

Minutes

Planning Committee

Thursday, 31 July 2025, 1.00 pm

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



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Committee Members present

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

Councillor Harrish Bisnauthsing
Councillor Pam Byrd
Councillor Patsy Ellis
Councillor Paul Fellows
Councillor Tim Harrison
Councillor Gloria Johnson
Councillor Mark Whittington
Councillor Max Sawyer

Officers

Emma Whittaker (Assistant Director of Planning and Growth)
James Welbourn (Democratic Services Manager)
Adam Murray (Principal Development Management Planner)
Kevin Cartwright (Senior Planning Officer)
Hannah Noutch (Development Management Planner)
Arianne Buschmann (Conservation Officer)
Amy Pryde (Democratic Services Officer)
Paul Weeks (Legal Advisor)

19. Register of attendance and apologies for absence

Apologies for absence were received from Councillors Vanessa Smith, Sarah Trotter and Paul Wood.

Councillor Max Sawyer substituted for Councillor Vanessa Smith.

20. Disclosure of interests

The Chairman made the following statement:

‘With regards to items 7 and 8 of the Agenda, I make a declaration on behalf of all members that whilst it is acknowledged that the applicant is the Council, this will not

affect how members of the planning committee determine the application. All members have been trained and will determine the applications in accordance with their planning training and with an open mind. Any member who does not feel they are open minded to determine the applications should make a declaration to that effect and not vote on the application.'

The Chairman made a personal disclosure of interest in relation to agenda item 5. She had been lobbied by the Ward Member, however, remained open-minded on the application.

Councillor Harrish Bisnauthsing made a personal disclosure of interest in relation to agenda item 5. He had been lobbied by the Ward Member, however, remained open-minded on the application.

21. Minutes of the meeting held on 3 July 2025

The minutes of the meeting held on 3 July 2025 were proposed, seconded and **AGREED** as a correct record.

22. Application S24/1453

Proposal:	Application for reserved matters relating to layout, scale, appearance, landscaping and access following outline planning permission S22/1065
Location:	The Gables, Honington Road, Barkston, Lincolnshire, NG32 2NG
Recommendation:	To authorise the Assistant Director – Planning & Growth to GRANT reserved matters consent, subject to conditions

Noting comments in the public speaking session by:

District Ward Councillor
Barkston and Syston Parish Council

Cllr Ian Stokes (Against)
Cllr Peter Connor

Together with:

- Provisions within SKDC Local Plan 2011-2036 and National Planning Policy Framework (NPPF).
- No comments received from LCC Highways.
- Comments received from Parish Council.
- Comments received from Environmental Protection.

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

- Whether the south facing wall would impact or cause light deprivation to a neighbouring plot.

The Officers assessment of the south facing wall was that the amount of light deprivation would not be unacceptable. There may be an impact on outlook from the neighbouring dwelling, however, this was not a material planning consideration. Light tracking was not necessary for the application and an assessment had been made on submitted details.

- Whether the neighbouring property was an issue raised within the original appeal and whether the height of the wall was higher than the existing fence.

It was confirmed the height of the wall would be higher than the existing fence.

At the time of the previously refused application there was no mention of the two plots in question in terms of amenity.

- It was noted that the previous application of the site was refused due to being cramped. A query was raised on how the current proposal had been changed to become within the character of the area.

The Officer clarified the previously refused application was out of character of the area by being too cramped. The proposed layout had been changed and addressed the concern of being within the character of the area, due to existing properties within the vicinity being of a similar distance apart.

It was the Officers assessment that the application met Policy DE1 and did not have a negative impact on the character and appearance of the area.

The Principal Development Management Planner highlighted that the back-to-back relationship from plot 3 and 4 to the properties at the back of the site was around 45 metres, in terms of single storey to the back elevation.

The previous scheme where the Inspector described the site as cramped and contrived related to open frontage. By the change of layout and retaining the openness at the frontage, which Officers felt was more in keeping of the area.

- Clarification was sought over the report where it stated 'adverse impacts are acceptable, not only unless they outweigh the benefits, but unless they significantly outweigh the benefits'.

The Assistant Director of Planning and Growth confirmed the context of the phrase was in relation to paragraph 11D of the National Planning Policy Framework (NPPF) and outlined a tilted balance position in terms of the Council's housing land supply. The NPPF applied a tilted balance in favour of the presumption of sustainable development, unless there was demonstrably harm that outweighed the positive impact.

- One Member felt there was not enough intrusion on neighbouring properties and layout to warrant a refusal of the application.

- One Member requested further clarity around the impact on amenity within Policy DE1 of the Local Plan, where it states the adverse impact on neighbouring units in terms of noise, light and loss of privacy.

It was confirmed there may be an impact between the proposal and the existing dwellings; however, the Committee were responsible for assessing whether it would be an unacceptable adverse impact.

- Whether the current proposal had been through a design pad.

The proposal had not been taken to the design pad, however, the Council had assessed the proposal using the published guidance on design.

- It was questioned whether any weight could be given to the cumulative impact of five, two-storey dwellings.

The Assistant Director of Growth and Culture confirmed any weight given to harms of benefits was at the discretion of the Committee. The application had an outline planning permission for five properties on the site; the Committee would need to consider the impact or harm of cumulative impact.

- Further concern was raised on modelling not being completed on the overshadowing and visual dominance of plot 3 overlooking plot 1. It was queried whether any weight could be given to modelling.

The modelling of the application was one way in which the assessment could be made. However, Officers also considered the 45 degree rule and 25 degree rule that are set out in design guides to make an informed judgement of impact.

In terms of sun tracking, plot 3 was to the north of the site, meaning the existing property may potentially overshadow the garden of plot 3.

A condition within the report stated measures in order to protect the existing bat population.

- Clarification was sought on whether the proposed dwellings had garages as comments from the Parish Council stated they did not. It was queried whether a condition could be implemented for garages to not be converted.

The comments from Parish Council were received prior to the submission of amended plans, which did include garages. If the integral garage was to be converted internally, it would not require permission. However, a change of use would require submission of an application.

The Assistant Director of Planning and Growth noted a condition could be included to require the garages only be used for the parking of motor vehicles with the inclusion of motorcycles. This would require any request for a change of use of the garage would require the condition to be removed for the plot.

It was noted the properties would be fitted with air source heat pumps, however, the dwelling design had chimneys as part of the design and character.

- One Member reiterated comments made from the Inspector around character of the area, mix of dwelling types, edge of settlement and the design of wide frontages. It was discussed whether the application had addressed the Inspectors' concerns of a previous refusal.
- It was requested that some trees be planted on the green space the area of the communal land on the southern boundary to create a buffer and visual screening.

Following a query in relation to the area to the North of the site, it was clarified that planning permission had expired in 2020 and there was no longer an extant planning permission for the adjacent site.

- A query was raised on the ownership of the grass area on the proposed site and who would maintain tree planting and landscaping on site.

It was confirmed the developers would be responsible for any grass, trees and landscaping within the site boundary.

A request was made for a site management plan to be conditioned. Officers confirmed that this would be covered by a Landscape Management Plan.

A question was raised about maintenance of the access road and whether there would be a legal agreement put in place for it.

The Officer provided the landscaping plan and provided details of proposed material for the site.

- Whether obscure glazing windows could be included.

A condition on obscure glazed windows was not required, as the specific type of windows would need to be agreed.

- The distance between the two plots was 36 metres and therefore, it was not necessary to condition obscure glazed windows.

The Assistant Director of Planning and Growth reiterated that plots 3 and 4 of the current plans were similar. However, the Committee and the Inspector did not have concerns over cramping between the two plots.

- The relationship between plot 4 and plot 2 were queried in relation to windows and overlooking of living areas.

The Principal Development Management Planner confirmed that both overlooking elevations of both plots were blank.

- A query was raised on a paragraph in the refusal statement from the Inspector and whether the development would conflict with policies DE1 and SP2 in regard to scale, density and massing given the context of the area. Clarification was sought on whether this paragraph related to plots 2 and 3 or was a generic statement regarding original design.

The paragraph within the appeal statement was generic and a conclusion of the Inspectors assessment of the scheme as a whole against policies in the plan. The preceding paragraphs made it clear that the concerns were in relation to Plots 2 and 3 only.

- One Member queried whether the Committee could condition and request a tarmac surface driveway rather than gravel.

Officers confirmed that conditions could be imposed to require the submission of revised details, with an informative highlighting the Committee's position regarding gravel being unacceptable.

Final Decision:

It was proposed, seconded and **AGREED** to authorise the Assistant Director – Planning & Growth to **GRANT** reserved matters consent, subject to conditions with the final wording of conditions to be agreed in consultation with the Chairman:

Approved Plans

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

- i. Site Location Plan re. 2237SP01 received 21 August 2025
- ii. Proposed Block Plan re. 2237SP03 REV 05 received 23 May 2025
- iii. Proposed Landscaping Plan re. 2237SP04 REV 05 received 23 May 2025
- iv. Proposed SB1 Illustrative plan re. 2237SP05 REV 05 received 23 May 2025
- v. Plot 1 and 2 South and North Elevation re. 2237P1 01 REV 01 received 23 May 2025
- vi. Plot 1 and 2 East and West Elevation re. 2237P1 02 REV 01 received 23 May 2025
- vii. Plot 1 and 2 Ground Floor Plan re. 2237P1 03 REV 01 received 23 May 2025
- viii. Plot 1 and 2 First Floor Plan re. 2237P1 04 REV 01 received 22 July 2025
- ix. Plot 3 and 4 East and West Elevation re. 2237P3 01 REV 01 received 22 July 2025
- x. Plot 3 and 4 North and South Elevation re. 2237P3 02 REV 01 received 22 July 2025

Unless otherwise required by another condition of this permission.

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

During Building Works

2 Notwithstanding the submitted details, before any development above damp-proof course, details of additional tree planting, and a scheme for the retention of the existing landscaping, within the area of communal land on the southern boundary, shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter, the development shall be carried out in accordance with the approved details prior to first occupation of the development hereby permitted.

Reason: Soft 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.

3 Notwithstanding the submitted details, before any development above damp-proof course, revised details of the hard surfacing of the access road within the site shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter, the development shall be carried out in accordance with the approved details prior to first occupation of the development hereby permitted.

Reason: To ensure that the proposed hard surfacing materials assimilate with the character of the area and does not give rise to any unacceptable adverse impacts on residential amenity of neighbouring occupiers; as required by Policy DE1 of the adopted Local Plan.

Before the Development is Occupied

4 Before any part of the development hereby permitted is occupied, the works to provide the boundary treatments shall have been completed in accordance with the approved boundary treatment details on 'Proposed Landscaping Plan' re. 2237SP04 REV 05 and 'Proposed Materials Plan' re. 2237SP06.

Reason: To provide a satisfactory appearance to any boundary treatments and by screening rear gardens from public view, in the interests of the privacy and amenity of the occupants of the proposed and neighbouring dwellings and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

5 Prior to the occupation of the dwelling hereby permitted, 1 bird box and 1 bat box shall have been installed for each dwelling.

Reason: To support biodiversity provision on site in line with Policy EN2 of the SKDC Local Plan.

6 Following first occupation of any part of the development hereby permitted, the approved Landscape Management Plan 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 Local Plan.

7 Before any part of the development hereby permitted is occupied, the external surfaces shall have been completed in accordance with the 'Proposed Materials Plan' re. 2237SP06.

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, a Landscape Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- i. Long term design objectives
- ii. Management responsibilities; and
- iii. Maintenance schedules for all landscaped areas, other than privately owned domestic gardens.

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

9 The approved sustainable building measures detailed within the Sustainability Statement received 21 August and 'Proposed SB1 Illustrative Plan' re. 2237SP05 REV 05 and shall be completed in full, in accordance with the agreed scheme prior to the first dwelling hereby permitted is occupied.

Reason: To ensure the development mitigates and adapts climate change in accordance with Local Plan Policy SB1 and SD1

10 Before any part of the development hereby permitted is occupied, all hard and soft landscape works shall have been carried out in accordance with the approved hard and soft landscaping details shown on 'Proposed Landscaping Plan' re. 2237SP04 REV 05 unless otherwise required by another condition of this permission.

Reason: Hard and soft 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.

Ongoing Conditions

11 Within a period of five years from the first occupation of the final dwelling of the development hereby permitted, any trees or plants provided as part of the approved soft landscaping scheme, that die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced in the first planting season following any such loss with a specimen of the same size and species 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 The approved parking facilities including all garages for vehicles shall not be used for any purpose other than the parking of motorised vehicles or bicycles, and access shall be maintained at all times to allow them to be used as such.

Reason: To ensure that the development is provided with adequate parking to prevent the likelihood of on-street parking and therefore to achieve good quality design, as required by Policy DE1 of the adopted Local Plan.

(The Committee had a five-minute break).

23. Application S25/0672

Proposal:	Proposed change of use of outbuildings to short term holiday accommodation
Location:	Fortescue Arms, 27 High Street, Billingborough, NG34 0QB
Recommendation:	To authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions

Noting comments in the public speaking session by:

Fortescue Arms Community Committee
Applicant's Agent

Ari Volanakis
Statement read out

Together with:

- Provisions within SKDC Local Plan 2011-2036 and National Planning Policy Framework (NPPF).
- Comments received from Environmental Protection.
- Comments received from SKDC Conservation Team.

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

It was confirmed that Councillor Murray Turner was the Chairman of the Fortescue Arms Community Committee.

- Whether the community were content with the changes of use.

It was confirmed the Community Group had undertaken a survey. There had been no investment into the main building of the pub for the past 10 years and other issues with the pub's roof, electricity, health and safety. The survey found a high amount of dissatisfaction from residents with the condition of the site.

- Whether the loss of outside seating area had a positive or negative impact on tourism capacity.

The Public Speaker confirmed the use of outside seating area was positive for improving tourism capacity of the village and wider area. It was felt the pub would receive better business during the summer months.

- Whether stakeholders were contacted on the application.

The Public Speaker confirmed the Parish Council, the Fortescue Arms Community Committee and landlord were not consulted by the Applicant upon the application being submitted. Moreover, the Applicant was not legally required to consult with local communities.

The Chairman clarified a condition was in place that the letting of the short-term holiday accommodation was tied to the operation of the pub.

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

The Principal Development Management Planner updated the Committee with comments received from Billingborough Parish Council:

'Members of Billingborough Parish Council wish to inform the Planning Committee with the following information.'

The beer garden borders the outbuildings in question, The proposed development details windows and doors leading out onto the beer garden area which would necessitate losing a large proportion of this amenity.

This social space which enables families to take children with them without having to go into the pub environment currently forms a very popular area of the premises, especially in the summer months. This space not only helps to support the pub economically but is valued as an area which facilitates social cohesion within the village.

The Parish Council supports the development of the site that would help secure the future of the public house, however, it is aware that a planning application to

develop a residential property within the same site has been submitted previously, although refused.

The Parish Council questions the logic of investing in the development of a new property on the site whilst the pub itself is in great need of repair and refurbishment and would question why the Applicant requests planning permission for short-term renting, potentially limiting its income rather than a C1 application.

If the Parish Council is correctly informed, recent changes have taken place that enable this type of application, if successful to be classed as a C5 property. It is believed this classification attracts permitted development rights, enabling it to be changed to a residential C3 property without planning permission needing to be sought, unless local authorities remove these permitted development rights by making an Article 4 direction.

The Parish Council can therefore not support this application for the reasons described above, but should the application be successful, it urges the District Council to use its authority to make an Article 4 direction to ensure that any future change would also require planning permission’.

- Clarification was sought around objector’s concern on loss of outdoor space.

The Officer clarified that the proposal did not include any proposals to close the outdoor space or minimise it. Some outdoor seating may be moved for the holiday-lets to have a clear access route.

Condition 13 strictly tied the occupation of the dwelling as a holiday let to the continued operation of the pub.

Condition 14 specifically ties the dwelling to occupation for holiday purposes only. This meant that any changes of use would need to be submitted as a new application.

- A query was raised on whether the Listed Building Consent Application had been submitted as advised by the Conservation Officer.

The Applicant’s had been advised they required Listed Building Consent and could not proceed with any change of use works until this was obtained and submitted.

- Whether the development, if approved would comply with fire regulations.

It was confirmed several aspects, including fire regulations would be dealt with under building regulations.

- Concern was raised that several paragraphs within the report referred to a ‘lack of information’. Clarification was sought on whether the concerns had been dealt with.

The Officer confirmed all 'lack of information' stated within the report had been addressed and the information had been received.

- One Member felt the development would improve the business plan for the pub and further investment.
- It was noted that plan did not show a kitchenette facility and whether this was a concern.

It was clarified that facilities provided are for a short-term accommodation linked to the operation of the pub and it was hoped any visitors would utilise the pubs amenities.

- Whether a condition could be implemented to bring the external view of the holiday lets to a high standard, alongside sufficient insulation.

The Applicant's proposed to alter the windows in the holiday lets, subject to condition whereby the details would be submitted prior to works taking place. The Planning Authority only had powers to condition urgent works or repairs notices to listed buildings and the responsibility lied with the owners of the building.

- One Member commented on the entertainment space and flexible outdoor seating area which could support the long-term viability of the public house.

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 Plan received 30 May 2025
- ii. Proposed Floor Plans re. 22.2820.25B received 11 July 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) No works shall commence until a programme of building recording at Level 2 as defined by Historic England in Understanding Historic Buildings: A Guide to Good Recording Practice is produced, submitted to and approved by the Local Authority.

The Building Recording will be undertaken in accordance with the approved scheme of work prior to development commencing.

Reason: To ensure the development is in accordance with Paragraph 218 of the NPPF and Policy EN6: The Historic Environment of South Kesteven District Council's Local Plan.

- 4) Before the development hereby permitted is commenced, a construction management plan detailing the controlling of construction noise and dust during the development of the site shall have been submitted to and approved by the Local Planning Authority.

Reason: To protect neighbouring properties the working methods will need to be carefully considered in accordance with Policies EN4 and DE1 of the SKDC Local Plan.

During Building Works

- 5) During building works, any historic flooring identified during the historic building recording shall be retained and preserved through the installation of a false floor unless otherwise agreed in writing with the Local Planning Authority.

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

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

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

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

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

- 8) Prior to any internal works hereby permitted, a method statement for the insulation of the property, including the material details and specification for installation, shall have been submitted to and approved by the Local Planning Authority. The insulation shall be installed in accordance with the approved details prior to the building first being brought into use.

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

Before the development is occupied

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

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

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

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

- 11) Before any part of the development hereby approved is brought into use, the rooflights indicated to the south elevation; shall have been installed and be of a conservation type, fitted flush with the adjoining roof surface so as not to project above the plane of the roof and shall be retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy EN6 of the adopted South Kesteven Local Plan.

- 12) Before any part of the development hereby approved is brought into use, 2 bird boxes and 2 bat boxes shall have been installed on site.

Reason: To support biodiversity provision on site in line with Policy EN2 of the SKDC Local Plan.

Ongoing Conditions

- 13) The holiday accommodation hereby permitted shall solely be used in connection with the operation of the public house 'Fortescue Arms, 27 High Street, Billingborough'.

Reason: To define the permission and protect the community facility in accordance with Policy SP6 of the adopted South Kesteven Local Plan.

- 14) The accommodation hereby approved shall be occupied only in strict accordance with the following requirements:
- i. The accommodation shall be occupied for holiday purposes only.
 - ii. The accommodation shall not be occupied as a person's sole, or main place of residence.
 - iii. A register of occupancy of the accommodation, to include the details of motor vehicle registration numbers, the names and addresses of all occupants and their arrival and departure dates, shall be kept by the site manager and shall be made available at all reasonable times for inspection by officers of the local planning authority.

Reason: To ensure that the permitted accommodation is not occupied for permanent residential use having regard to the retention of the community facility and noise amenity of occupiers in accordance with Policies SP6 and DE1 of the adopted South Kesteven Local Plan.

- 15) The development hereby permitted shall be carried out in accordance with Section 3 of the Acoustic Survey and Assessment Prepared by MES Ltd dated August 2024.

Reason: To prevent disturbance to the amenities of the occupants of the site and in accordance with Policies EN4 and DE1 of the adopted South Kesteven Local Plan.

24. Application S22/2371

Proposal:	Erection of twelve self-contained flats with associated hard and soft landscaping, cycle and bin storage and detached storage building
Location:	Land Off Burghley Street, Bourne
Recommendation:	To authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to the completion of a Section 106 legal agreement

Noting comments in the public speaking session by:

District Councillor	Councillor Anna Kelly
	Councillor Helen Crawford – Statement read out
Applicant's Agent	Jason Murray

Together with:

- Provisions within SKDC Local Plan 2011-2036 and National Planning Policy Framework (NPPF), Design Guidelines for Rutland and South Kesteven and Bourne Conservation Area Appraisal and Management Plan.

- Comment received from Environmental Protection Services (SKDC).
- Comments received from LCC Highways & SuDS Support.
- Comments received from NHS Lincolnshire Integrated Care Board.
- Comments received from Lincolnshire Fire and Rescue.
- Comments received from Anglian Water.
- Comments received from Heritage Lincolnshire.
- No comments received from Historic England.
- Comments received from Lincolnshire County Council (Education).
- Comments received from Bourne Town Council.
- Comments received from Conservation Officer.
- Comments received from Affordable Housing.

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

(Councillor Paul Fellows declared he was a Member of Bourne Town Council, however, he had not participated or voted in any decisions on the application and came to the meeting with an open mind).

- Whether the Applicant's agent was concerned about the egress and entry to the site.

The access to the site was substandard as Highways had pointed out. The current use of the site (13 garages) were used by local residents in the area due to limited on-street parking. It was stated that no reported accidents had taken place in the past 27 years when the site was being used as garages.

- Concern was raised around delivery vans entering and leaving the site alongside the inability of a fire engine being able to access the site.

The fallback position advised by fire and rescue was the use of sprinklers in the proposed properties. It was noted that several fire engines could access the road parallel to the development.

The Assistant Director of Planning and Growth confirmed comments received from the fire brigade were all matters that were covered by the building regulations. This would come under a separate consenting regime that the developer, if approved, would need to follow.

The Committee were reassured that the Council had enforcement powers to provide stop notices, if a developer started building without meeting building control legislation.

- Concern was raised that sprinkler systems were not infallible and required water pressure, regular maintenance, management and control. It was queried what further measures would be put into place to ensure the sprinkler systems did not fail.

The agent clarified a fire engine would be able to access land to the North of the site via the parallel road in the event of an emergency.

- One Member suggested the possible use of fire hydrants for the site.
- Specific concern was raised on safety of pedestrians. A query was raised on the distance from the front door of Block B to the road and distance from the backdoors to the boundary.
- Whether the site had any proposed safety at night in regard to illumination of front doors opening onto the road.

The Senior Planning Officer clarified the depth of the rear garden of Block B was 2.2 metres. The front elevation to the beer garden to the south was 3.9 metres, with a pathway immediately around the doorways that was scaled to approximately 0.5 metres.

The proposed lighting scheme met required standards and regulations. A condition could be added on lighting, if the Committee wished to do so.

The submitted hard landscaping for the site proposed that the parking areas and access would be block paved. There was no scope for any footpath.

- Whether any visual aids were proposed to put on the opposite side of road to assist vehicles egressing the site and have sight of emerging traffic.

The agent was open to suggestions and recommendations of traffic mirrors and calming measures.

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

- Further concern was raised in relation to fires and whether people would be able to be rescued from a burning building, in the event of a fire.

Fire safety and rescue was fully covered by building regulations and the Committee should be satisfied that a solution would be resolved through the building regulations. Document B required fire tenders to get within 45 metres of a building.

- It was noted the fire brigade had stated fire safety failed to meet minimum standards and sprinkler systems should be mitigated. It was queried whether sprinklers could be condition and how the Council could enforce it post occupation.
- Further concern was raised on the substandard access and visibility between 9 and 11 Burghley Street, it was felt mitigation was needed for pedestrian and vehicle safety.

*(It was proposed, seconded and **AGREED** to extend the meeting to 17:00).*

- Further concern of overdevelopment was raised. Members agreed that the site did need developing, however, on a smaller scale.

Final Decision:

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

The proposed site layout would appear cramped and contrived resulting in an unacceptable risk of conflict between vehicular access and pedestrian movements leading to a risk of safety for all users contrary to Policy DE1 of the adopted South Kesteven Local Plan.

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

25. Application S25/0992

Proposal:	Section 73 application to vary Condition 2 (Approved Plans) of planning permission S22/2308 (Erection of 21 affordable dwellings with associated access, landscaping, parking and cycle storage provision)
Location:	Land rear of Larch Close and Shaw Road, Grantham
Recommendation:	To authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions.

Together with:

- Provisions within South Kesteven Local Plan 2011-2036, Design Guidelines for Rutland and South Kesteven Supplementary Planning Document, National Planning Policy Framework (NPPF) and South Kesteven Local Plan Review 2021 – 2041.
- Comments received from Anglian Water.
- No comments received from Cadent Gas.
- No comments received from Gardens Trust.
- No comments received from Grantham Town Council.
- No comments received from Historic England.
- No comments received from Lincolnshire County Council (Education).
- Comments received from Lincolnshire County Council (Highways & SuDS).
- No comments received from Ministry of Defence (Defence Infrastructure Organisation).
- No comments received from National Highways.
- No comments received from NHS Lincolnshire Integrated Care Board.
- No comments received from SKDC Environmental Protection.

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

- Clarification was sought on whether the access road was being adopted or not and how this would affect any long-term maintenance of the road.
- Whether there were any risks of future ransom scenarios.

The Officer confirmed that if the road was adopted, Lincolnshire County Council would be responsible for it. However, in this case, the road would be privately maintained by the Council as the developer. The Council would be held responsible for the road, subject to the payment code providing security that it would be maintained appropriately.

- Whether any play equipment could be included within a grassed area of the site.

The Assistant Director of Planning and Growth clarified the proposed application was a material minor amendment to the original scheme.

- A query was raised in relation to the bund and whether any form of landscaping and planting would take place.

It was confirmed a soft landscaped bund as opposed to a soil bund had been proposed.

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 planning permission S22/2308.

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:
 - a. Proposed Site Plan (Ref: 2860/P101/Rev H)
 - b. Bungalow – Plots 1 and 2 (Ref: 2860/P200/Rev E)
 - c. House – Plots 3-6 (Ref: 2860/P201/Rev C)
 - d. House – Plots 7-8 (Ref: 2860/P204/Rev A)
 - e. Apartments – Plots 9-21 (Ref: 2860/P202/Rev C)

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

Archaeological Investigation

- 3) Before the development hereby permitted is commenced, the archaeological investigations shall be completed in accordance with the Written Scheme of Archaeological Investigation approved under S25/0019, unless otherwise agreed 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.

Construction Management Plan

- 4) No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan and Statement shall include measures to mitigate against any adverse impacts during the construction stages of the permitted development and shall include:
 - a. The phasing of the development, including access construction
 - b. The on-site parking of all vehicles of site operatives and visitors
 - c. The on-site loading and unloading of all plant and materials
 - d. The on-site storage of all plant and materials used in constructing the development
 - e. Dust suppression measures
 - f. Wheel washing facilities
 - g. A strategy stating how surface water runoff on and from the development will be managed during construction, and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during all construction works.

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

Reason: In the interests of the residential amenity of the neighbouring properties.

Drainage Strategy

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

based on the Proposed Drainage Strategy (Ref: B24598-JNP-92-XX-DR-C-2002-P01) and the details must:

- a. Be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development
- b. Provide flood exceedance routing for storm events greater than the 1 in 100 year event.
- c. Provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the runoff rate for the undeveloped site.
- d. Provide attenuation details and discharge rates which shall be restricted to 2 litres per second.
- e. Provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- f. Provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

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

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

During Building Works

Materials details

- 6) No development above damp proof course of each building hereby permitted shall begin until a detailed specification of the materials (including the colour of any render, paintwork or colourwash) to be used in the construction of the external surfaces of the building have been submitted to and approved in writing by the Local Planning Authority.

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

Sustainable Building

- 7) No development above damp-proof course shall take place until details demonstrating how the proposed dwellings would comply with the requirements of Local Plan Policy SB1 have been submitted to and approved

in writing by the Local Planning Authority. The scheme shall include details of how carbon dioxide emissions would be minimised through the design and construction of the development, details of water efficiency; and the provision of electric car charging infrastructure.

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

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

Construction Hours

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

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

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

Ecological Mitigation

- 9) All works on site, including construction works, shall be carried out in accordance with the recommendations contained within the Preliminary Ecology Report (Andrew Chick) (Dated June 2021), including the installation of bat and bird roosting boxes.

The scheme of roosting boxes are to be installed on site prior to the first occupation of the development, and shall be retained for the lifetime of the development.

Reason: In the interests of best ecological practice and in accordance with Policy EN2 of the adopted South Kesteven Local Plan 2011-2036.

Previously Unidentified Contamination

- 10) Should the developer, during excavation and construction works of the approved development site, find any area where it is suspected that the land is contaminated, then all works must stop and the Local Planning Authority notified immediately. An investigation and risk assessment must be undertaken, and where remediation is necessary, a remediation scheme must be prepared in accordance with current good practice and legislation, and submitted to and approved in writing by the Local Planning Authority.

Thereafter, the approved remediation scheme shall be implemented in accordance with the approved details. Following the completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing by the Local Planning Authority, prior to first occupation of the dwellings hereby permitted.

Reason: Previous activities within the site may have caused, or had the potential to cause, land contamination and to ensure that any site investigation and remediation will not cause pollution, in the interests of the amenities of future residents and users of the development, and in accordance with Local Plan Policy EN4.

Before the Development is Occupied

Noise Mitigation Implementation and Validation Testing

- 11) Before each dwelling hereby permitted is occupied, the noise mitigation measures identified for that dwelling in the Noise Impact Assessment (PEAK Acoustics) (Ref: 1110243NR) (Dated December 2024) shall be implemented in accordance with the approved details.

Thereafter, before each dwelling is occupied, a verification report that scientifically and technically demonstrates the effectiveness of the noise mitigation, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the residential amenity of future occupiers of the development.

Shaw Road Pedestrian Crossing

- 12) No part of the development hereby permitted shall be occupied before the works to improve the public highway (by means of an uncontrolled pedestrian crossing connecting people from Shaw Road over Trent Road) has been certified complete by the Local Planning Authority.

Reason: To ensure safe means of connectivity to the permitted development.

Estate Road Surface Levels

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

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

Materials Implementation

- 14) Before any dwelling hereby permitted is occupied, the external materials for that building must have been completed in accordance with the approved external materials details.

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

Hard Landscaping Implementation

- 15) Before any part of the development hereby permitted is occupied, all hard landscaping works shall have been completed in accordance with the approved details.

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

Contamination Verification

- 16) The development hereby permitted shall not be occupied or brought into use until a verification report has been submitted to and approved in writing by the Local Planning Authority. The report shall include, unless otherwise agreed in writing:
- a. A complete record of remediation activities, and data collected, as identified in the remediation scheme to support compliance with the agreed remediation objectives.
 - b. As built drawings of the implemented scheme
 - c. Photographs of the remediation works in progress; and
 - d. Certificates demonstrating that imported and / or material left in situ is free from contamination.

Thereafter, the scheme shall be monitored and maintained in accordance with the approved remediation scheme.

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution in the interests of future residents and users of the development, and in accordance with Policy EN4 of the adopted South Kesteven Local Plan.

Ongoing

Soft Landscaping Implementation

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

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

Soft Landscaping Protection

- 18) 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, unless otherwise agreed by the Local Planning Authority.

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

26. Application S25/1158

Proposal:	Remove the bell turret from the building intact using a crane and to take it off site to a suitable joinery workshop facility to be deconstructed, assessed, repaired and then remounted on the building at a later date.
Location:	Guildhall Arts Centre, St Peter's Hill, Grantham, Lincolnshire, NG31 6PY
Recommendation:	To authorise the Assistant Director for Planning & Growth to APPROVE listed building consent subject to conditions

Together with:

- Provisions within South Kesteven Local Plan 2011-2016, Design Guidelines for Rutland and South Kesteven Supplementary Planning Document and National Planning Policy Framework (NPPF).
- No comments received from Historic England.

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

- Whether the bell turret had a bell inside that could be heard.

The Conservation Officer confirmed a bell was inside, however, it was silent and had no clapper or rope inside the bell.

Final Decision:

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

Time Limit for Commencement

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

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

Approved Plans

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

- i) Site Location Plan received 23 June 2025
- ii) Heritage Statement received 23 June 2025
- iii) Design and Access Statement received 23 June 2025

Unless otherwise required by another condition of this permission.

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

During Building Works

- 3 Within 3 months of any alterations to the bell turret, a record of the dismantled bell turret shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a full record of the fabric of the turret is maintained and appropriate methods are utilised in replacing fabric in accordance with Policy EN6 and DE1 of the adopted South Kesteven Local Plan.

- 4 Prior to any repairs to the bell turret, a methodology for the proposed replacement of deteriorated material shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that appropriate methods are utilised in replacing fabric in accordance with Policy EN6 and DE1 of the adopted South Kesteven Local Plan.

- 5 Before any of the works to the refurbishment of the turret and building hereby permitted are begun, samples of the materials (including type of timber and lead, colour of any paintwork) to be used in the construction shall have been submitted to and approved in writing by the Local Planning Authority.

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

Before the Development is Occupied

- 6 Before the part of the building being altered is first occupied/brought into use, the repair of the Bell Turret shall have been completed in accordance with the approved method statement and material.

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

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

There were none.

28. Close of meeting

The Chairman closed the meeting at 16:40.