7.10.9 It is considered that the proposed layout would ensure satisfactory separation distances to neighbouring properties and sufficient separation between the proposed dwellings to ensure that there would not be any unacceptable overlooking, loss of privacy or overshadowing particularly when taking into account the fact the single storey properties are proposed along the northern boundary of the site as required by condition 2 of outline planning permission S20/0775.
- 7.10.10 It should be noted that that a noise assessment has been submitted with this reserved matters application that demonstrates that the future occupiers would not experience unacceptable noise and disturbance from the A1. This however is a matter that falls for consideration of Condition 10 of outline planning permission S20/0775. This condition requires the submission of a scheme to protect the dwellings from noise from the A1 and the adjacent commercial vehicle storage yard. This is the subject of current application S25/0014.
- 7.10.11 It is considered that the proposed layout is in accordance with the outline planning permission and would result in an acceptable form of development in accordance with local plan policy DE1 and the adopted Design Guidelines SPD, and Section 12 of the National Planning Policy Framework and Long Bennington Neighbourhood Plan Policies LB1, LB2, LB4, LB7 and LB9.

## 7.11 **Scale**

- 7.11.1 The proposal is a result of extensive pre-application engagement via the Council's Design PAD process. A number of changes have resulted from this engagement including: street trees, hedgerow planting, dual aspect properties, introduction of boundary walls and railings, windows added to improve natural surveillance and brick detailing.
- 7.11.2 As discussed above there is a requirement of the outline planning permission, specifically conditions 2 and 7. The submitted layout includes bungalows along the northern boundary of the site as per the requirements of condition 2.
- 7.11.3 Within the main body of the site there would be a mix of dwelling types, including two, three, four and a five-bed property. These would be two storey properties.
- 7.11.4 It is considered that the proposed single storey, bungalows along the northern boundary and two storey properties elsewhere is an acceptable form of development that would be in keeping with the site surroundings and would not result in any significant harm to the amenity of neighbouring occupiers.
- 7.11.5 In relation to condition 2 from the submitted details it is noted that that the site is predominantly flat and rises from the entrance to the site by approximately 2.5 metres.

The proposal does not propose significant changes and the scheme reflects these land levels with the finished road levels showing a gradual increase in height from the entrance of the site to the rear of the site by approximately 1 metre with the finished floor levels of the proposed dwellings reflecting this.

7.11.6 Taking into account the above matters the proposal is considered to accord with local plan policy DE1 and the adopted Design Guidelines SPD, and Section 12 of the National Planning Policy Framework

## 7.12 **Appearance**

7.12.1 As discussed above the proposal is a result of extensive pre-application engagement. There is a contemporary theme in the design of the properties utilising a limited red brick palette that reflects a common building material from the village. There would be a limited use of render throughout the scheme to add interest.

7.12.2 There would be a mix of dwelling size and types that incorporate porches, canopies and brick detailing all of which add interest.

7.12.3 There would be a mix of grey and red roof tiles all. Materials are required to be submitted to an approved in writing by the local planning authority as a requirement of Condition 11 of outline planning permission S20/0775 before works to the external elevations are commenced.

7.12.4 Taking into account the above matters the proposal is considered to accord with local plan policy DE1 and the adopted Design Guidelines SPD, and Section 12 of the National Planning Policy Framework and Long Bennington Neighbourhood Plan Policies LB1, LB2, LB4, LB7 and LB9.

## 7.13 **Landscaping**

7.13.1 The submitted layout as amended includes enhanced landscaping throughout the site including street trees along the primary road.

7.13.2 The existing hedgerows would be managed and reinforced with native species planting where necessary to 'gap-up'.

7.13.3 There would be no extensive runs of frontage parking with the spaces broken up with landscaping and tree planting.

7.13.4 The frontage of the LEAP (Locally Equipped Area of Play) would be enclosed by railings and incorporate comprehensive tree planting. The informal open space/attenuation basin located in the southwestern corner of the site would also incorporate significant tree planting and an informal circulatory walkway.

7.13.5 No specific details have been provided in relation to the specific species of the planting. As such it is considered appropriate to require the submission of the species, number, location and future maintenance of the landscaping within the site. This would give certainty to the maintenance and upkeep of the landscaped areas outside of the ownership of individual occupiers.

7.13.6 Condition 17 of Outline Planning Permission S20/0775 requires replacement planting if any trees or plants die within 5 years of the occupation of the final dwelling on the site. As such there is no requirement to duplicate such a condition as part of this reserved matters application.

7.13.7 It is considered that the proposed landscaping is appropriate and would aid assimilation of the development into its surroundings and would provide an attractive environment for the

future occupiers subject to the aforementioned condition in relation to specific planting details.

- 7.13.8 Taking into account the above matters the proposal is considered to accord with local plan policy DE1 and the adopted Design Guidelines SPD, and Section 12 of the National Planning Policy Framework and Long Bennington Neighbourhood Plan Policies LB1, LB2, LB4, LB7 and LB9.

## **8 Other Matters**

### **8.1 Highway Comments-Request for Conditions**

- 8.2 It is noted that the highway authority have requested a number of conditions in relation to matters including construction management plan, provision of a 2m footway and tactile crossing points, construction and finish of the estate road and footways, and surface water drainage scheme. These matters are all conditions of the outline planning permission S20/0775 and there is no requirement to duplicate these conditions.

### **8.3 Drainage Matters**

- 8.3.1 A number of representations received relate to concerns regarding surface water drainage and flooding. It should be noted that Condition 9 of the outline planning permission S20/0775 requires the submission and approval of a surface water drainage scheme. This application is the submission for approval of reserved matters in relation to layout, scale, appearance and landscaping. As such the technical details of surface water and flooding fall for consideration under Condition 9, not this reserved matters submission.
- 8.3.2 It should however be noted that Anglian Water and Lincolnshire County Council in its capacity as Local Lead Flood Authority have not raised any objection to the proposal.

### **8.4 Discharge of Conditions of Outline Planning Permission S20/0775**

- 8.4.1 As referred to above a number of matters outside of the remit of this reserved matters application are the subject of the separate current planning submission (Planning Ref: S25/0014).
- 8.4.2 The submission includes details in relation to: Condition 4 - Sustainability, Condition 5 - Construction Management Plan, Condition 6 - Written Scheme of Archaeology Investigation, Condition 8 - Accessible and Adaptable Statement, Condition 9 - Surface Water, Condition 10 - Noise Assessment, Condition 11 - Materials, Condition 12 - Bio diversity Enhancements, Condition 13 - Boundary Treatments, and Condition 14 - Estate Road and Footways of planning permission S20/0775.
- 8.4.3 This application is still under consideration. As such matters relating to sustainable construction, construction management plan, archaeology, accessible and adaptable

dwelling, surface water drainage, noise assessment, materials, biodiversity enhancements, boundary treatments and the specification and construction of the estate roads and footways are the subject of the above discharge of conditions application.

## 8.5 **Section 106 Agreement – Outline S20/0775**

- 8.5.1 It should be noted that the outline planning permission S20/0775 to which this reserved matters submission relates is the subject of a S106 legal agreement. This agreement secures contributions to health, education, parish council community facility, affordable housing, open space provision and maintenance. As such there is no requirement to revisit these matters as part of the consideration of this reserved matters application.

## 7.6 **Fire and Rescue**

- 8.6.1 The comments of the Fire and Rescue authority are noted in that an objection is lodged. However, it should be noted that the comments acknowledged that the development must accord with the requirements of Building Regulations B5. Taking into account the above matters it is considered that subject to compliance with the relevant Building Regulations requirements the proposed development would be acceptable from a fire safety perspective.

## 8.7 **Other Comments received from members of the public**

- 8.7.1 **Foul Drainage Capacity** – no objection received from Anglian Water the point of connection will be agreed between the developer and Anglian Water.
- 8.7.2 **Access and Highway safety** – the access was approved at outline stage and condition 15 of outline planning permission S20/0775 requires a 2m footpath connection to the existing footway network and three tactile crossing points on Main Road north of the site prior to the occupation of the development.
- 8.7.3 **Village Infrastructure** – the S106 legal agreement relation to the outline planning permission secures appropriate developer contributions to mitigate the impact of the development.
- 8.7.4 **Affordable Housing** – the S106 agreement requires the submission of an affordable housing scheme to be approved in conjunction with discussion with the Planning Policy (Affordable Housing) Officer.
- 8.7.5 **Neighbouring Vehicle Storage Yard** – the burning of waste and any associated resultant nuisance would be a matter for the Environmental Protection if it relates to: 'any smell arising on industrial, trade or business premises and being prejudicial to health or a nuisance'.

## 9 **Crime and Disorder**



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

## 10 **Human Rights Implications**

10.1 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.

## 11 **Conclusion**

11.1 Taking into account the above matters the principle of the development is established by the grant of outline planning permission, and it is considered that the proposed development is acceptable in terms of layout, scale, appearance and landscaping, being appropriate for the sites location and responds positively to sites context and surrounding built form and would not result in any unacceptable impacts on the amenity of neighbouring occupiers.

11.2 As such the proposal is considered to accord with the provisions of the outline planning permission and the adopted development plan Local Plan Policy SP1, H1, H2, H4, EN1, EN2, EN5, ID2, DE1, SB1, LV-H7, NPPF Section 5, 9, 11, 12 and 14, Long Bennington Neighbourhood Plan Policy LB1, LB2, LB4, LB7 and LB9 and Design Guidelines for Rutland and South Kesteven and there are no material planning considerations that indicate a decision should be taken otherwise.

**RECOMMENDATION:** To authorise the Assistant Director of Planning to GRANT approval of reserved matters, subject to conditions below:

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

- Location Plan Drawing No. 8002-L-01
- Planning Site Layout Drawing No. 20026-SGH-AR-PSL-001 Rev P08
- House Type B985 – Floor Plan and Elevations Rev B
- House Type B1023 – Floor Plans and Elevations Rev A
- House Type H5201 – Floor Plans Rev A
- House Type H5201 – Elevations Rev A
- House Type 4202 V2 – Plans and Elevations (Plots 30 and 45 only)
- House Type B810 – Floor Plans and Elevations
- House Type B987 – Floor Plans and Elevations

- House Type H2201 – Floor Plans and Elevations
- House Type H3201 – Floor Plans and Elevations
- House Type H3204 – Floor Plans and Elevations
- House Type H4201 - Floor Plans and Elevations
- House Type H4202 – Floor Plans and Elevations
- House Type H5201 – Elevations
- House Type H5201 – Floor Plans
- House Type H732 – Floor Plans and Elevations
- House Type H902 - Floor Plans and Elevations
- House Type S318 and S319 – Floor Plans and Elevations
- Double Garage Dwg No. 8002-DGAR-001
- Single Garage Dwg No. 8002-SGAR-001
- Pump Station Perimeter Wall Plan and Elevation

- 2 Notwithstanding the submitted details, prior to any landscaping and planting being undertaken within the development precise details of the species, number, location and details of future maintenance of the planting shall be submitted to and approved in writing by the local planning authority.

Planting and maintenance shall be undertaken in accordance with the agreed details.

Reason: In the interests of visual amenity and to ensure a satisfactory form of development.

**Standard Note(s) to Applicant:**

1 This consent applies only to that required by the Town and Country Planning Acts and does not include any permission or approval under any other enactment, bylaw or regulation.

2 Your attention is drawn to the attached notes explaining your rights of appeal regarding this decision.

3 The permission to which this notice refers MAY contain the requirement to comply with certain conditions PRIOR to any works being commenced, as well as conditions to be met DURING and AFTER the completion of the development. You are hereby advised that non-compliance with ANY condition may render this permission invalid and the development itself UNLAWFUL and could lead to enforcement action and/or prosecution. It is YOUR responsibility to ensure that all conditions are complied with. If you are in any doubt as to the requirements established by any condition attached to this permission, you are strongly advised to contact South Kesteven District Council Development Management for clarification prior to the commencement of any works.

4 The approval of details reserved by any condition(s) (discharge of condition(s)) is now treated as a formal application and as such requires a separate discharge of conditions application to be submitted.

5 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.

6. This approval of reserved matters shall be read in conjunction with the outline planning permission S20/0775 and associated conditions and accompanying Section 106 legal agreement.

Site Location Plan



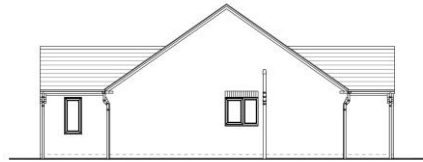
Site layout Plan



House Types



B1025 - Front



Side Elevation



B1025



Rear Elevation



Side Elevation

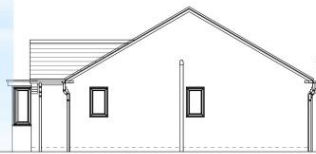
## House Type B1025

Long Bennington, Newark.

B1025 01 - Floor Plan & Elevations 1:100 @A3 Oct 2025



B810 - Front



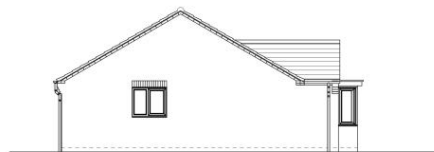
Side Elevation



Rear Elevation



Floor Plan



Side Elevation

## House Type B810

Long Bennington, Newark.

B810 01 - Floor Plan & Elevations 1:100 @A3 Oct 2025





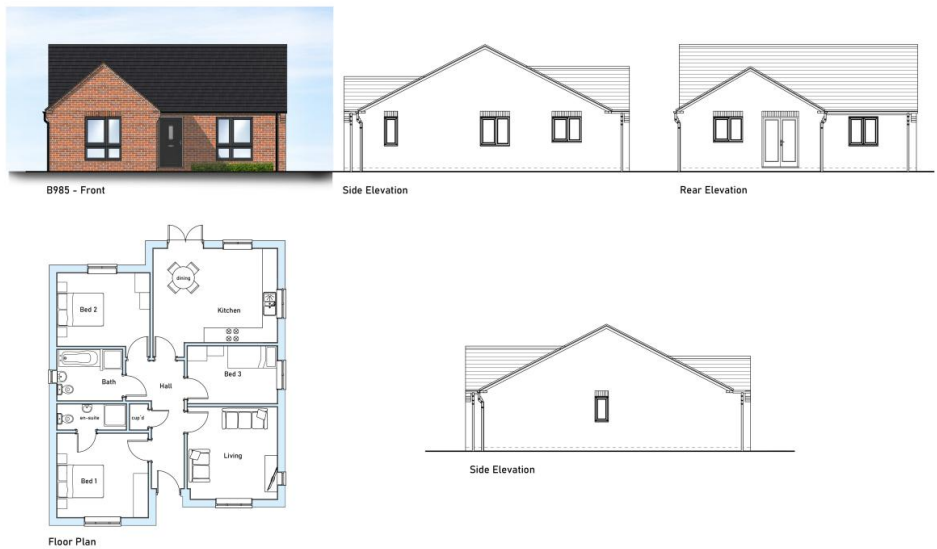












## House Type B985

Long Bennington, Newark.

B985 01 - Floor Plan & Elevations 1:100 @A3 Oct 2025 Rev B - Drawing updated 12.11.25

**SEAGATE**  
HOMES



## House Type S318 S319

Long Bennington, Newark.

S318/S319 01 - Floor Plans and Elevations 1:100 @A3 Oct 2025

**SEAGATE**  
HOMES



**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**



## Planning Committee

22 January 2026

### S25/1656

Proposal:	Planning application for a proposed change of use of a Residential Care Home (Use Class C2) to two 12-bedroom House of Multiple Occupancy (Use Class Sui Generis).
Location:	Birchwood Nursing Home, 6 Dudley Road, Grantham, Lincolnshire NG31 9AA
Applicant:	Mr Josh Hobbins
Agent:	Mr Peter Mills
Application Type:	Full planning permission
Reason for Referral to Committee:	Called in by Councillor Morgan – Conservation Area, residential amenity / exceeds previous occupation, waste management, site management, loss of care home, parking
Key Issues:	Impact on the character and appearance of the area. Impact on neighbouring amenities.
Technical Documents:	Design and Access Statement

#### Report Author

Venezia Ross-Gilmore, Senior Planning Officer



01476 406080 ext 6419



Venezia.ross-gilmore@southkesteven.gov.uk

**Corporate Priority:**

**Growth**

**Decision type:**

**Regulatory**

**Wards:**

**Grantham St Vincent's**

**Reviewed by:**

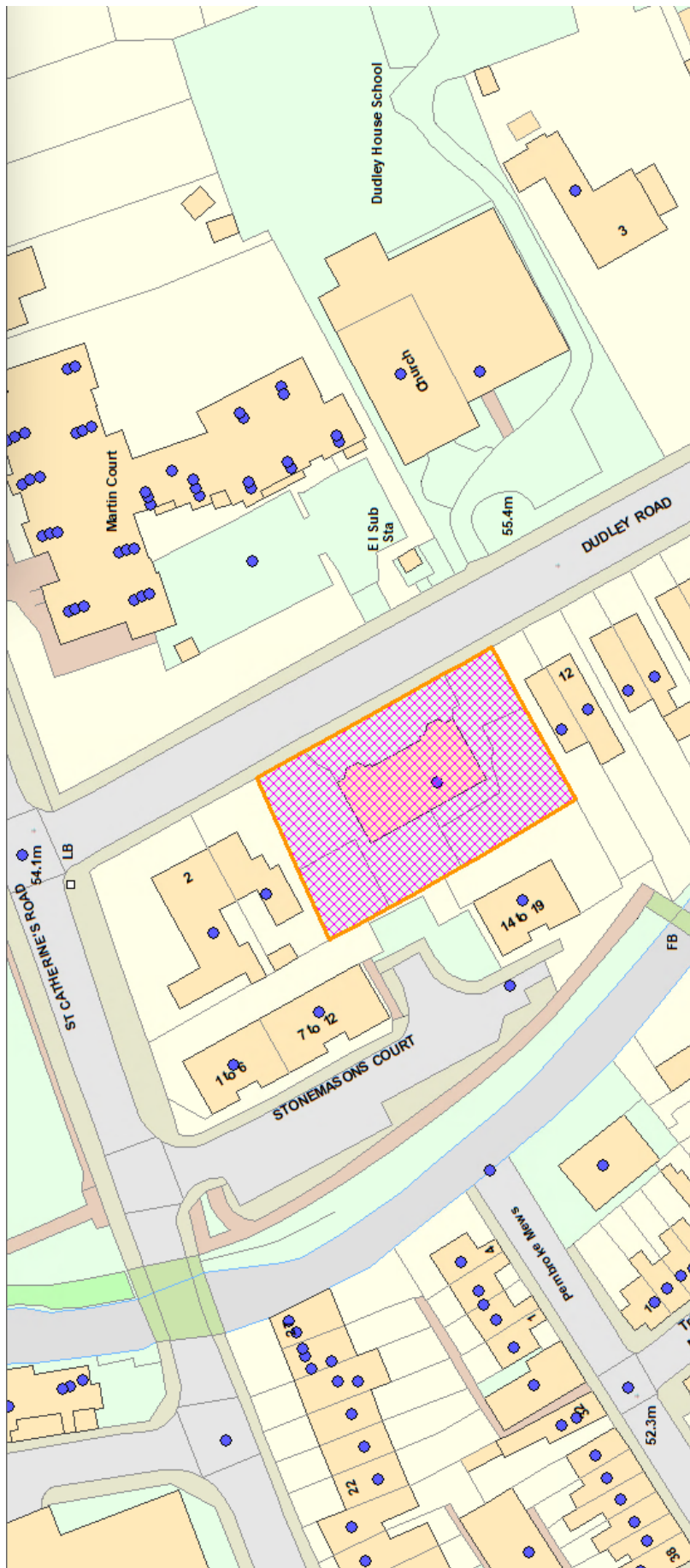
Adam Murray – Principal Development Management Planner

12 January 2026

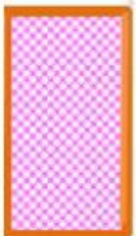
#### Recommendation (s) to the decision maker (s)

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

## S25/1656 – Birchwood Nursing Home Dudley Road Grantham



Key



Application  
Boundary



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## **1 Description of Site**

- 1.1 The application site is a detached residential Care Home sited on Dudley Road, in the town of Grantham. The former Care Home consists of an original pair of semi-detached houses, no.6 and 8 Dudley Road. The Care Home building contains 14 bedrooms, with 4 reception rooms, 3 bathrooms, and separate toilets, with a laundry and storage in the basement. building has amenity space to the front, side and rear of the building providing garden space, bin storage, and vehicle parking for between 3-4 parking spaces in the northern and southern amenity areas.
- 1.2 The surrounding area consists of a Retirement Living Development with 41 apartments on the opposite side of Dudley Road, residential dwelling houses, a church and Dudley House School. The application site is within the Conservation Area.

## **2 Description of proposal**

- 2.1 The proposal is for a proposed change of use from a 14-bedroom Residential Care Home (Use Class C2) for up to 17 residents, to two 12-bedroom House of Multiple Occupancy (Use Class Sui Generis) for up to 24 residents.

## **3 Planning History**

- 3.1 No relevant planning history.

## **4 Relevant Planning Policies & Documents**

- 4.1 **SKDC Local Plan 2011 – 2036 (Adopted January 2020)**
  - Policy SD1 – The Principles of Sustainable Development in South Kesteven
  - Policy SP1 – Spatial Strategy
  - Policy SP2 – Settlement Hierarchy
  - Policy SP3 – Infill Development
  - Policy H4 – Meeting All Housing Needs
  - Policy EN6 – The Historic Environment
  - Policy DE1 – Promoting Good Quality Design
  - Policy ID2 – Transport and Strategic Transport Infrastructure
- 4.2 **National Planning Policy Framework (NPPF) (updated December 2023)**
  - Section 5 – Delivering a sufficient supply of homes
  - Section 9 – Promoting sustainable transport
  - Section 12 – Achieving well-designed and beautiful places
  - Section 16 – Conserving and enhancing the historic environment

## **5 Representations Received**

**Lincolnshire County Council (Highways)**

- 5.1 No objections, subject to planning condition and informatives. Suggests planning condition for the provision of three pedestrian crossing points over St Catherines Road; junction with Newton Street, Stonemasons Court, Dudley Road, to improve the existing footway network for vision impaired pedestrians.

**Grantham Town Council**

- 5.2 The following concerns are raised:

*'The property had a previous maximum capacity of 17 as a nursing home and was marketed and sold as a 14 bedroom property. The proposed number of occupants exceeds this amount.*

*Will there be laundry/washing facilities in each property as only one laundry facility for a 24 bed property is not enough.*

*There is no communal living space other than the kitchens and the bathroom and toilet facilities seem slim*

*There is limited parking at the rear of the property and potentially too few for 24 vehicles. –*

*Disturbance to local residents is likely to occur when changing from a minimal disturbance nursing home to two 12 bed HMO's*

*Ensuring the character and features of the property are in keeping with the local area'.*

**Lincolnshire County Council (Community Based Services)**

- 5.3 No objections.

- 5.4 Comments:

*'Birchwood Residential Home closed in September 2024. I can confirm that there is currently sufficient capacity for residential care in the town and the permanent loss of this building would not have an impact on the market'.*

**Lincolnshire Police (Designing Out Crime)**

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

**Grantham Town Councillor Tracey Forman**

- 5.6 Objection.

- 5.7 Comments:

*'Parking is already an issue on Dudley Road and a HMO will bring more issues near the school and senior citizens accommodation. So I would request that highways take a good look at this application. I am a Town Councillor and will seek to object further via that route'.*

**SKDC Conservation Officer**

- 5.8 No objections.

- 5.9 Comments:

*'The application site is a large previously semi-detached, now detached property located within the Grantham St Annes Conservation Area. The Grantham St Annes Conservation Area is characterised by having late Victorian and Edwardian housing to the south of St Catherines Road.*

*It is proposed to convert the property back into two separate dwellings and convert each dwelling into a 12no. bedroom HMO.*

*The proposal to return the property to 2no. properties and conversion into HMO's will result in minimal change to the exterior of the property with the downstairs bay windows being replaced as these rooms will be split to create a total of 4no. bedrooms. This will have a minimal impact on the Grantham St Annes Conservation Area. As such the proposal is in line with South Kesteven District Councils Local Plan Policy EN6: The Historic Environment.*

*Overall, I have no concerns with the proposal on heritage grounds'.*

### **Environmental Protection**

5.10 No objections.

#### **Grantham Town Councillor John Morgan**

5.11 Objection.

5.12 Comments:

*'As a Town Councillor for the area, I would like to object to this proposal. I object, primarily, on grounds of housing density. When it was an old people's block, it had a maximum of 15 residents. I know, because I delivered election leaflets there, on a regular basis, going back to 2011. (Sometimes the number of residents would drop, but I do not recall it ever going below 12.) This proposal would increase the number of residents of the same building from 15 to 24. That is a 60% increase, and it is too much. It is not inherently unreasonable to turn the building into flats, but not with such a sharp increase in housing density.*

*This will also have a knock-on effect on parking. Most of the former residents did not have cars. The new residents will have a broader spread of ages, and are more likely to have cars. They will not all fit in the existing small number of parking bays, and will therefore take additional places on Dudley Road, where they will be competing with existing residents. There will probably be more cars with the same number of residents, but a 60% increase will make this problem worse.*

*Birchwood is in a conservation area. It is good to see the external shape of this nice old building being preserved. It enhances the street scene at that end of Dudley Road. However, these proposals would have so many dwellings crammed in, that they are placing internal dividers in the bay windows, in order to divide the rooms up. This would look horrendous, and is not in keeping with a stand-out building in a conservation area. If the housing density was reduced, this could also solve this problem, as the rooms could be divided up differently. As Birchwood is in a conservation area, that should protect the mature trees on the site, which are part of the street scene. Whatever planning proposal eventually gets approved for this site should have an explicit commitment to keeping the mature trees. The street scene was damaged when Martin Court (opposite) was built and some of the vegetation did not survive. If the same thing happened to Birchwood, this would make it worse'.*

#### **Grantham Town and District Ward Councillor Charmaine Morgan**

5.13 Objection.

5.14 Comments:

*'I am writing to object to this application for the Change of Use of a Care Home to an HMO for the following material considerations:*



*The application is contrary to Local Plan Policy DE1 on several grounds*

*DE1 a. Proposals should be of an appropriate scale, density, massing, height and material given the context of the area*

*The former care home had 15 residents living in it prior to its closure. There were no more than 15 residents in the previous 10 years.*

*The proposal for a Change of Use to an HMO is for 2 x 12 room units which total 24 occupants. This is a much higher density of occupation than existed when the property was used as a Care Home.*

*This amounts to an increase of over 41% IF we accept the applications statement that were previously 17 residents occupying the premises. Regular visitors to the premises advised in fact there were no more than 15 residents for at least a decade prior to its closure.*

*a. Planning application ref S24/0065 & S24/1214 were REFUSED on Decision date 30 April 2024 by SKDC.*

*The REFUSALS were upheld by the Planning Inspector on two material grounds.*

*a. density of the occupation of the HMO proposed was higher than that previously existing in the Care Home.*

*APP/E2530/W/24/3347525*

*b. the impact on the Listed Building of the required changes to cater for the increase in density of use*

*APP/E2530/Y/24/3347527*

*Of particular relevance is the Inspectors decision APP/E2530/W/24/3347525*

*Whilst Planning Application at Castlegate s25/1357 & s25/1192 were subsequently approved by SKDC this was AFTER the applicant amended the application to REDUCE the number of units to be occupied and the number of residents was limited by Condition by SKDC Planning committee members to a maximum occupation of 20 residents in a building which was extended with a purpose built wing and larger than the 2 semi-detached houses proposed for use as an HMO on Dudley Road.*

*SKDC can 'reasonably' object to this application, on these grounds alone.*

*DE1 c. Provide sufficient private amenity space, suitable to the type and amount of development proposed.*

*In order to accommodate the significant increase of 40% of rate of occupation in the buildings the applicant is proposing to*

*1. Split two bay windows of the homes in the Conservation area. These grand Victorian houses are in a high profile location on a gateway into the St Annes Conservation Area, visible from St Catherines Road. They are also similar in character to the neighbouring home at 4 Dudley Road.*

*The split proposed to the ground floor bay windows WILL impact on the character of the houses, contrary to the comments by the SKDC Conservation Officer. The impact will be detrimental. The houses are over 100 years old and have survived this time without any detrimental alterations. The purpose of the Conservation Area is to protect the heritage of the area.*

*SKDC Local Plan EN6 also refers to the need to take Conservation Area Appraisals into account. I was involved along with other Conserving Grantham members in drafting the Conservation Area appraisal.*

*The houses at the end of Dudley Road were designed to house the senior managers and professionals living in Grantham associated with the industrial works. They were of particular size and low density to reflect this. There are no other high density HMOs in this area of Dudley Road.*



*All other development is of self contained flats which are of a more appropriate standard of housing for the area.*

*II. The proposal will cram at least 24 occupants into a property which has rooms without a complete set of measurements. The details available indicate non compliance with SKDCs own Licensing standards in relation to the ratio of bathrooms to occupants if the application is for 2 x 12 bedroom properties - as it states. The SKDC standards directly reflect Government guidelines for HMOs.*

*III. It is not acceptable to have such important details missing from the applicants plan prior to a decision being made, nor, for the approval of plans which fail to comply with licensing standards.*

*DE 1 b. Ensure there is no adverse impact on the amenity of neighbouring users in terms of noise, light pollution, loss of privacy and loss of light and have regard to features that minimise crime and the fear of crime*

*The police response to this application is arbitrary and not consistent with the report provided in response to the Planning application for a Change of Use for an HMO at Castlegate. This highlights the need for internal security measures and lighting.*

*The application site is within a short walk to the public green space The Paddock opposite Waterfront Flats on Welham Street and Martin Court. There have been significant issues within The Paddock relating to ASB, fly tipping and assaults throughout the summer. It will be possible to obtain specific records from the police and SKDC enforcement team relating to this area. In a high profile case a homeless person was attacked and their tent set alight. This is the nearest public area for the residents of an HMO at Dudley Road to use given the lack of internal space proposed in their accommodation. It is not unreasonable to assume that they will overspill into the neighbouring public outdoor space especially in the summer months.*

*Overall density of HMOs in the vicinity of 6 and 8 Dudley Road*

*There is no record of the number of HMOs in the nearby vicinity. However a recent report by SKDC licensing and available publicly indicated at least 28 HMOs are LICENSED in St Vincents Ward. At last count a significant number of these, over half, were located within 0.2m or a 3 minute walk from the proposed HMO via the public footpath and footbridge over the River Witham to College Street. This area has had such a significant level of crime and fly tipping that SKDC Street Cleaning team have to visit Eton Street and other neighbouring streets on a weekly basis. The issues around ASB and other crime are such that SKDC have agreed to install CCTV cameras on the street in this area. This excludes NON LICENSED HMOs in the vicinity.*

*Parking - shortage of on street parking*

*Whilst LCC Highways has raised no objections regarding impact on parking this contradicts their activity in the close vicinity. There is such a shortage of available on-street parking within the area that Resident Street Parking has been provided in the terraces around Grantham Railway Station accessed only 0.3miles from the site.*

*So bad is the on-street parking in the neighbouring streets off London Road known as University Square, and including College Street, Oxford Street, Cambridge Street, Harrow Street and Harrow Street that residents have called for a Resident Street Parking Scheme in their area which is currently in the pipeline to be progressed by LCC Highways. The overspill from these areas including visitors to the town centre, the parade of shops on St Catherines Road, Grantham College students and KGGS Sixth formers is already affecting Dudley Road at the junction of St Catherine's Road, such that there is no/minimal available on street parking after rush hour. Commuters using the railway station will also park on Dudley Road rather than pay to park all day.*

*It is clear that the former Care Home residents of Birchwood, many of whom had dementia, did not add to the on-street parking issues. The staff and visitors were able to use the limited on site parking available on the premises. Any increase in the car usage on this site will negatively impact on the on-street parking amenity of neighbouring residents, a number of whom do not have off-street parking outside their homes on Dudley Road.*

*DE1 c. Provide sufficient private amenity space, suitable to the type and amount of development proposed.*

*As stated above, the design proposed DOES NOT comply with even the minimal standards required within an HMO as set by the Government and SKDC.*

*ALL apartment blocks in the vicinity have their own associated parking amenity. These include Stonemasons Court, Martin Court and Waterfront flats on Welham Street in the neighbouring Grantham Town Centre Conservation Area.*

*Even though Stonemasons Court includes social housing it still has onsite parking.*

*Unlike the Castlegate site referred to previously, the densely packed HMO on Dudley Road would be immediately neighbouring family homes.*

*Any issues relating to ASB will have a direct impact on the residents in close proximity including those neighbours and the occupants of Stonemasons Court, which backs onto the application site. A significant number of residents have raised concerns regarding the potential impact on their amenity especially increased risk of noise and ASB. Recent events in The Paddock relating to single people living in tents have raised awareness of the sale of drugs in the area and poor management of ASB issues.*

*There is a particular concern regarding the management of Waste on site.*

*The Benson Planning Studio proposal states - page 15*

#### *Bin Storage*

*'Suitable storage for bins is provided at the REAR of the property, which is in line with the existing arrangement. There is no requirement for bins to be stored at the front of the property which can have wider adverse implications on the amenity of the locality. Bins can be brought out for collection on Albert Avenue via a private road.'*

*The Site Plan however clearly shows a bin storage area at the FRONT of the property adjacent to 4 Dudley Road and within sight and hearing of the occupants. It will also be directly opposite the residents of Martin Court which is a sheltered private retirement scheme. Locating the number of bins capable of storing the waste from 24 residents at the front of the building will have a detrimental impact on the area both visually and from the noise produced as contents are placed in the bins - IF they are used correctly.*

*The estimated waste produced by 24 residents in an HMO living independently is based on Guidelines which often specify a minimum volume per occupant for both residual (general) waste and recycling. For example, some councils may require a minimum of 48 litres of residual and 48 litres of recycling capacity per person per week. This is a total of 1152 litres EACH week of residual and recycled waste. A number of commercial bins would be required in the immediate vicinity of the neighbouring residents to cater for that quantity of waste and multiple trips to bins could occur any time day or night depending on the behaviour and need of the occupants of the property.*

*There are other conflicts within the application proposal produced by Benson Planning Studio including and not restricted to:-*

*a. The proposal pg 14 refers to a laundry and storage area in the basement. However the plan indicates there is no formal use of this area and there is no laundry on site.*

*b. There is no such road as Albert Avenue as described in the application, should the waste be stored at the rear of the property. What would the waste storage and management plan be?*

*c. There is a map within the Benson document pgs 24 and 25 which indicate car ownership in the area. The outline avoids Stonemasons Court and Waterfront properties all of which have a high number of cars. A different analysis would be produced by car usage within a radial distance of the site, even taking into account The Paddock which is not occupied.*

*d. There is no strong evidence that the site could not have been used as a Care Home or other purpose, e.g. for restoration of the original family homes, or self contained flats, which residents in the vicinity would prefer. The care home closed after the Covid pandemic and was only on the market a relatively short period of time. It was put on the market with both houses for sale together, which reduced who would be able to buy it. Had the two houses been made available separately it is highly likely they would have appealed to people moving into the area given the occupancy of the neighbouring properties and popularity of the area due to its historic character and access to local amenities’.*

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

- Increase in noise, and traffic / movements to/from the site
- Insufficient on-street parking on Dudley Road at the moment so cannot accommodate more residents parking demand
- Dudley Road already has a road safety issue; it’s a ‘rat-run’ and suffers from speeding and illegal parking
- Anti-social behaviour and crime concerns
- Lack of transparency regarding the projects purpose / who will be housed in the HMOs
- Change to the overall atmosphere / community cohesion of Dudley Road
- Inadequate parking for residents and would be lower than the 8 spaces shown due to practicality and size of parking areas
- Refuse management concerns e.g. two bins will not be sufficient, rodents, too close to neighbouring properties
- Misleading information with the submission / inconsistencies on the submission
- The HMOs will be a very different use to the Care Home
- Would affect the quality / character and appearance of the Conservation Area
- Too many residents proposed when compared to previous use as a Care Home with 17 residents / overdevelopment
- Property is opposite a primary school, and near other schools so school children and college students use this route / safeguarding and safety concerns
- Harm to residential amenity e.g. noise, disturbance, activity
- Would not benefit existing residents in the centre of Grantham
- Increase demand for local infrastructure e.g. schools, doctors, dentists
- Large HMOs are not appropriate in residential areas / deter family occupation of adjacent housing
- Cumulative impact of other HMOs in the area / in Grantham

- Precedent for future applications
- Would generate more pedestrian movements and vehicle trips e.g. late evening, early morning, pickups, food delivery
- Application does not include a robust Management Plan / Construction Management Plan / Delivery and Servicing Plan / Parking Management Plan / Travel Plan / Fire Safety Statement or Plan / Fire Management Plan / Ecology Survey.
- The permanent loss of the Care Home has not been justified with marketing evidence, and no alternative uses for the building have been explored
- Proposes to divide the bay windows on the ground floor which will change the look of the property and not be in keeping with the other bay windows on the street
- Loss of part of the hedgerow and lawned front garden for parking area
- Demographic of residents of Retirement Community Martin Court opposite are elderly and vulnerable
- Rise in HMOs / disproportionate number of HMOs in Grantham - 16 new licences in the past year
- SKDC has considered an Article 4 direction to require planning permission for all HMOs
- Will reduce privacy for neighbouring properties.
- Should have robust evidence that the HMOs will be well managed
- Would like another option for no.6 and no.8 Dudley Road such as self-contained flats with a designated parking space.
- Applicant has converted another house in Grantham into a HMO this year.
- HMO residents are most vulnerable in society
- Insufficient internal (living, cooking, social space) and external space for residents of the HMO
- Loss of family homes.
- Adverse effect on property values
- Ecological concerns e.g. bats may be present in the building, cycle parking may encroach on tree roots
- Reference to the HMO licensing standards and inadequate residential amenity for future residents e.g. bathrooms, fire prevention, outside and inside communal space
- Loss of part of the lawned side garden for cycle parking area
- Surface water drainage and foul drainage
- Historic Victorian building and this would result in changes to the interior and exterior
- Pressure on drainage from more demand / existing issue of blocked drains along Dudley Road
- Loss of community facility
- Map of approved and proposed HMOs in Grantham / more HMOS in Grantham compared to Stamford
- HMOs are not part of the required housing mix in the Local Housing Needs Assessment 2023

- HMOs degrade the quality of an area with waste, visual clutter and decline in external maintenance to building.
- Queries regarding HMO license and enforcement.
- Positive provision of cycle parking spaces
- Could be used as a Hostel in multiple occupation

## 7 Evaluation

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

### 7.2 Principle of Development

7.2.1 The proposal is for a proposed change of use from a 14-bedroom Residential Care Home (Use Class C2) for up to 17 residents to two 12-bedroom House of Multiple Occupancy (Use Class Sui Generis).

7.2.2 The principle of development for the residential institution use in this location is established with the previous use as a Residential Care Home. This use was for the provision of residential accommodation along with care. The proposed change of use would be from a residential use class to the Sui Generis use class. In this case the use would be two large HMOs which remain a residential use.

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

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

7.2.4 The proposal must also demonstrate that consideration has been given to:

- (c) the reuse of the premises for an alternative community business or facility and that effort has been made to try to secure such a re-use;
- (d) the potential impact closure may have on the area and its community, with regard to public use and support for both the existing and proposed use.

7.2.5 Lincolnshire County Council's Community Based Services team has been consulted and has not objected to the loss of the residential care home, stating that '*there is currently sufficient capacity for residential care in the town and the permanent loss of this building would not have an impact on the market*'. There are 10 Care Homes in Grantham offering residential care for older people. In a recent Appeal, reference. **APP/E2530/W/24/3347525** and **APP/E2530/Y/24/3347527** for the loss of another Residential Care Home in Grantham, the Inspector noted that the building was vacant, and there are other care homes in

Grantham which are larger and offer more modern facilities. The Inspector then concluded that *'There is no substantive evidence before me that the building should be protected and retained as a care home' and was 'not persuaded that the appeal site represents a community facility'*.

- 7.2.6 In conclusion, the proposal is acceptable in principle and in accordance with Policy SP3 and SP6 of the adopted Local Plan, subject to material considerations.

### 7.3 **Meeting all Housing Needs**

- 7.3.1 Policy H4 (Meeting all Housing Needs) states that new housing proposals shall (d) increase choice in the housing market.

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

### 7.4 **Impact on the character and appearance of the area**

- 7.4.1 The Local Planning Authority is required to ensure that special regard to preserving the Listed Buildings and their settings in relation to Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act'). No harm should be caused with the historical assets and their surroundings requiring to be preserved or enhanced.

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

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

- 7.4.4 The application site is situated in the Grantham St Annes Conservation Area. The Grantham St Annes Conservation Area is characterised by having late Victorian and Edwardian housing to the south of St Catherines Road.

- 7.4.5 It is acknowledged that there have been representations concerned with the impact of the proposed development on the character and appearance of the area, and Conservation Area.

- 7.4.6 The application for this change of use relates to an existing building that was formerly a Residential Care Home in a residential area of Grantham. It is not proposed to extend the building or make any external alterations other than the subdivision of two rooms downstairs

which will result in the division of the two bay windows. This alteration to the two bay windows is not considered to be harmful to the character or appearance of the building.

- 7.4.7 The proposed HMOs would each have 4 bedrooms, a kitchen, a bathroom and a toilet on the ground floor, 5 bedrooms, one bathroom, one kitchen on the first floor, and 3 bedrooms and 1 toilet on the second floor. No.8 would include a laundry and storage in the basement, and no.6 would include storage in the basement. The Proposed Floor Plans and Elevations drawing ref. 0113-001 101 00 illustrates single beds, therefore the proposal would result in living accommodation for 24 people. The previous use accommodated up to 17 residents, therefore the numbers of people living in the building would exceed the numbers of occupants under the previous use, and the use would be materially different.
- 7.4.8 The proposal does include for the subdivision of a ground floor room into two separate bedrooms and this will result in the division of the bay windows on the ground floor. This is considered to have a minimal change to the exterior of the property and the Conservation Officer has commented '*The proposal to return the property to 2no. properties and conversion into HMO's will result in minimal change to the exterior of the property with the downstairs bay windows being replaced as these rooms will be split to create a total of 4no. bedrooms. This will have a minimal impact on the Grantham St Annes Conservation Area*'.
- 7.4.9 The appearance of the building may remain similar to the previous use however the proposed use would be materially different to the previous use as a Care Home, with the occupants no longer requiring onsite care and 24-hour staffing. The number of occupants will increase from the previous use as a Care Home from 17 residents to 24 residents. There would be adaptations required to accommodate the proposed use e.g. post requirements, electronic access and door controls, windows, and a CCTV system as is typical for a large HMO.
- 7.4.10 Nonetheless, it is Officers' assessment that, whilst the nature of the occupation of the building would materially change, this would not result in any unacceptable adverse impacts on the character and appearance of the area. The visual appearance of the building will remain similar to the current state of the building, and therefore, would also not result in an adverse impact on the character and appearance of the area. As such, the proposal would be in accordance with Policy DE1 of the adopted Local Plan and Section 12 of the Framework in these respects.

## 7.5 **Impact on neighbours' residential amenities**

- 7.5.1 The application site is a sizable, detached two storey building with a generous plot. There is outside amenity space to the front, sides and rear. There are neighbouring residential properties to the north, east, south and west. The application has been supported by a planning application form and Design and Access Statement for further information. There is no further information regarding the future residents of the HMO or the management of the property (this is not a requirement for this type of use).
- 7.5.2 The local planning authority has received objections to the proposed development with concerns raised regarding residential amenity for residents, refuse management, parking, noise, and crime/antisocial behaviour.
- 7.5.3 The planning officer acknowledges that the pattern of people arriving and departing the proposed HMO would be different to previous use. The Care Home would have generated movements related to staff arriving and departing at shift times, and visitors. The proposed use would have residents arriving and departing for education/work/leisure and shopping

purposes and include visitors. Both the previous and proposed use would generate deliveries. It is unlikely that the differences in the number of visitors and deliveries would be significantly different to the previous use.

- 7.5.4 In terms of parking, it is proposed to utilise the parking areas at the front/side of the building with 8 parking spaces available for residents, and any further parking demand would be accommodated on-street and in car parks.
- 7.5.5 The outside amenity space generous and considered to be adequate for the needs of future residents e.g. outdoor clothes drying. Additionally, the site is located centrally to Grantham and a short walking and cycling distance from local open spaces such as Wyndham Park.
- 7.5.6 Considering noise resultant from the density of residents proposed for the building it is noted that the building is a detached building, and set centrally in its plot with physical separation from neighbouring properties to the north, east, south and west. The central location within Grantham would result in a level of urban noise from existing traffic movement, nearby residences, the church and the school in proximity. It is likely to generate outside noise with the rear amenity space provided but there is adequate separation from neighbouring properties. The Environmental Protection Officer has been consulted and has not raised any concerns regarding noise as a result of the proposed use. The Environmental Protection Officer's response included planning conditions for Construction Work and Deliveries, and Asbestos, however, these are not included as the application is for a change of use with only internal alterations.
- 7.5.7 Considering the fear of crime and antisocial behaviour, Lincolnshire Police's Designing Out Crime Officer was consulted and has not objected to the application. The officer has provided comments regarding the importance of reference to Secured by Design technical guides. The recommendations provided would apply equally to any HMO and refer to mail delivery, access and visitor door entry systems, external and internal doors, windows and door-sets, CCTV and lighting. There are detailed recommendations attached to each of these topics.
- 7.5.8 The proposal does not involve external alteration (other than the bay windows) or enlargement of the existing building, and it is proposed to mainly undertake internal alterations, so the levels of overlooking will remain as existing, and there will be no encroachment on neighbouring residential properties in terms of loss of light or privacy. The outside amenity space to the dwelling will remain the same and will provide sufficient private amenity space for the use.
- 7.5.9 Outside there would be storage for 12 bicycles (total 24 bicycles), parking spaces each accommodating 4 vehicles (total 8 vehicles), and two bin storage areas each containing 12 bins (total 24 bins). It is the officer's opinion that the levels of internal and external amenity space would be acceptable for up to 24 residents in the town centre location.
- 7.5.10 The proposed amenity space, management and maintenance of the building would be considered against the SKDC Prescribed Standards for HMO Licensing and be appropriately addressed through the licensing process.
- 7.5.11 Taking all the above into account, it is considered that the proposed development would provide a suitable standard of residential amenity for residents, and not result in an adverse impact on the amenities of occupiers of adjacent properties, in accordance with Policy DE1 of the Local Plan and Section 12 of the NPPF.



## 7.6 Highway issues

- 7.6.1 Lincolnshire County Council has been consulted as local highways authority, and commented on the application raising no objection to the proposal. They have confirmed that the site is in a central urban area and there are services and facilities within a reasonable distance, and these could be accessed by sustainable travel options such as walking, cycling and public transport. The future residents of the development would not be reliant on the private car and therefore parking is not essential to the proposal.
- 7.6.2 Lincolnshire County Council has requested that three crossing points be upgraded to tactile crossing points. However, it is the Case Officer's assessment that this request has not been sufficiently justified and there is no evidence that they are reasonably related to the proposal and necessary to make the development acceptable in planning terms. As such, these conditions are not included in the schedule of conditions recommended below.
- 7.6.3 The proposals include for bicycle storage for 24 bicycles, and this would be capable of storing bicycles securely for residents. Additionally, there would be car parking spaces for a total of 8 vehicles onsite.
- 7.6.4 The proposal would result in adequate access, parking and turning facilities and would not have an unacceptable adverse impact on highway safety in accordance with Policy ID2 of the Local Plan and the NPPF Section 9.

## 7.7 Other Matters

- 7.7.1 The Housing Act 2004 Part 1 assesses housing conditions and enforces housing standards in dwellings, HMOS, unoccupied HMO accommodation, and any common parts of a building containing one or more flats. This legislation covers fire safety, fire detections systems, fire doors, electrical safety, repair and maintenance, and security of housing including damp and mould hazards. Rented properties are required to provide extractions to bathrooms and kitchens, and opening windows to bedrooms for ventilation. There is not an issue with men and women sharing a HMO, or communal areas such as bathrooms as long as the security requirements are met e.g. locks on bathroom doors.

### **Licensing of HMOs**

- 7.7.2 Licensing of HMOs (Houses in multiple occupation) is covered by the Housing Act 2004 Part 2 and covers all properties with 5 occupants or more living in two or more separate households, who share some basic amenities (washing facilities, toilets, kitchens). It is a requirement for HMOs that they are licenced by the local authority, in this case South Kesteven District Council. All licences granted are subject to conditions which the licence holder must comply with either immediately or within a specified period of time. Certain conditions as detailed in Schedule 4 of the Housing Act 2004 are mandatory and must be included in every licence granted. The Council can also impose any other specific property conditions considered necessary for regulating the management, use and occupation of the premises concerned plus its condition and contents. The licence ensures that the house is suitable for the number of occupants, and the manager of the house is considered to be 'fit and proper' e.g. no criminal record, or breach of landlord laws or code of practice. The council require an updated gas safety certificate every year, installed and maintained smoke alarms, and safety certificates for all electrical appliances. The licence would be valid for a maximum of 5 years.

- 7.7.3 Furthermore, there are mandatory national minimum bedroom sizes (6.51sqm for single occupancy, and 10.22sqm for a couple) and amenity requirements covering the number of bathrooms / bathing facilities, and kitchens include cooking facilities, cupboard storage, washing facilities, cold food storage, and worksurface preparation for HMOs. The national guidelines stipulate the floor area necessary for kitchens (minimum 7sqm with 1sqm for every tenant exceeding 5) and bathrooms.
- 7.7.4 It should be noted, there are no requirements under HMO licensing for the provision of a separate sitting room (if the kitchen is large enough to meet the space requirements), laundry facilities, or outside space. There are also no specific requirements for disabled individuals in the HMO licensing requirements.

### **Management of HMOs**

- 7.7.5 The Management of Houses in Multiple Occupation Regulations sets out the legal duties relating to the day to day running of HMOs. The regulations impose duties on managers of HMOs to
- provide contact details and have them on display,
  - ensure all means of escape from fire are maintained and kept free from obstruction, all fire precautions are maintained, steps are taken to protect occupants from injury,
  - maintain water supply and drainage,
  - ensure annual gas safety checks are carried out
  - not unreasonably interrupt gas or electricity supply
  - maintain in repair and keep clean all common parts and installations, and ensure common parts have adequate lighting
  - ensure each unit and furniture are clean at the start of each occupation and maintain the internal structure and installations in each letting
  - provide adequate waste storage facilities and ensure that there is appropriate collection of waste.
- 7.7.6 The manager should also ensure that the building, and boundary walls, fences, gardens are maintained in a safe and tidy condition.

### **Issuing the HMO Licence**

- 7.7.7 When determining the licensing application, the property is inspected, and the officer considers whether it is suitable for licensing (room sizes, amenity space), makes an assessment of the licence holder, and whether the proposed management arrangements are suitable.
- 7.7.8 Where the property is unsuitable for the proposed number of occupiers the local authority may where the property can be made suitable by certain works, place conditions on the issued licence for certain works to be completed by certain dates. Where the property cannot be made suitable for the number of occupiers then the local authority may propose to grant a licence for the number of occupiers the accommodation is suitable for. Where the property or management arrangements are inadequate, or significant health and safety failings are noted then the authority may choose to refuse an application or grant a licence for a reduced time period.

## **8 Crime and Disorder**

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

## **9 Human Rights Implications**

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

## **10 Conclusion**

- 10.1 The application the change of use of a Residential Care Home Use Class C2 to two 12-bedroom House of Multiple Occupancy (Use Class Sui Generis) within Grantham. The proposed use of the site would provide 24no. bedrooms. The use is considered to be in accordance with Policy SP1, SP2 and SP3 of the Local Plan, and suitable as a residential use, particularly taking into account the previous use of the site as care home. The application scheme is considered to offer an opportunity to provide multiple units of residential accommodation in Grantham town centre in accordance with Policy H4 of the Local Plan, and this would be a public benefit that weighs in favour of the proposal.
- 10.2 The development of the site would result in an increase of 7 residents from the previous use and not result in an overdevelopment of the site that would have a detrimental, adverse impact upon the residential amenities of adjacent properties. The application site provides a suitable level of internal and external residential amenity space for the future occupiers including storage space, 8no. car parking spaces, bicycle storage for 24 bicycles, and waste collection. Furthermore, the HMO will require a HMO licence and will be assessed against the SKDC Prescribed Standards for HMO Licensing.
- 10.3 Taking the above into account, it is considered that the proposal is appropriate for its context and is in accordance with the NPPF (Sections 9, 12 and 16) and Policies DE1, SP1, SP2, SP3, EN6 and H4 of the South Kesteven Local Plan. There are no material considerations that indicate otherwise although conditions have been attached.

## **11 Recommendation**

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

### **Time Limit for Commencement**

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

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

### **Approved Plans**

- 2 The development hereby permitted shall be carried out in accordance with the following list of approved plans:
- i) Site Location Plan, drawing ref. 0113-001 050 01 (received 25/09/25)
  - ii) Proposed Block Plan, drawing ref. 0113-001 051 01 (received 25/09/25)
  - iii) Proposed Floor and Elevation Plan, drawing ref. 0113-001 101 01 (received 25/09/25)
- Unless otherwise required by another condition of this permission.
- Reason: To define the permission and for the avoidance of doubt.

## **Prior to Occupation**

### Refuse and Cycle Storage

- 3 Before first occupation of any part of the development hereby permitted, the refuse and recycling storage and cycle storage areas indicated on approved Proposed Block Plan drawing ref. 0113-001 051 01 shall have been completed and made available for use. Those facilities shall thereafter be retained for use at all times.
- Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to promote sustainable means of travel.

### Crime Prevention

- 4 Before the development hereby permitted is occupied, a scheme of crime prevention measures shall have been submitted to and approved in writing by the Local Planning Authority.
- Thereafter, the approved measures shall be implemented in full prior to first occupation, and shall be retained and maintained throughout the operation of the use, unless otherwise agreed in writing by the Local Planning Authority.
- Reason: In the interests of minimising crime and disorder, and the fear of crime and disorder.

### Management Plan

- 5 Before the development hereby permitted is occupied, a Site Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Site Management Plan shall include, but shall not be limited to, the following details:
- Noise Management;
  - Waste Management; and
  - Amenity area management (including internal and external shared areas and hours of use)
- Thereafter, the approved Site Management Plan shall be implemented prior to first use and shall be strictly adhered to throughout the operation of the use, unless otherwise agreed in writing by the Local Planning Authority.
- Reason: In the interests of amenity of existing and future residents of the area.

## **Ongoing Conditions**

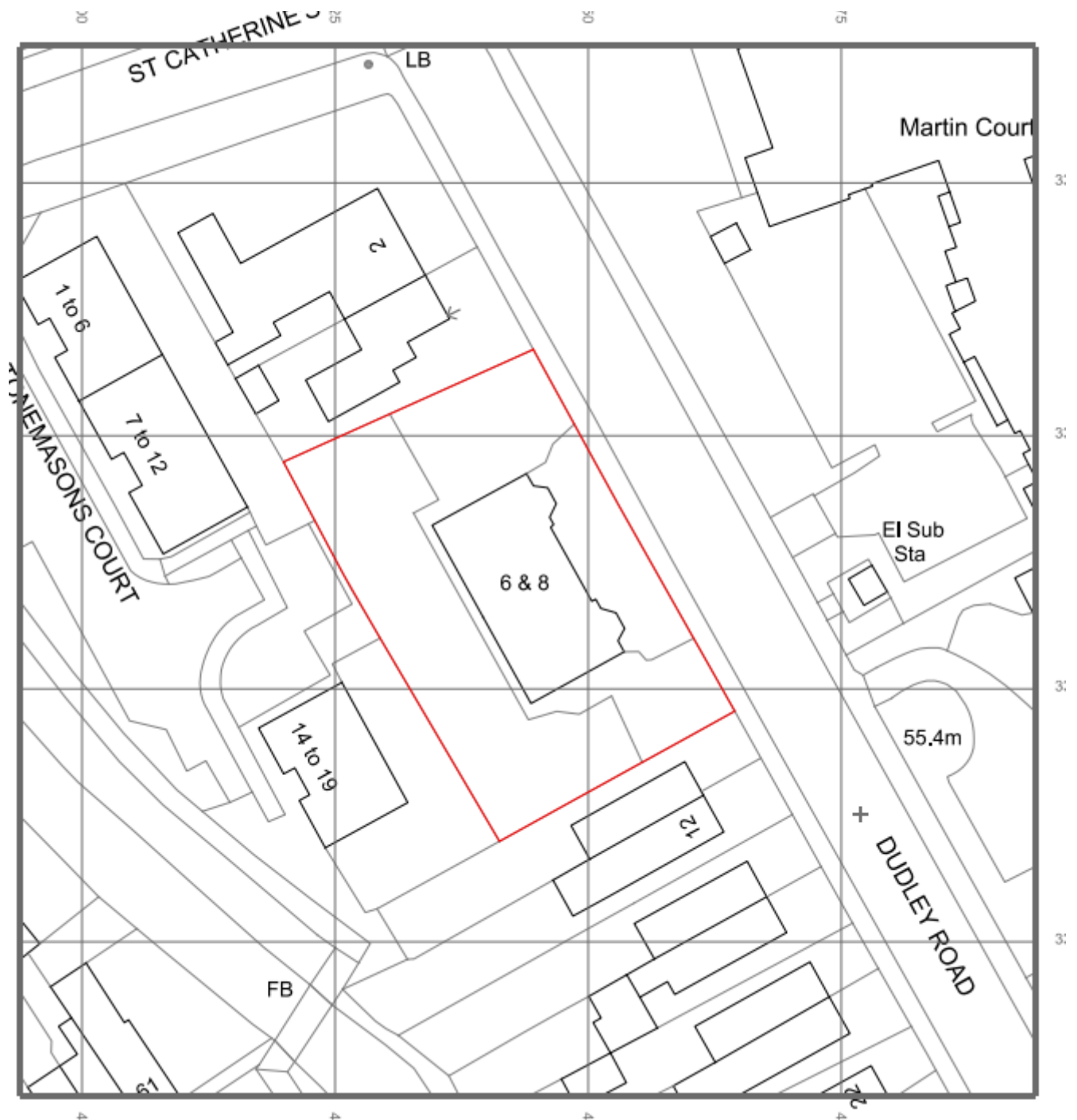
- 6 The HMO use (Sui Generis) hereby permitted shall be limited to 24no. bedrooms and no more than 24.no occupants, unless otherwise agreed in writing by the Local Planning Authority.

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

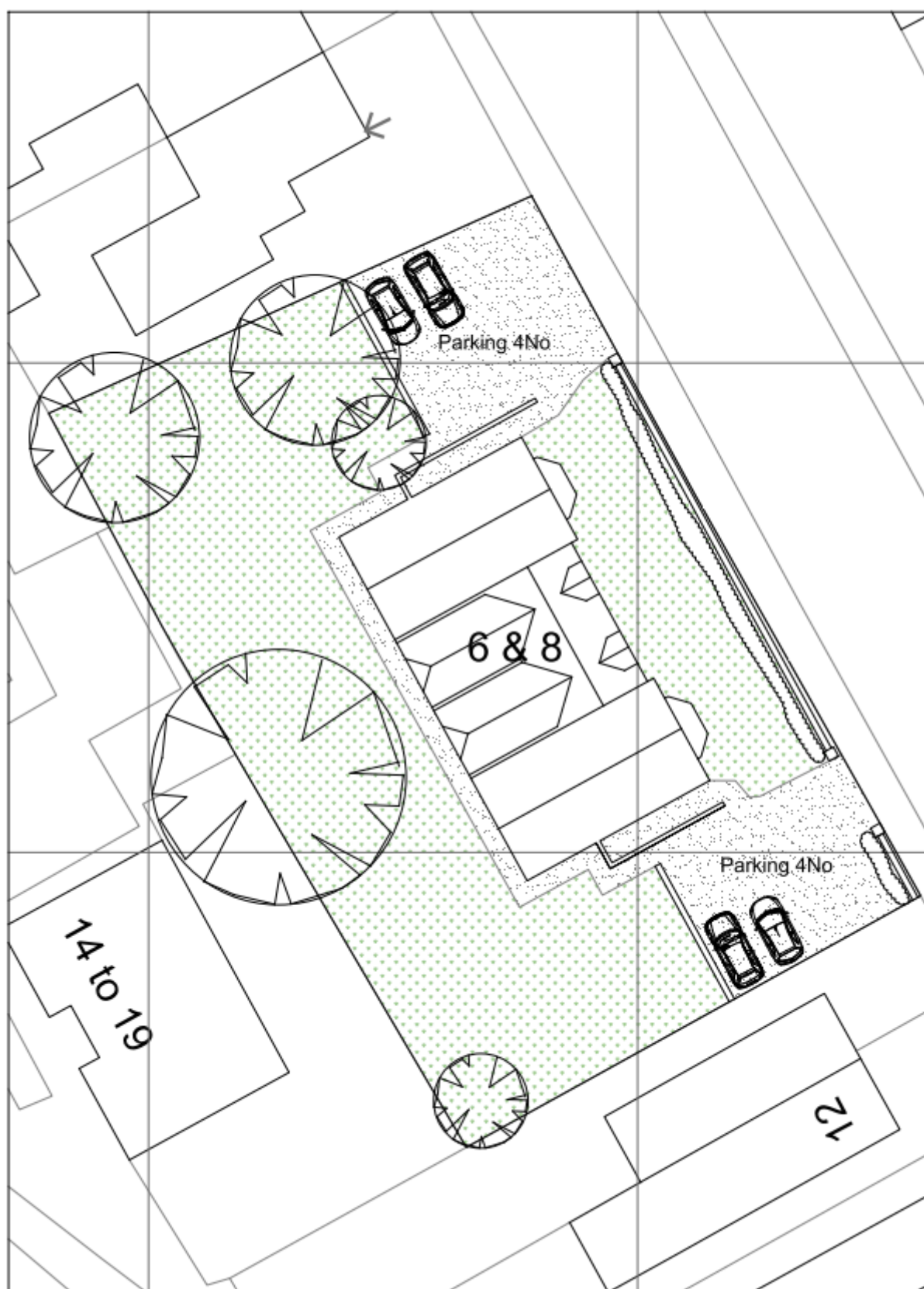
**Standard Note(s) to Applicant:**

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

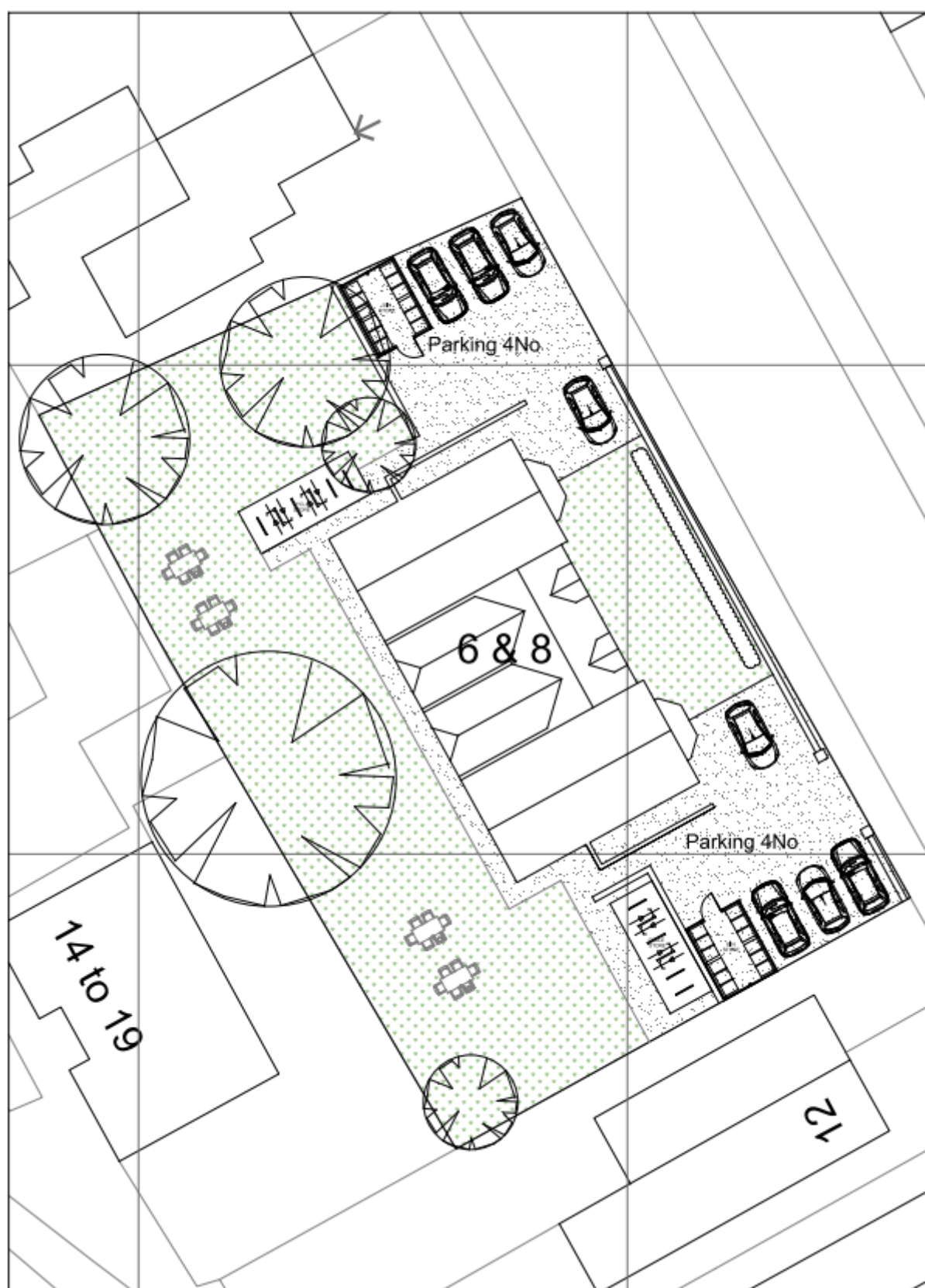
## SITE LOCATION PLAN



## BLOCK PLAN EXISTING

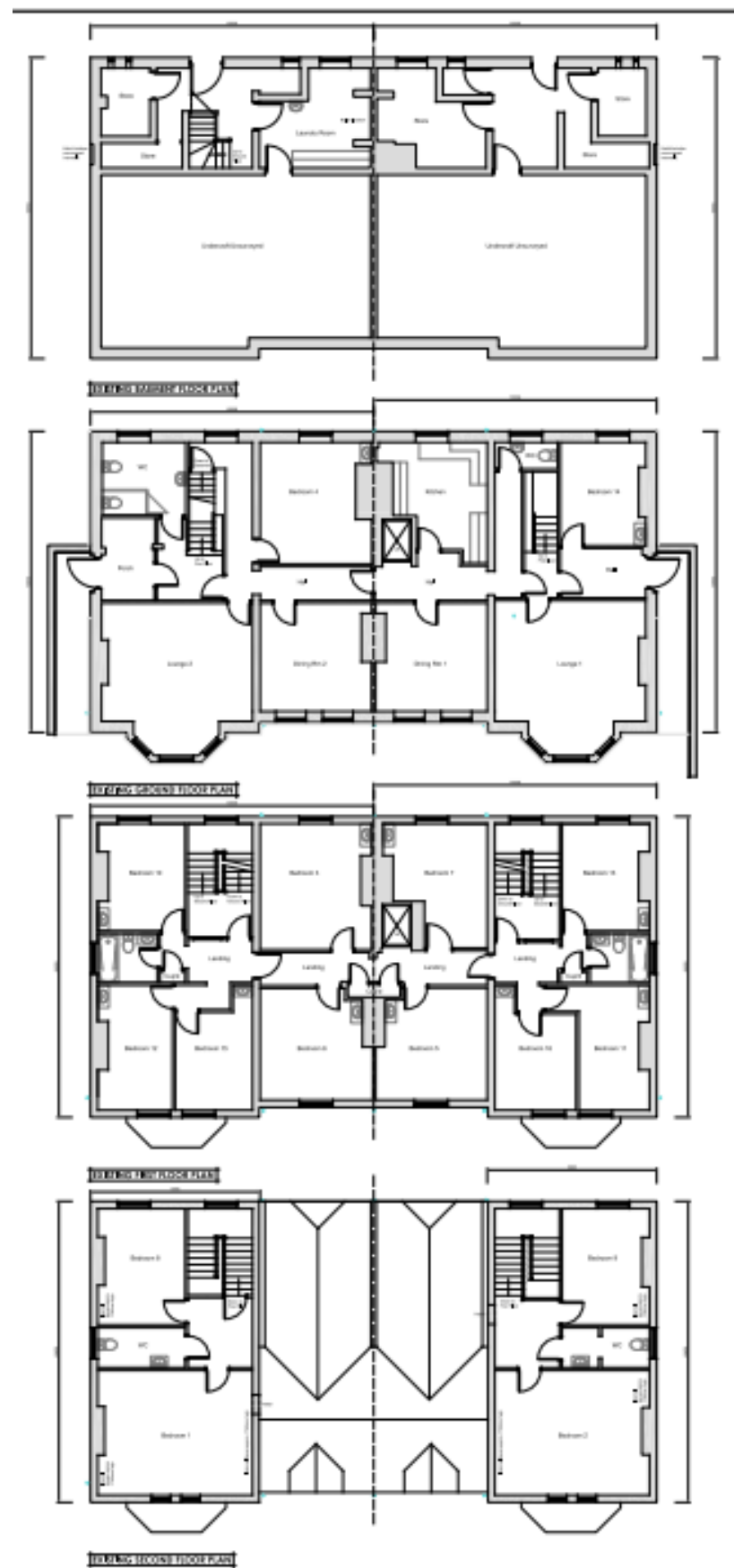


## BLOCK PLAN PROPOSED

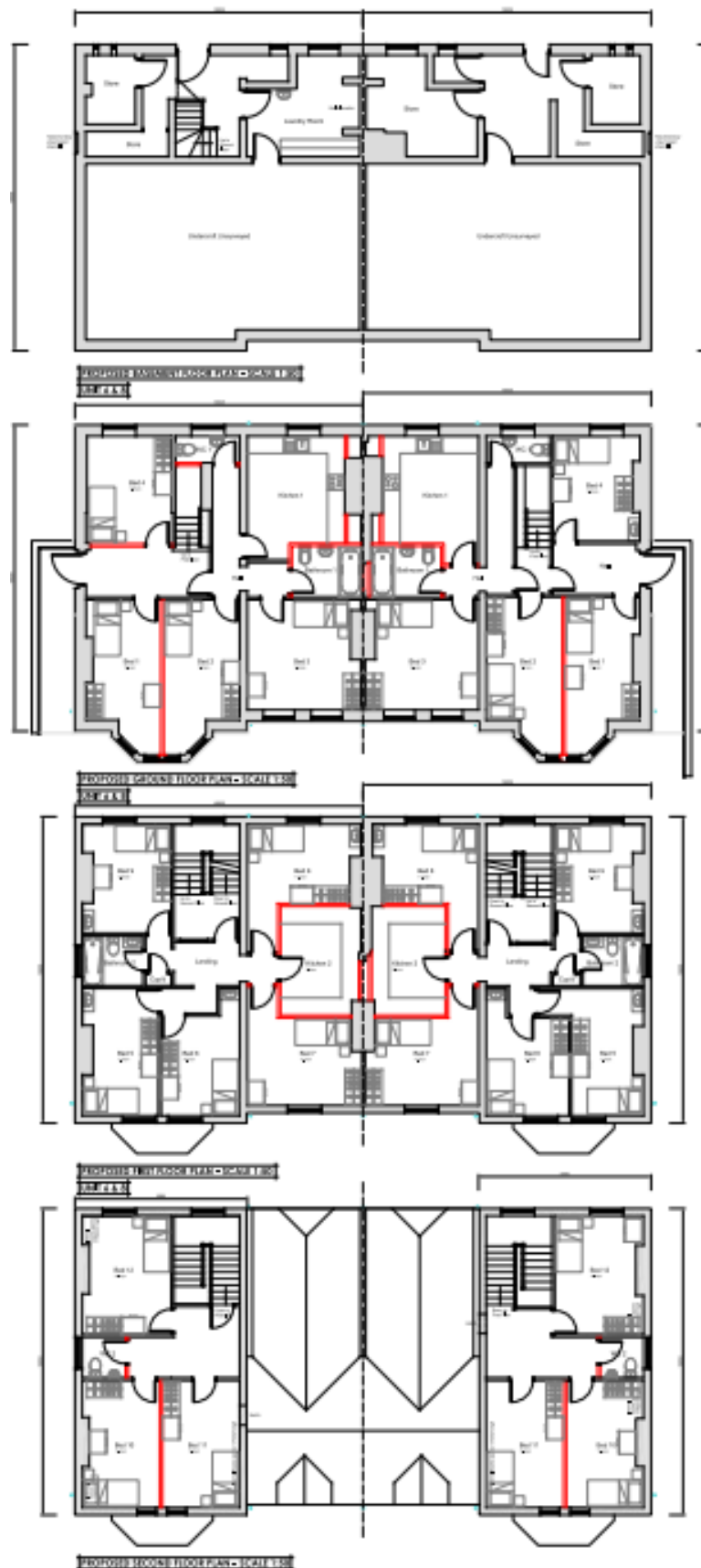




## FLOOR PLANS EXISTING



## FLOOR PLANS PROPOSED



## ELEVATIONS EXISTING



## ELEVATIONS PROPOSED



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