

# Planning Committee



SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL

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Thursday, 9 July 2026 at 10.00 am  
Council Chamber - Council Offices,  
St. Peter's Hill, Grantham. NG31 6PZ

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**Committee Members:** Councillor Helen Crawford (Chairman)  
Councillor Penny Milnes (Vice-Chairman)

Councillor David Bellamy, Councillor Harrish Bisnauthsing, Councillor Pam Byrd, Councillor Steven Cunnington, Councillor Patsy Ellis, Councillor Paul Fellows, Councillor Gloria Johnson, Councillor Max Sawyer, Councillor Peter Stephens, Councillor Sarah Trotter 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 will be an interval after the first 7 agenda items, with the committee reconvening at 1pm'**

- 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 June 2026** (Pages 5 - 36)

### **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 S26/0237** (Pages 37 - 58)
- Proposal:** Outline planning application for a residential development with all matters reserved except for access
- Location:** Land adjacent Heatherway House, Fenton Road, Stubton, NG23 5DB
- Recommendation:** To authorise the Assistant Director – Planning and Growth to GRANT planning permission, subject to conditions
5. **Application S26/0458** (Pages 59 - 67)
- Proposal:** Erection of 18no. fixed self-storage units
- Location:** Secure Self Storage (a1) Ltd, Great North Road, Colsterworth, Lincolnshire, NG33 5JJ
- Recommendation:** To authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions
6. **Application S25/2387** (Pages 69 - 95)
- Proposal:** Change of use of farmyard including demolition of modern farm buildings, conversion of traditional barn to form 1no.dwelling and erection of 4no. residential dwellings with associated infrastructure, erection of detached garages and improvements to existing driveway.
- Location:** Manor Farm, Town Street, Westborough, NG23 5HQ
- Recommendation:** To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions
7. **Application S26/0681** (Pages 97 - 108)
- Proposal:** Remove conservatory and construct single storey extension to form bedroom and shower room for disabled occupant
- Location:** 151 Harrowby Lane, Grantham, Lincolnshire, NG31 9LY
- Recommendation:** To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions
8. **Application S25/1526** (Pages 109 - 116)
- Proposal:** Outline application for a residential development (7 dwellings) with all matters reserved except for access

**Location:** Constables Field, Belton Lane, Manthorpe, Grantham

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

**9. Application S24/2218** (Pages 117 - 122)

**Proposal:** Section 73 application to remove Condition 21 (Pennine Way Bridge) and vary Condition 36 (Off-site highways works) of planning permission S08/1231 to remove the obligation to deliver the Pennine Way bridge

**Location:** Poplar Farm, Grantham

**Recommendation:** To authorise the Assistant Director – Planning and Growth to refer the application to the Secretary of State with a resolution to REFUSE planning permission; and

In the event that the Secretary of State does not call-in the application, the Assistant Director – Planning and Growth is authorised to REFUSE planning permission.

**10. Application S26/0956** (Pages 123 - 134)

**Proposal:** Submission of details pursuant to Requirement 6 – (Detailed design approval) for Phase 2 Main Construction Works in relation to The Mallard Pass Solar Farm Order 2024 No. 796

**Location:** Mallard Pass Solar Farm

**Recommendation:** That the Committee endorse the draft response to Mallard Pass Solar Farm Ltd and delegate authority to the Assistant Director of Planning & Growth, in consultation with the Portfolio Holder, to issue the final response and determine the Requirement 6 submission

**11. Corporate Plan 2024-2027: Key Performance Indicators Report - End-Year (Q4) 2025/26** (Pages 135 - 140)

To present the Council's performance against the Corporate Plan 2024-2027 Key Performance Indicators (KPIs) within the remit of this Committee for Quarter Four 2025/26.

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

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## Minutes

### Planning Committee

Thursday, 11 June 2026, 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 Helen Crawford (Chairman)  
Councillor Penny Milnes (Vice-Chairman)

Councillor Harrish Bisnauthsing  
Councillor Pam Byrd  
Councillor Paul Fellows  
Councillor Gloria Johnson  
Councillor Max Sawyer  
Councillor Sarah Trotter

#### Cabinet Members present

Councillor Phil Dilks (Cabinet Member for Planning)

#### Other Members present

Councillor Murray Turner

#### Officers

Emma Whittaker (Assistant Director for Planning & Growth)  
Phil Jordan (Development Management and Enforcement Manager)  
Adam Murray (Principal Development Management Planner)  
Debbie Wetherill (Development Management Planner)  
Craig Dickinson (Development Management Planner)  
Sean Davies (Tree Officer – Planning)  
Amy Pryde (Democratic Services Officer)  
Martha Rees (Legal Advisor)

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

Apologies for absence were received from Councillors Paul Wood, Patsy Ellis and Peter Stephens.

#### 2. Disclosure of interests

The Chairman made the following statement:

‘With regards to application S26/0584 and agenda item 6 (all TPOs), I make a declaration on behalf of all members that whilst it is acknowledged that the Council is the Applicant, 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.’

Councillor Sarah Trotter declared an interest on S26/0103 and would speak as Ward Member. She would not sit on the Committee for this application.

Councillor Paul Fellows declared an interest on S26/0322 and would speak as Ward Member. He would not sit on the Committee for this application.

Councillor Helen Crawford declared she knew a public speaker on a professional level for S26/0322, however, she came to the meeting with an open mind.

### 3. Minutes of the meeting held on 14 May 2026

The minutes of the meeting held on 14 May 2026 were proposed, seconded and **AGREED** as a correct record.

### 4. Application S25/0024

<b>Proposal:</b>	Use of land as glamping site including 3no. eco friendly glamping pods, utility building, creation of car parking area and associated landscaping
<b>Location:</b>	Land at 8 Bourne Road, Folkingham
<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:

District Ward Councillor  
For  
Applicant

Cllr Murray Turner  
Tammy Key  
Sarah Neal

Together with:

- Provisions within SKDC Local Plan 2011 – 2036, National Planning Policy Framework (NPPF) and Design Guidelines for Rutland and South Kesteven.
- No comments received from Anglian Water Services.
- Comments received from Black Sluice Internal Drainage Board.
- Comments received from Conservation Officer (SKDC).
- No comments received from Environment Agency.
- Comments received Environmental Protection Services.
- Comments received from Folkingham Parish Council.

- Comments received from Heritage Lincolnshire.
- Comments received from Lincolnshire County Council - Highways & SuDS.
- Comments received from Lincolnshire Fire and Rescue.
- Comments received from Lincolnshire Wildlife Trust.

The following comments were made by the public speakers:

- The District Ward Councillor raised concerns on water drainage for wastewater at the site.
- That historic views of the Conservation Area would be affected by the development.
- Existing flooding issues within the area and a recent report published by the Black Sluice Drainage Board was raised.
- Concern was raised on the size of the pods in relation to the size of land they were proposed for. The location of the pods would sit on an old dyke, which was also close to an adjoining neighbours boundary.
- The neighbour directly opposite to the site felt the application had been submitted responsibly and thoughtfully. The proposal had been significantly reduced in scale from the original application submitted.
- It was recognised that small, rural businesses and diversification projects contributed positively to small villages.
- That the Applicant had shown willingness to listen and address all concerns raised and changes had been made to the scheme, in response to feedback.
- The Applicant highlighted the application was a reduced proposal to the original application comprised of 3 low impact glamping pods, reduced from 8.
- The application would provide rural tourism focused on wellbeing and respectful of its rural surroundings.
- The Applicant had spoken to local residents and businesses, who were in support of the proposal. The application would be supported by a detailed landscaping strategy, incorporating native hedgerow screening, orchard planting and sustainable drainage features reflecting the sites historic character.
- It was noted the application would have no physical or environmental impacts on the land.
- A detailed drainage strategy prepared by a qualified drainage engineer demonstrated that both surface water and foul water could be safely and effectively managed on site.

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

- Clarification was sought around the concerns raised around drainage.

The District Councillor was concerned about the naturally sloped fields towards the site and the fields that run off from the adjacent property, particularly with a view to site the pods on an existing drainage channel.

- One Member queried the measurements of the proposed gravel area on site.

The Applicant confirmed the pods would be fully screened with natural landscaping and the pod would only be visible inside of the screens.

- Clarification was sought around the total area of the pods and also the pods including the screening and gravel area.

It was confirmed the cabin footprint was 10m width and 7.4m depth. The pods were not built into the ground and would not impact drainage arrangements. It was confirmed the pods seen on the site visit were the same size as the pods proposed.

- One Member queried how much space would be left behind the cabin from the edge of the boundary fence.

The Applicant clarified the pods would vary from a minimum of 3-4 metres from the dyke. It was noted that a drawing could be supplied of each area set out against each edge.

- Clarification was sought following concerns raised on drainage and run off water, as the proposed site for the pods was at a lower level to the rest of the site.

It was confirmed the pods were elevated above the ground at around meaning that any flooding would pass underneath the building and would not impact the pod. The pods would sit within a suspended floor with small pillars drilled into the ground, with gravel sitting beneath the pod itself.

During questions to officers and debate, the following comments were made:

- Whether a detailed plan could be provided to show the spacing of the pods on the site.

A defined site plan was provided. The pods were situated separately from the ditch.

- Further concern was raised that land north to the pods was slightly raised meaning run off water would run downstream to the pods.

It was clarified the surface water drainage would be managed by infiltration. Initial surface water testing had taken place in terms of assessment of groundwater

levels. Lincolnshire County Council had requested further testing, which was proposed to be secured via planning condition.

- One Member raised concern around an objection received from Fire and Rescue.

The objection related to the capacity of the road for a fire fighting vehicle to gain access to. The capacity concern would be controlled by Building Control Regulations.

- Whether any weight could be given to other 'glamping' sites within the vicinity of the area.

The Principal Development Management Planner confirmed Policy E9 within the Local Plan dealt with visitor economy which essentially supported development, which would provide overnight accommodation. The fact there was the provision of camping within the vicinity does not affect the acceptability of the application in terms of principle of development itself. Any impact on the existing business was an economic competition and not a planning matter.

- That concerns around surface water run off were centred on the effect of hard standings and the difference it would make to the current site. It was suggested that any hard standings be porous.
- Clarification was sought around the proposed method for wastewater and sewerage system.

The foul drainage was intended to be dealt with on-site by a septic tank for each pod which would be collected via a wastewater vehicle.

- Members recognised the concept of the site was good, however, the pods were very large with the designated outdoor area. It was queried whether the application was in keeping with the small village.
- Whether the Committee could approve the site for glamping, however, request further information on scale and details of the pods.
- That the directly opposite neighbour to the site was in favour of the application.

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 7 January 2025
- ii. Drawing No.2024-PRO9-OFA-DR-PA-01 Rev F received 17 March 2026

Unless otherwise required by another condition of this permission.  
Reason: To define the permission and for the avoidance of doubt.

#### Prior to Commencement

3) Before the development hereby permitted is commenced, a scheme for the layout of the site, showing the final design and materials of the glamping pods, together with the means of foul water drainage (hereafter referred to as the site development scheme) shall be submitted to and approved in writing by the Local Planning Authority. The site management scheme shall be in broad accordance with the submitted Proposed Site Plan (Ref: 2024-PRO9-OFA-DR-PA-01 Rev F).

Thereafter, the development must be implemented and maintained in accordance with the approved scheme.

Reason: To ensure that the proposed development is appropriate for the character and appearance of the area, and to ensure that the proposed management of the site does not give rise to any unacceptable impacts on water quality; as required by Policy DE1 and EN4 of the adopted Local Plan.

4) The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP)], prepared in accordance with the approved Biodiversity Gain Plan and including:

- a) a non-technical summary;
- (b) the roles and responsibilities of the people or organisation(s) delivering the (HMMP)
- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of the habitat works and;
- (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, has been submitted to, and approved in writing by, the local planning authority.

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

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

5) Before the development hereby permitted is commenced, 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 (including for each unit and utility/bin storage area);
- iii. car parking layouts;
- iv. other vehicle and pedestrian access and circulation areas;
- v. hard surfacing materials;

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.

6) 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 the routes of construction traffic to and from the site including any off-site routes for the disposal of excavated material and;
- 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.

7) Before the development hereby permitted is commenced, a surface water drainage scheme shall first have been submitted to and approved in writing by the Local Planning Authority.

The scheme shall:

- be based on verified groundwater levels and seasonal variations, as evidenced through on-site monitoring conducted over a six-month winter period;
- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;

- provide flood exceedance routing for storm event greater than 1 in 100 year;
  - 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 run-off rate for the undeveloped site;
  - provide attenuation details and discharge rates which shall be restricted to greenfield runoff rate;
  - provide details of the timetable for and any phasing of implementation for the drainage scheme; and
  - provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.
- No part of the development shall be occupied until the approved scheme has been completed or provided on the 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 Construction

- 8) Before any of the works on the external elevations for the building(s) hereby permitted are begun, specification 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.

- 9) 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.

Prior to Occupation.

- 10) A Landscape Management Plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved by the local planning authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

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

- 11) 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.

- 12) 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.

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

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

Ongoing

- 14) Monitoring reports shall be submitted to the local planning authority in writing in accordance with the methodology and frequency specified in the approved (HMMP).

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).

- 15) Notice in writing shall be given to the Council when the Habitat Management and Monitoring Plan (HMMP) works have started.

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.

- 16) The created and/or enhanced habitat specified in the approved Habitat Management Monitoring Plan [HMMP] shall be managed and maintained in accordance with the approved [HMMP].

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.

- 17) Within a period of five years from the first occupation of the final unit of the development hereby permitted, any trees or plants provided as part of the approved Landscape Management Plan, 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.

- 18) The glamping site hereby permitted shall operate in accordance with the approved Site Management Plan (including Waste Management and Noise Management Plan) dated September 2025.

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

- 19) The holiday accommodation hereby approved shall be occupied only in strict accordance with the following requirements:

- i. The holiday lodges shall be occupied for holiday purposes only.
- ii. The holiday lodges shall not be occupied as a person's sole, or main place of residence.
- iii. A register of occupancy of the holiday lodges, 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 holiday lodges are not occupied for permanent residential use having regard to the site's location outside of the main built-up area of an existing setting within the District, and the overall spatial strategy for residential development set out in Policy SP1 and SP2 of the adopted South Kesteven Local Plan.

20) The total number of glamping units to be constructed on the application site shall not exceed 3 in total.

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

## 5. Application S26/0584

**Proposal:** Repair works to the truncated conical timber roof structure that supports the bell turret along with repair works to the adjacent duo pitch roof ridge components

**Location:** Guildhall Arts Centre, St Peter's Hill, Grantham, Lincolnshire, NG31 6PY

**Recommendation:** To authorise the Assistant Director - Planning to GRANT 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).
- Comments received from Grantham Town Council.

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

### Approved Plans

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

- i) Location Plan received 02 April 2026
- ii) Block Plan received 02 April 2026
- iii) Heritage Statement received 02 April 2026
- iv) Design and Access Statement received 02 April 2026
- v) Photographic Record received 02 April 2026

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

2 Before the part of the building being altered is first brought into use, the repair of the conical roof and ridge board shall have been completed in accordance with the approved details and material to match.

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

## 6. Application - TPOs

### 3a. S26/0473

**Proposal:** Remove Lime tree (T1) to ground level and reduce crowns of two Beech trees (T2 and T3) (TPO-351)

**Location:** Wyndham Park, Hill Avenue, Grantham, Lincolnshire, NG31 9BB

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

Noting comments in the public speaking session by:

- No comments received from Grantham Town Council.

One Member noted that following the works to this tree, the tree would still have a degree of rot. It was suggested whether it would be best to remove the tree completely.

The Tree Officer – Planning confirmed the tree had decayed around the base. Due to the age of the tree, decay was natural and a part of their biology. As a compromise to fully removing the trees, the tree would maintain the aesthetics and history of the area and keep residents happy.

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

1. Time limit for implementation: The works hereby consented shall be begun not later than two years from the date of this decision, or before the authorised works have been completed, whichever first occurs.
2. Tree work standards: All works hereby authorised shall be carried out in accordance with BS 3998:2010 Tree Work – Recommendations and European Arboricultural Standards: Tree Pruning (2024), or any subsequent document replacing those standards.

Reason: To ensure that the authorised works are undertaken in accordance with recognised arboricultural good practice, in the interests of the health, structural condition, and amenity value of the retained tree stock, and having regard to Tree Preservation Order TPO-351.

3. Replacement tree planting: Prior to the commencement of the works hereby permitted to Lime tree T1, full details of a replacement planting scheme for that tree shall be submitted to and approved in writing by the Local Planning Authority. The replacement tree shall comprise one nursery-grown specimen

selected from the following acceptable species or genera: *Quercus coccinea* (oak), *Metasequoia glyptostroboides* (dawn redwood), or *Liquidambar styraciflua* (sweetgum). The approved replacement tree shall be container-grown to a minimum size of 40 litres, with a girth of 20/25cm measured 1m above ground level and a minimum height of 2m. It shall be planted as close as reasonably practicable to the original tree location during the first available planting season following removal (being between 1 September 2026 and 31 March 2028), together with a hydration sack and 75mm depth of organic bark mulch. The replacement tree shall be watered not less than 13 times per year, at approximately fortnightly intervals between April and September inclusive, for a period of five years from planting. Any replacement tree which, within five years of planting, dies, is removed, becomes seriously diseased, or fails to establish shall be replaced in the next planting season with another tree of similar size and species, unless otherwise first agreed in writing by the Local Planning Authority. Written confirmation shall be provided to the Local Planning Authority once planting has been completed.

Reason: In the interests of visual amenity, continuity of tree cover, and the long-term maintenance of the tree population at the site following the removal of a protected tree and having regard to Section 206 of the Town and Country Planning Act 1990.

### 3b. S26/0474

**Proposal:** Remove willow and ash trees to ground level (TPO-294)  
**Location:** Londonthorpe Lane, Grantham, NG31 9FD  
**Recommendation:** To authorise the Assistant Director – Planning & Growth to GRANT Consent, subject to conditions

- Comments received from Parish Council.

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

1. Time limit for implementation: This consent shall remain valid for a period of two years from the date of the decision notice, or until the approved tree works have been completed, whichever occurs sooner. Reason: To ensure that the works are undertaken within an appropriate timescale, having regard to the time-limited nature of Tree Preservation Order consents under Regulation 17(1)(a) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.
2. Tree work standards: All tree works authorised by this consent shall be carried out in accordance with BS 3998:2010 Tree Work – Recommendations and the European Arboricultural Standards Tree Pruning 2024.

Reason: To ensure that the health, amenity value and structural condition of the retained tree stock are protected through the application of recognised arboricultural good practice and in accordance with the requirements of Tree Preservation Order No. 294.

3. Replacement tree planting: Before the permitted works are carried out, full details and specifications for two replacement trees shall be submitted to the Local Planning Authority. The replacement trees shall replace the removed ash and willow trees and shall be specimens of one or more of the following acceptable species or genera: *Quercus coccinea* (oak), *Metasequoia glyptostroboides* (dawn redwood), *Liquidambar styraciflua* (sweetgum), *Taxodium distichum* (swamp cypress), or *Davidia involucrata* (handkerchief tree). Each tree shall be nursery grown, with a container size of at least 40L, a girth of 20/25 cm measured 1m above ground level, and a height of at least 2m. The replacement trees shall be planted as close as practicable to the original tree locations during the first planting season following removal, together with a hydration sack and 75mm of organic bark mulch. The trees shall be watered a minimum of 13 times per year, fortnightly from April to September, for five years. If any replacement tree dies, becomes diseased, or fails to establish, it shall be replaced with a similar tree in the next planting season. The Local Planning Authority shall be informed in writing once the replacement trees have been planted.

Reason: In the interests of visual amenity and in order to maintain tree cover at this site following the removal of the preserved trees, and in accordance with Section 206 of the Town and Country Planning Act 1990.

### 3c. S26/0569

**Proposal:**

Tree 05ZU, sycamore, TPO ref T5:

1. Crown lift on East side to create 3m clearance from roof of adjacent residential property
2. Selective pruning to create 2m clearance from the streetlight

Tree 05TT, pine, TPO ref T6: Selective pruning to create 3m clearance from roof of adjacent residential property

Tree 05TU, pine, TPO ref T7: Selective pruning to create 3m clearance from roof of adjacent residential property

**Location:**

Manthorpe Road, Grantham, NG31 8FJ

**Recommendation:**

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

- No comments received.

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

1. Time limit for implementation: This consent shall remain valid for a period of two years from the date of the decision notice, or until the approved tree works have been completed, whichever occurs sooner. Reason: To ensure that the works are undertaken within an appropriate timescale, having regard to the time-limited nature of Tree Preservation Order consents under Regulation 17(1)(a) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.
2. Tree work standards: All tree works authorised by this consent shall be carried out in accordance with BS 3998:2010 Tree Work – Recommendations and the European Arboricultural Standards Tree Pruning 2024.

Reason: To ensure that the health, amenity value and structural condition of the retained tree stock are protected through the application of recognised arboricultural good practice and in accordance with the requirements of Tree Preservation Order No. 201.

### **3d. S26/0568**

**Proposal:** Radial crown reduction to Horse Chestnut tree (T42) and removal of basal shoots and epicormic growth from Lime tree (T44) (TPO-223)

**Location:** Grantham Tennis Club, Gonerby Road, Grantham, Lincolnshire, NG31 8HU

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

- Comments received from Grantham Town Council Planning Committee.

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

1. Time limit for implementation: This consent shall remain valid for a period of two years from the date of the decision notice, or until the approved tree works have been completed, whichever occurs sooner. Reason: To ensure that the works are undertaken within an appropriate timescale, having regard to the time-limited nature of Tree Preservation Order consents under Regulation 17(1)(a) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.
2. Tree work standards: All tree works authorised by this consent shall be carried out in accordance with BS 3998:2010 Tree Work – Recommendations and the European Arboricultural Standards, Tree Pruning (2024).

Reason: To ensure that the health, amenity value and structural condition of the retained tree stock are protected through the application of recognised arboricultural good practice, and in accordance with the requirements of Tree Preservation Order No. 223.

### 3e. S26/0112

**Proposal:** Crown lift Tilia sp. (T23), 2x Fagus sylvatica (T16 and T9) and 2x Platanus x hispanica (T2 and T8). Prune Prunus Kanzan (T10). Shorten two branches of Fagus sylvatica (T9). (TPO-201)

**Location:** Isaac Newton Statue, St Peter's Hill, Grantham Lincolnshire, NG31 6PY

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

- No comments received from Grantham Town Council.

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

1. Time Limit for Implementation: This consent is valid for a period of two years from the date of this decision notice, or until the completion of the approved tree works, whichever occurs first. Reason: To ensure the works are undertaken in a timely manner, reflecting the time-limited nature of Tree Preservation Order consents as required by Regulation 17(1)(a) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.
2. Tree Works Standards: All tree works authorised by this consent shall be carried out in accordance with BS 3998:2010 Tree Work – Recommendations and the European Arboricultural Standards Tree Pruning 2024. Reason: To ensure the health, amenity value, and structural stability of the tree(s) are preserved in accordance with best arboricultural practice and the statutory requirements of Tree Preservation Order No. 201.

### 3f. S26/0113

**Proposal:** Remove suckers from tree (07A9), fell tree (07AA). (G3)(TPO-365)

**Location:** Stonebridge Close Amenity Area, Stonebridge Road, Grantham, NG31 9AR

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

- One representation was received requesting that a bat survey be undertaken prior to works commencing and that replacement trees be provided should consent be granted for the tree removal.

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

1. Time Limit for Implementation. This consent is valid for a period of two years from the date of this decision notice, or until the completion of the approved tree works, whichever occurs first. Reason: To ensure the works are undertaken in a timely manner, reflecting the time-limited nature of Tree Preservation Order consents, as required by Regulation 17(1)(a) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.
2. Tree Works Standards. All tree works authorised by this consent shall be carried out in accordance with BS 3998:2010 Tree Work – Recommendations and European Arboricultural Standards Tree Pruning 2024. Reason: To ensure the health, amenity value and structural stability of the tree(s) are preserved in accordance with best arboricultural practice and the statutory requirements of Tree Preservation Order No. 365.
3. Replacement Tree Planting. Before the works hereby permitted, full details and specification for a proposal to provide one replacement tree for tree ref. 07AA, Sycamore, shall be submitted to the Local Planning Authority. The replacement tree shall be one specimen from the following short list of acceptable species (or genus): *Fagus sylvatica* (Beech), *Tilia platyphyllos* (Large-leaved Lime), or *Tsuga heterophylla* (Western Hemlock). The tree shall be nursery grown, with a container size of at least 40L, a girth of 20/25 cm measured 1m from soil level, and a height of at least 2m. It shall be planted as close as practicable to the original tree location during the first available planting season (1 September 2026 to 31 March 2028), with a hydration sack and 75mm organic bark mulch. The tree shall be watered a minimum of 13 times per year (fortnightly from April to September) for 5 years. If it dies, becomes diseased or fails to establish, it shall be replaced with a similar tree in the next planting season. The Local Planning Authority shall be informed in writing once the replacement tree has been planted. Reason: In the interests of visual amenity and in order to maintain tree population at this site after the removal of the preserved tree, and in accordance with Section 206 of the Town and Country Planning Act 1990.

### **3g. S26/0367**

**Proposal:**

Tree ref 05R9, *Quercus robur* (Part of TPO group G5):

- 1) Crown reduction to reduce total height from 22m to 20m (Extent of reduction = 2m)
- 2) Removal of basal shoots and epicormic growth to 5m above ground level.

Tree ref 05RC, *Tilia* sp. (TPO tree T15): Removal of basal shoots and epicormic growth to 5m above ground level.

Tree ref 05RJ, *Quercus robur* (TPO tree T4): Crown reduction to reduce total height by up to 1m.

Tree ref 05RN, Quercus robur (TPO tree T14):  
Crown lift to create 2m clearance above ground level.

**Location:** Amenity Area Adjacent to Hazelwood Drive And Gonerby Road (B1174), Gonerby Hill Foot, Grantham, NG31 8GZ

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

- No comments received.

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

1. Time limit for implementation The consent is valid for a period of two years from the date of this decision notice, or until the completion of the approved tree works, whichever occurs first. Reason: To ensure the works are undertaken within a reasonable period, reflecting the time-limited nature of Tree Preservation Order consents as required by Regulation 17(1)(a) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.
2. Tree work standards All tree works authorised by this consent shall be carried out in accordance with BS 3998:2010 Tree work – Recommendations and the European Arboricultural Standards: Tree Pruning (2024). Reason: To ensure the health, amenity value and structural integrity of the protected tree(s) are safeguarded in accordance with best arboricultural practice.

### 3h. S26/0454

**Proposal:** Crown lift to provide minimum of 3m height clearance over the access road and footpath, measured from ground level. Restricted to the removal of branches to maximum of 75mm diameter. (TPO-337)

**Location:** Belton Lane, Grantham, NG31 9PR

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

- Comments received from Grantham Town Council.

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

1. Time Limit for Implementation. This consent is valid for a period of two years from the date of this decision notice or until the completion of the approved tree works, whichever occurs first. Reason: To ensure the works are undertaken in a timely manner, reflecting the time-limited nature of Tree Preservation Order

consents as required by Regulation 17(1)(a) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

2. Tree Works Standards. All tree works authorised by this consent shall be carried out in accordance with BS 3998:2010, Tree Work – Recommendations, and European Arboricultural Standards, Tree Pruning 2024. Reason: To ensure the health, amenity value, and structural stability of the tree(s) are preserved in accordance with best arboricultural practice and the statutory requirements of Tree Preservation Order No. 337.

**3i. S26/0469**

**Proposal:** Remove four ash trees and one hawthorn tree to ground level, remove deadwood and regrowth from one ash tree, and remove regrowth from three ash trees and one oak tree

**Location:** Green Lane Footpath, Grantham

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

- Comments received from Grantham Town Council.

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

1. Time limit for implementation: This consent shall remain valid for a period of two years from the date of the decision notice, or until the approved tree works have been completed, whichever occurs sooner. Reason: To ensure that the works are undertaken within an appropriate timescale, having regard to the time-limited nature of Tree Preservation Order consents under Regulation 17(1)(a) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.
2. Tree work standards: All tree works authorised by this consent shall be carried out in accordance with BS 3998:2010 Tree Work – Recommendations and the European Arboricultural Standards Tree Pruning 2024. Reason: To ensure that the health, amenity value and structural condition of the retained tree stock are protected through the application of recognised arboricultural good practice and in accordance with the requirements of Tree Preservation Order No. 294.
3. Replacement tree planting: Before the works hereby permitted are undertaken, full details and a specification for a proposal to provide replacement tree planting for the removal of four ash trees and one hawthorn tree shall be submitted to and approved in writing by the Local Planning Authority. The replacement tree shall comprise one specimen selected from the following acceptable species or genera: *Quercus coccinea* (scarlet oak), *Metasequoia glyptostroboides* (dawn redwood), *Tilia platyphyllos* (large-leaved lime),

*Liquidambar styraciflua* (sweetgum), or *Taxus baccata* (English yew). The tree shall be nursery grown, with a container size of at least 40 litres, a girth of 20–25 cm measured 1 m above ground level, and a height of at least 2 m. It shall be planted as close as reasonably practicable to the original tree location during the first available planting season (1 September 2026 to 31 March 2028), with a hydration sack and 75 mm depth of organic bark mulch. The tree shall be watered a minimum of 13 times per year (fortnightly from April to September) for five years. If it dies, becomes diseased, or fails to establish, it shall be replaced with a tree of the same species and specification in the next planting season. The Local Planning Authority shall be informed in writing once the replacement tree has been planted.

Reason: In the interests of visual amenity and to maintain tree cover at the site following the removal of protected trees, in accordance with section 206 of the Town and Country Planning Act 1990.

## 7. Application S26/0322

<b>Proposal:</b>	Proposed modification in respect of a Deed of Variation required for a Section 106 that relates to Planning reference - SK.94/0125
<b>Location:</b>	Elsea Park, Bourne
<b>Recommendation:</b>	To authorise the Assistant Director of Planning & Growth to agree that the Council enter into a deed of variation to vary Section 106 Agreement ref: SK.94/0125 clauses 9.12-9.17 which currently relate to funds for the provision of a shuttle bus to be reallocated to providing a permanent cycle path to connect the Elsea Park estate to Manor Road, Bourne

Noting comments in the public speaking session by:

District Ward Councillor  
Applicant

Cllr Paul Fellows  
Graeme Parrott

Together with:

- No comments received from Bourne Town Council.
- No comments received from Cadent Gas.
- No comments received from Environmental protection.
- Comments received from Highways.

*(Councillor Paul Fellows addressed the Committee as Ward Councillor, he then left the Chamber for the duration of this application).*

The following comments were made by the public speakers:

- The District Ward Councillor was a representative of Elsea Park Trust on behalf of the Council.
- The aim of the application was to make a pragmatic communication system within Elsea Park.
- The Applicant provided an overview of Elsea Park:
  - Approximately 2,810 properties
  - Estimated population of 7,000 people
  - Northern and southern halves only connected by estate road network in late 2025.
  - All vehicular movement between halves required using the A151 bypass.
- That car ownership on Elsea Park was 88.2-95.5%, where households own one or more cars. Other figures were provided on monitoring reports e.g. work from home data and bus travel to work.
- The Trust using the Green Fund (£18,000) commissioned the construction of a new footpath to enable children on Welland Drive to stop walking along the bypass.

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

- Clarification was sought on when the S106 agreement was agreed.

The District Councillor confirmed that the S106 agreement would have been signed in June 2001, when Elsea Park was first established.

- A query was raised on why the shuttle-bus scheme was unsuccessful.

It was clarified the shuttle-bus scheme did not come to fruition due to costs being higher than the Trust could afford.

- It was queried how many of the 11 letters of representation came from residents of Elsea Park.
- One Member noted that figures provided on car usage were from 2021. These figures may not be accurate and should be taken with caution due to the Covid-19 pandemic.

The Applicant clarified the Lincolnshire County Council Transport Monitoring Report was completed in 2025, however the Census data was from 2021.

- One Member queried the annual fee paid by residents on Elsea Park.

It was confirmed the annual fee was around £291.40 per year. This complied with the S106 agreement where the CPI had to be increased each year. There had been a 3.1% rise in the last year for the annual fee.

The Elsea Park Community Trust owned 11 play parks which included a rolling programme of replacement of those. The Trust also had ownership of public open space, ground works, community centre and a football pitch.

It was proposed, seconded and **AGREED** to authorise the Assistant Director of Planning & Growth to agree that the Council enter into a deed of variation to vary Section 106 Agreement ref: SK.94/0125 clauses 9.12-9.17 which currently relate to funds for the provision of a shuttle bus to be reallocated to providing a permanent cycle path to connect the Elsea Park estate to Manor Road, Bourne.

The deed of variation would require the remaining balance for the green fund contribution of £21,516 within the Section 106 Agreement Sk.94/0125 to be re-allocated to the provision of a Cycle path to town and the amendment of the trigger point to the Cycle path contribution within 15 days from the signing of the deed of variation.

*(The Committee adjourned for a 10-minute break).*

## 8. Application S26/0103

*(Councillor Paul Fellows returned to the meeting and was present for the remainder of the meeting).*

*(Councillor Sarah Trotter addressed the Committee as Ward Councillor, she then left the Chamber for the duration of this application).*

<b>Proposal:</b>	Construction of a new-build, 1.5-storey detached dwelling with a single-storey detached garage that includes an ancillary habitable room, landscaping and access arrangements
<b>Location:</b>	Pickworth Grange, Village Street, Pickworth, Lincolnshire, NG34 0TD
<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:

District Ward Councillor  
Pickworth Parish Meeting  
Against

Cllr Sarah Trotter  
Mark Houldey (Chairman)  
Francis Disney  
Ian Roberts

Together with:

- Provisions within SKDC Local Plan 2011 – 2036 and National Planning Policy Framework (NPPF).
- Comments received from Pickworth Parish Council.
- Comments received from Lincolnshire County Council (Highways & SuDS).
- Comments received from Heritage Lincolnshire.
- Comments received from SKDC Tree Officer.

The following comments were made by the public speakers:

- That the application was not appropriate for the area and would provide harm to the character of the area alongside impacts on biodiversity.
- That the proposal constitutes an over development of the site. The plot already contained substantial build and introduction of an additional dwelling garage and ancillary accommodation would intensify the use of land. It was felt the application would be a cramped and an urbanised form of development within a small rural village.
- The District Ward Councillor commented on the cumulative effect that similar development may have on the rural character.
- Concern was raised around biodiversity, in particular, green spaces, trees, hedgerows and underdeveloped areas providing habitats and connectivity for wildlife.
- That national and local policies placed significant emphasis on protecting and enhancing biodiversity. It was felt this application would provide no net benefit in biodiversity.
- That the build footprint had been increased since a previous proposal from approximately 73sqm to 100sqm.
- The Parish Meeting raised a concern around the proposed large garage with a habitable room with no purpose.
- It was felt the development was against the hedge line on the north side of site and the removal of hedging on all three sides. The application would be urbanised from a rural view by the removal of hedging.
- A nearby neighbour felt the application was an overdevelopment of a constrained site, would cause harm to the character and appearance of the area by the loss of trees and hedging.
- Concern was raised that the application would provide a highways safety issue and problems with parking/access.
- Objectors requested the Committee consider the application against material considerations and the reasoning behind an Inspector's previous decision. This proposal appeared to conflict with the Inspectors earlier conclusions around scale and nature of the development.

During questions to officers and debate, the following comments were made:

- Clarification was sought around which trees and hedgerows were proposed to be removed and retained.

The Planning Officer provided a visual plan to describe which trees and hedging would be removed and retained. Some trees being removed would be replaced with different species of trees and boundary hedging would be replaced with laurel.

- A query was raised on how this application deviated from the previous application for this site, which was refused.

The original outline application that was overturned was around the layout and access only. This proposal was a full application, but was a relatively similar proposal to the previous outline application in terms of design. This proposal included 2 small wings either side of the dwelling, whereas the outline application did not include any elevations.

The Principal Development Management Planner confirmed the Inspector allowed the outline application for access and layout, which was the actual position of the building. During the appeal decision, the Inspector did not deal with scale of the building in terms of height and footprint of the dwelling.

- One Member queried the height and footprint of neighbouring properties within the immediate area.

The Committee were shown visuals of indicative street scene elevations which provided a scale in comparison to neighbouring dwellings. It was confirmed there were two-storeyed properties within the vicinity and a similar dwelling to the proposed.

- It was queried how the proposal would alter the spatial view of the area and whether the application had been through Design Pad.

The Officer's assessment was the application was within the keeping of the street scene, however, the application would require a significant removal of hedging and trees. The proposal had not been through the Design Pad, however, there was a pre-application process.

- A query was raised on the height and footprint of the properties directly opposite to the proposed site.

It was confirmed a property opposite had a large footprint and other footprints of properties within the area varied.

- Clarification was sought around the protection of the trees on site.

The Principal Development Management Planner clarified the trees and hedge on the site were not protected, meaning they could be removed at any point.

Members discussed the previous history of the site.

- It was noted that the hedges and trees were not protected, meaning they could be removed at any point without planning application. The main area of concern and strong reason for refusal was the large footprint of the house.

The Officer reminded the Committee that any matters that weren't subject to the original outline approval (layout and access), could be a potentially valid reason for refusal.

- One Member queried whether a condition could be implemented for the proposal of laurel to be replaced with a native hedgerow alongside native trees.

A condition had been included within the report that secured compliance with a landscaping scheme. However, the Committee could request a further landscaping scheme be submitted to agree a suitable species.

It was proposed and seconded to **REFUSE** the application; however, the proposal fell.

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

### **Time Limit**

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. Proposed Site Plan – dwg no PK 002 – received 22/01/2026
  - ii. Detached Cottage Floor Plans – dwg no. PK 003 – received 22/01/2026
  - iii. Detached Cottage Elevations – dwg no. PK 004 – received 22/01/2026
  - iv. Detached Cottage Section – dwg no PK 005 – received 22/01/2026
  - v. Detached Cottage Sectional Elevation – dwg no. PK 006 – received 22/01/2026
  - vi. Garage Floor Plan and Section – dwg no. PK 007 – received 22/01/2026
  - vii. Garage Elevations – dwg no. PK 008 – received 22/01/2026
  - viii. Garage Sectional Elevation – dwg no. PK 009 – received 22/01/2026
  - ix. Boundary Elevation Facing East – dwg no. PK 010 – received 22/01/2026
  - x. Boundary Elevation Facing West and North – dwg no. PK 011 – received 22/01/2026
  - xi. Boundary Elevation Facing South – dwg no. PK012 – received 22/01/2026

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, a Written Scheme of Archaeological Investigation 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 Written Scheme of Investigation.

Reason: To provide satisfactory opportunity to record the archaeological features on the site, as required by Policy EN6.

### **During Building Works**

3. During building works, the development shall be undertaken in accordance with all tree protection measures as described in the submitted tree report: Arboricultural Report and Impact Assessment to BS 5837:2012, dated 19<sup>th</sup> December 2025, Prepared by Watson Lindsey Arboriculture.

Reason: To prevent unnecessary damage to existing trees and in accordance with Policies EN2 and DE1 of the adopted South Kesteven Local Plan.

### **Before The Development Is Occupied/Brought Into Use**

4. Before any part of the development hereby permitted is first occupied / brought into use, a sustainable building measures statement to include details of energy/carbon performance and provision of car charger port/s is to be submitted and approved in writing. The approved sustainable building measures statement shall be completed/implemented in full.

Reason: To ensure that the development mitigates against and adapts to climate change, in accordance with Local Plan Policy SB1 and SD1.

5. Before any construction work above damp-proof course level is commenced, and notwithstanding the submitted details, revised details of 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 native plants, noting species, plant sizes and proposed numbers / densities where appropriate;

Reason: Soft landscaping, particularly native hedgerow and native tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policy DE1 of the adopted Local Plan.

6. 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, approved drawings and in the "Planning Design and Access Statement (received 22/01/2026) 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.

7. Notwithstanding the submitted details 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 required by Condition 5 of this permission.

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 and EN2 of the adopted South Kesteven Local Plan.

### **Ongoing Conditions**

8. The outbuilding hereby permitted shall only be occupied for residential purposes which are ancillary and/or incidental to the residential use of the hereby approved dwelling. The building shall not be let, leased, sold, split in title, or otherwise occupied such as to constitute the formation of an independent/separate dwelling or holiday let planning unit. Separate utilities, utility meters, oil tanks or septic tanks shall not be installed. Separate vehicle access, parking or garden areas shall not be created/demarcated. A separate postal address shall not be created for the annexe.

Reason: The establishment of a further independent dwelling on this site could give rise to conditions detrimental to the amenities and privacy of both the approved dwelling and proposed accommodation.

9. The residential unit in the development hereby permitted shall be constructed as a self-build or custom housebuilding dwelling within the definition of self-build and custom housebuilding housing in the Self-build and Custom Housebuilding Act 2015

- The first occupation of the Unit shall be by a person or persons who had a primary input into the design and layout of the unit.
- South Kesteven District Council shall be notified of the persons who intend to take up first occupation of the Unit at least one month prior to first occupation.

Reason: To secure the use of the land for custom and self-build housing only.

10. 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.

## 9. Applications S26/0065 and S26/0066

*(Councillor Sarah Trotter returned to the meeting and was present for the remainder of the meeting).*

<b>Proposal:</b>	Change use of dog exercising field to include doggy day care and erection of two signage boards
<b>Location:</b>	Maggie's Mates, Holywell Road, Carlby, Lincolnshire, PE9 4LX
<b>Recommendation:</b>	To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions

To authorise the Assistant Director of Planning to GRANT advertising consent, subject to conditions

Noting comments in the public speaking session by:

Carlby Parish Council  
For  
Applicant

John Bavister (Statement)  
Ian Poole  
Rachel Woolley

Together with:

- Provisions within South Kesteven Local Plan 2011-2036, Design Guidelines for Rutland and South Kesteven Supplementary Planning Document and National Planning Policy Framework (NPPF).
- Comments received from Carlby Parish Council.
- Comments received from Lincolnshire County Councils (Highways and SuDS).
- Comments received from SKDC Environmental Protection Officer.

The following comments were made by the public speakers:

- The Parish Council felt as if the operating hours had not been reflected correctly in the application. Concern was raised that residents should be able to enjoy peaceful time on a Saturday, Sunday and Bank holiday afternoons.
- That the Parish Council had received past complaints, however, they did not reach the SKDC official complaints process. It was noted an enforcement officer visited the site to enforce the conditions, as there was condition abuse during 2022/23, which caused considerable issues at the time.
- A neighbour whose property was the closest to the site had no concern around this application and confirmed the business operated professionally and respectfully.
- The Applicant confirmed the existing planning permission allowed up to 40 dogs within the daycare facility and 20 dogs within the exercise field. This permission was simply to seek a change of use to the exercise field so that it could

accommodate 20 daycare dogs instead of the 20 walking dogs and bring both sites together.

- That the change was being sought due to customer demand.
- The proposal does not increase the overall numbers of dogs on both sites. The total number of dogs across both sites and areas would remain at 60.
- The former walking field would be part of the daycare operation, while the dogs continue to be exercised from that field in their established social groups.

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

- One Member sought clarification around the exercise field.

The Applicant confirmed the company offered a dog walking service whereby colleagues would collect the dogs from their homes in a van and bring them back to the site to be walked. The field would be used as a day care instead.

- A query was raised on vehicle movements on the van service for the day care.

It was noted this application would reduce the number of vehicle movements. Colleagues would collect the doggy daycare dogs in the morning from their homes and take them back home at the end of the day. Dog owners could also drop their dogs on site if they lived outside of the catchment area.

- Whether there would potentially be any change to weekend hours. It was queried whether this proposal would enable longer hours over weekends and bank holidays.

The Applicant noted the possibility of opening for longer periods on the weekends and the bank holidays. This facility would be open via booking system for members of the public to book and use the field for secure dog walking.

- It was noted that a building on field A held a maximum of 40 dogs. It was queried where the extra 20 dogs would go once they have arrived on site.

It was confirmed the site had several large cabin sheds where the dogs could be taken indoors. These were fully air conditioned, had heating and some enrichment activities took place indoors.

The Applicant confirmed the application was to bring the sites together as one. Therefore, the buildings and both fields would be utilised for all of the dogs.

It was proposed, seconded and **AGREED** to extend the meeting until the end of this application.

During questions to officers and debate, the following comments were made:

- Further clarification was sought around the number of on the field being 40, however, 60 dogs would be on site each day.

The Planning Officer confirmed the dogs were rotated every so often on site. There were currently up to 40 dogs in field A for doggy day care. The dogs were brought in from off-site onto field B, they would then be walked throughout the day in groups.

The Principal Development Management Planner clarified that the current lawful position of the site allowed field A to be used for dog daycare that is subject to a noise management plan that specifies only 20 dogs can be in each of the two fields that comprise field A. There was an existing building which was used as respite for the dogs when they are not in the fields.

Field B was currently permitted for 20 dogs for dog walking only. Meaning the permission for field A and B lawfully allows a total of 60 dogs at any one time on the site. This proposal would allow field B to be used as part of the doggy day care aspect of the business.

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

#### Time Limit for Commencement

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

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

List of Approved Plans:

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

- Site Plan Drg No. MAG-26-0950-1A0001 received 13 March 2026

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, a Noise Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Noise Management Plan shall include, but not limited to:

- a. An overview of the operational activities of the dog day care use
- b. Details of operational policies to reduce the potential adverse effects of excessive dog barking; and
- c. An overview of animal management

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.

#### Ongoing Conditions

4) The site shall only be operated for dog day care use between the hours of 07:30hrs – 18:00hrs Mondays to Fridays.

Unless otherwise agreed in writing by the Local Planning Authority.

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

5) The site shall only be operated for dog walking use between the hours of 0730hrs – 1800hrs on Saturdays, Sundays and Bank Holidays.

Unless otherwise agreed in writing by the Local Planning Authority.

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

6) No more than 20 dogs shall be on site at any one time.

Reason: To prevent disturbance to the amenities of residents living in the locality and in accordance with Policy EN4 and DE1 of the adopted Local Plan.

It was proposed, seconded and **AGREED** to authorise the Assistant Director of Planning to **GRANT** advertising consent, subject to conditions:

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

- i. MAG-26-0950-1A001 Site Location Plan received 13 March 2026
- ii. Drawing, Signage Details including Proposed Materials received 13 March 2026
- iii. Signage Plan with Dimensions and Location received 13 March 2026

Unless otherwise required by another condition of this permission.

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

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

There were none.

#### **11. Close of meeting**

The Chairman closed the meeting 16:16.

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**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**

## Planning Committee

9 July 2026



### S26/0237

Proposal:	Outline planning application for a residential development with all matters reserved except for access
Location:	Land adjacent Heatherway House, Fenton Road, Stubton, NG23 5DB
Applicant:	Mr P M King
Agent:	Mr Mike Sibthorp – Mike Sibthorpe Planning
Application Type:	Outline Planning Permission
Reason for Referral to Committee:	Departure from the Development Plan and Officer's are minded to approve. Called in by Councillor Milnes citing impact on the character of the area, cumulative impact, foul drainage, sustainability of the location and off-site BNG provision.
Key Issues:	<ul style="list-style-type: none"> <li>• Principle of Development</li> <li>• Impact on the character of the area</li> </ul>
Technical Documents:	<ul style="list-style-type: none"> <li>• Preliminary Ecological Appraisal</li> <li>• Design and Access Statement</li> </ul>

#### Report Author

Hannah Noutch, Senior Development Management Planner



01476 406080



H.Noutch@southkesteven.gov.uk

**Corporate Priority:**

**Growth**

**Decision type:**

**Regulatory**

**Wards:**

**Loveden Heath**

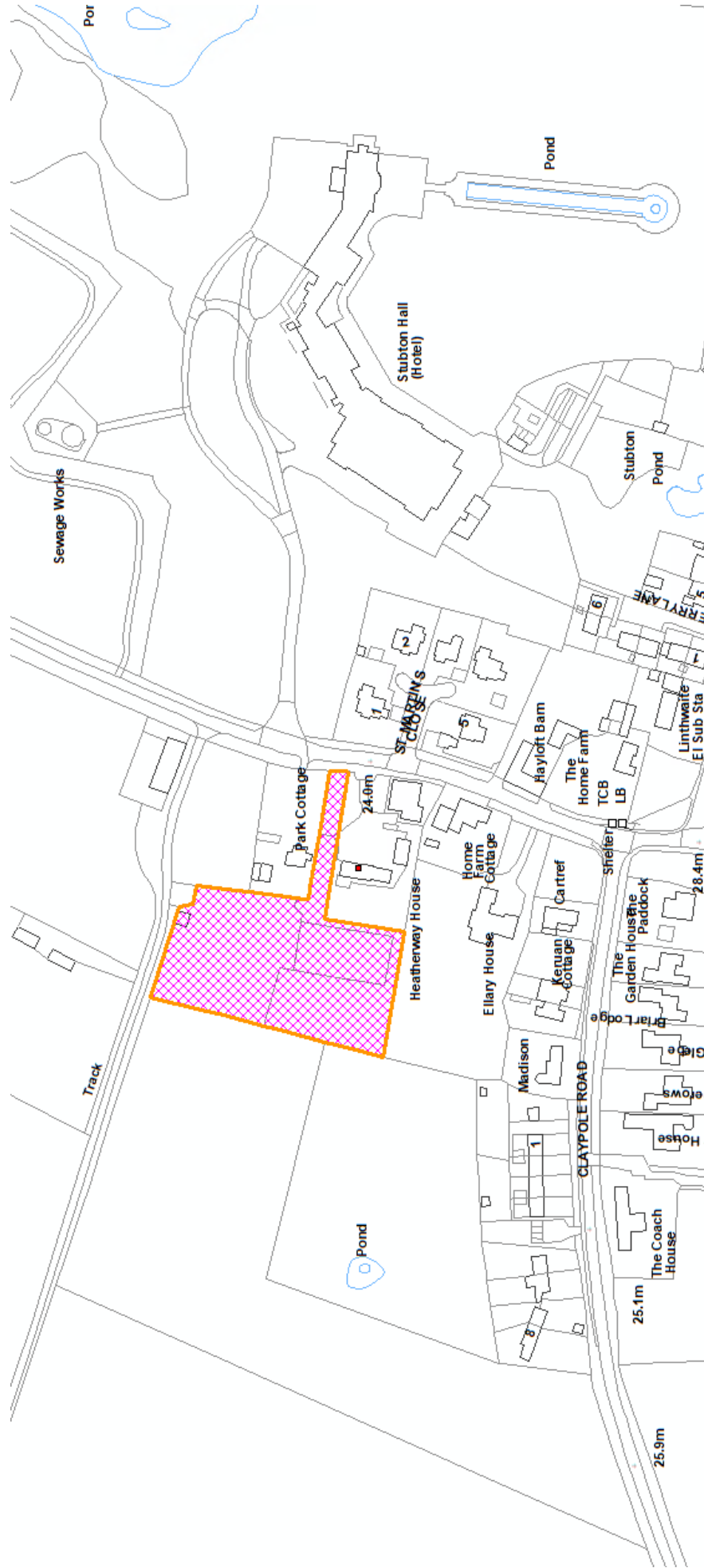
**Reviewed by:**

Adam Murray – Principal Development Management Planner

26 June 2026

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

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



Key



Application  
Boundary



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## **1 Description of Site**

- 1.1 The application site comprises of land associated with Heatherway House, on Fenton Road in the village of Stubton. Access to the site is via Fenton Road and is sited between Park Cottage and Heatherway House. The application site comprises of approximately 0.55 hectares of land.
- 1.2 Fenton Road hosts further dwellings, the building lines of which vary with there being examples of street fronting dwellings and then dwellings set further back within their respective plots.
- 1.3 The application site is largely situated to the rear of Heatherway House and the residential development of Park Cottages, and extends further north, bounding an existing track.

## **2 Description of Proposal**

- 2.1 This application is seeking outline planning permission for the erection of up to 5 dwellings. This outline application is considering the principle of the development and the matter of access only, with all other matters (scale, layout, appearance and landscaping) being reserved.

## **3 Relevant History**

- 3.1 There is no relevant planning history for this site, however the adjacent approved Park Cottage residential scheme is relevant in terms of site context. This full planning application (S23/1974) was approved conditionally for “Demolition of existing dwelling and replacement with three traditional dwellings, landscaping and existing access retained.”.

## **4 Relevant Planning Policies and Documents**

SKDC Local Plan 2011-2036

- Policy DE1 – Promoting Good Quality Design
- Policy SP3 – Infill Development
- Policy SP4 – Development on the Edge of the Settlement
- Policy SB1 – Sustainable Building Measures
- Policy EN2 - Protecting Biodiversity and Geodiversity
- Policy EN5 - Water Environment and Flood Risk Management

National Planning Policy Framework (NPPF)

- Section 12 – Achieving well-designed places
- Section 9 - Promoting Sustainable Development
- Section 5 – Delivering a sufficient supply of homes

Stubton Neighbourhood Plan

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

## **5 Representations Received**

5.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and 19 letters of representation have been received. The points raised can be summarised as follows:

1. The addition of 5 houses would be unnecessary and unsustainable.
2. The proposal would be development in the open countryside and therefore Policy SP5 would be applicable
3. A cluster of five houses behind existing frontage properties creates an uncharacteristic backland form, inconsistent with the linear pattern of Fenton Road. This represents visual intrusion and urbanisation of a rural edge, contrary to DE1's design principles.
4. The proposed access onto Fenton Road is constrained, with limited width, no footways, and restricted visibility. Additional traffic from five dwellings would increase risk to pedestrians, cyclists, horse riders and agricultural vehicles. Contrary to Policy ID2 and NPPF paragraphs 110-111.
5. The application provides no drainage strategy, no infiltration testing, and no SuDS proposal. The land is known locally to become waterlogged, and additional hard surfacing will increase run off toward neighbouring properties. Contrary to EN5 and NPPF paragraph 167.
6. The site contains hedgerows, mature trees, habitat used by birds and bats. No ecological assessment has been submitted, contrary to EN2 and NPPF paragraph 180.
7. The proposal would introduce overlooking of existing gardens, noise and disturbance from a new access road behind established properties and light pollution from vehicle movements and domestic lighting.
8. The site has been used for agricultural and equine use until recently, not residential.
9. Taking into account S25/1033 for 4 dwellings (approved on appeal), S25/1860 for 5 houses (currently in planning consultation process) and this potential development, if all were approved, would be roughly equivalent to a 20% increase in the size of a small village
10. Stubton is not a sustainable location, it is a small village with no facilities other than a church and a village hall
11. The housing stock in Stubton at the time of adoption of the local plan was 77, should this be allowed, and taking into account applications S25/1033 and S25/1860, this would create an additional 14 houses. This represents a massive 28% increase in housing stock since the Local Plan adoption.
12. By extending the built form beyond the established village envelope into rear garden/paddock land, the proposal fails to respect the local vernacular. Contrary to Policies BE1 and BE2 of the Stubton Neighbourhood Plan.
13. The loss of this open green space, which contributes to the rural setting of the village, is unacceptable. The introduction of suburban-style housing estate infrastructure (access roads, lighting, domestic paraphernalia) in this location harms the rural transition zone between the village and the open countryside.
14. Policies NE1, NE2, and NE3 of the Neighbourhood Plan are designed to protect the natural environment and green spaces.

15. The village has no shop, no school, no public house, and no regular public transport service. The only facility is a village hall. Residents of the proposed five new dwellings would be entirely dependent on private cars for employment, education, shopping, and leisure.

16. The Biodiversity baseline report states: "The application site falls within a strategic green corridor." (Section 3.1.6) Relevant SKDC Policy - EN3 - Green Infrastructure: requires protection of green corridors that contribute to landscape and ecological connectivity

17. The new access is positioned immediately adjacent to the driveways of existing properties, creating: - Inter visibility issues - Increased risk of vehicle conflict - Difficulty for residents safely entering/exiting their own driveways

18. The proposal would result in an unacceptable intensification of vehicle movements

19. The proximity of the new access road to existing homes will result in: - Noise from vehicle movements - Headlight glare into windows - Loss of privacy - Disturbance from construction traffic - Increased risk to pedestrians, including children

20. The Biodiversity Baseline Assessment calculates a baseline of 2.4 units, requiring uplift to 2.64 units. This is a statutory requirement, not a planning benefit. BNG cannot outweigh fundamental policy conflict.

21. The access arrangement represents poor design practice. A road serving multiple dwellings should not be positioned immediately adjacent to the wall of an existing dwellings

22. The tilted Balance in this instance does not override the harm

23. There is live 11000 volt overhead electricity equipment where the proposed development is proposed to be built. The Developer will need to contact National Grid, prior to commencing any works, to arrange for the equipment to be diverted at their cost

24. To give some context to the examples given:

Hargreaves Row was developed in the 17th century, when Doddington lane was at best a farm track; Church Lane pre-existed the two houses built there; Cherry Lane was developed before neighbouring properties were built; St Martins Close was a redeveloped farm yard where there had been building previously The new development off Doddington lane does not run behind existing properties This development would create three deep development behind Park Cottage development

25. Drainage in Stubton is very poor due to the heavy clay soil.

26. Great crested newts were regularly sighted on the land proposed for development. A large colony existed on the site of the felled oak tree and in the centre of the proposed new dwellings.

27. The proposals are not compliant with Policy SP3 and would detrimentally affect both Ellary House and the new homes at Park Cottage.

28. Highways comments relate to the access NOT the development

29. We have lived at Park Cottage since 1975 and worked in the area in agriculture since 1968. During this period the land to the West of the village build form has never been used as a garden. It has been used for grazing of sheep - and grazing / exercise for horses. The applicant themselves has used the land to graze sheep

30. When Park Cottage gained planning permission it was made very clear that it must not exceed the build form of the village. This was both to the West and North of Park Cottage.

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

### **6.1 LCC Highways**

6.1.1 No objections subject to suitable access construction.

### **6.2 Heritage Lincolnshire**

6.2.1 The settlement of Stubton is recorded in the Domesday Survey, and medieval remains are recorded from the village. Extensive remains of the medieval field system surround the village, and include ridge and furrow earthworks immediately west of the proposal site. Prehistoric cropmark enclosures and boundaries rerecorded a short distance south of the proposal site.

6.2.2 It is considered that the site offers a potential for archaeological remains to be present based on the extent and type of remains recorded in the vicinity. Insufficient information is available at present with which to make any reliable observation regarding the impact of this development upon any archaeological remains. Our recommendation is for a Scheme of Archaeological Work, in the form of an archaeological field evaluation to determine the presence, character and date of any archaeological deposits present at the site. This evaluation should initially consist of a programme of trial trenching. The results of the evaluation will inform the required archaeological mitigation.

### **6.3 Environmental Protection**

6.3.1 No objection subject to conditions.

6.3.2 Contaminated Land:

6.3.3 Historic maps indicate that there may have been some infilled land to the north of the site therefore should the developer during excavation and construction works of the said development site find any area of the site where it is suspected that the land is contaminated then all works must stop, and the local planning authority notified immediately. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared in accordance with current good practice and legislation and submitted to and approved by the Local Planning Authority, and the approved remediation shall thereafter be implemented. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

### **6.4 Anglian Water**

#### **Section 1 - Assets Affected**

6.4.2 New development must comply with Building Regulations and the Water Industry Act. Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary or affected by the proposals. It is highly recommended that the applicant carries out a thorough investigation of the proposed working area to establish whether any unmapped public or private sewers, lateral drains, or other water infrastructure assets are in existence. Due to the private sewer transfer in October 2011, many newly adopted public used water assets and their history are not indicated on our records. Any encroachment zones should be reflected in the site layout. The development site may contain private water mains, drains or other assets not shown on our records. These are private assets and not the responsibility of Anglian Water but that of the landowner.

#### 6.4.3 Section 2 - Wastewater Treatment - Objection

6.4.4 Anglian Water objects to the proposed development due to the intended connection to the public foul drainage network. The proposed development is situated within the catchment area of the Stubton Water Recycling Centre (WRC), which is currently classified as a Descriptive Works – a small WRC with a descriptive permit. There is no planned investment in this catchment and any additional flow poses an environmental risk to the watercourse.

6.4.5 To overcome our objection the applicant should carry out 12 months of flow monitoring to measure the total daily volume of treated effluent being discharged from the WRC. The data should be shared with us and if it is proven that the total volume, with the addition from the proposed development, does not exceed the permitted volume for this WRC then our objection could be removed. Prior to carrying out flow monitoring the applicant needs to contact Anglian Water at [planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk) to discuss how this must be undertaken. Please find the link for Anglian Waters Descriptive Works Position Statement: <https://www.anglianwater.co.uk/siteassets/developers/new-content/p--c/descriptive-works-position-statement-march-2025.pdf>

#### 6.4.6 Section 3 - Used Water Disposal

6.4.7 The sewerage network at present has available capacity for the anticipated foul flows. However as advised above, any connection into our foul network from the proposed development will contribute to pollution and deterioration of the watercourse via the WRC as it cannot accommodate additional flows. If the LPA is minded to grant approval despite our WRC objection, the developer will need to serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

#### 6.4.8 Section 4 - Surface Water Disposal

6.4.9 Condition The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer. From the documents submitted, there are no confirmed details of how surface water will be discharged. There are no designated public surface water sewers within the vicinity of the proposed development, and surface water must not connect to a designated public foul sewer. Therefore, Anglian Water will be unable to serve the sites surface water disposal requirements. Anglian Water request a condition is applied, should planning permission be granted. Condition: No development shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the strategy. Our surface water policy and further guidance is available on our website: <https://www.anglianwater.co.uk/developing/drainage-services/sustainable-drainage-systems>

#### 6.5 **Conservation Officer**

6.5.1 The site is set opposite the property of Stubton Hall, a grade II listed building (NHLE 1146985). It is also set within the wider proximity of the grade II listed Barn at Home Farm (NHLE 1360053). The site is also set within the extent of Stubton Park, a non-designated heritage asset (MLI92364). The proposal has the potential to impact upon the setting of the designated heritage assets, as well as the significance of the non-designated heritage asset.

Any such impact would need to be weighed against the public benefits of the proposed works, and a balanced judgement will need to be found in regards to the potential impact (NPPF 215 and 216).

- 6.5.2 This is an outline application for the redevelopment of a parcel of land to the rear of Heatherway House, with all matters reserved except access.
- 6.5.3 The L-plan property of Heatherway House was created in the later second half of the 20th century, prior to this the area comprised a large open field with a footpath from Stubton to Claypole. Principal access is to be provided from Fenton Road, by removing a section of the brick boundary wall to the front of Heatherway House. Albeit a positive feature within the streetscape, removal of a section of this wall is not considered to cause harm to the heritage assets. It is noted that the siting of the dwelling is at odds with the general streetscape of the village as a backland development, which predominantly comprises set back detached or semi-detached dwellings, former farmsteads, and dispersed courtyard/cul-de-sac developments.
- 6.5.4 In principle, the access as proposed is not considered to cause harm to the heritage assets. This is, however, dependent on the final design, layout, material and scale of the development. No full assessment of the potential harm can be provided without these details.

## 6.6 **Parish Council**

- 6.6.1 The proposed windfall development site comprises a parcel of undeveloped land to the rear of Heatherway House, Fenton Road, Stubton
- 6.6.2 SP3 Infill
- 6.6.3 The application is made under SP3 Infill Development, subject to the following provisions:
- 6.6.4 a. it is within a substantially built up frontage or re-development opportunity (previously development land);
- 6.6.5 b. it is within the main built up part of the settlement; c. it does not cause harm or unacceptable impact upon the occupiers amenity of adjacent properties; d. it does not extend the pattern of development beyond the existing built form; and it is in keeping with the character of the area and is sensitive to the setting of adjacent properties. It is the Parish Council's view that the proposed development does not satisfy the above SP3 criteria:
- 6.6.6 a. The proposed site is backland development, set back from existing buildings, so does not sit within substantially built up frontage. The site is not previously developed land – it is a greenfield site.
- 6.6.7 b. The proposed location is situated to the rear of current development along Fenton Road and therefore cannot be described as within the main built up part of the settlement. It would extend built form to the west and north of the village.
- 6.6.8 c. Adjacent properties will be affected by the proposal. In particular, the access would impact on the neighbouring home nearest the site, to be developed at Park Cottage. The block plan suggests very little space between the access lane and the new dwelling and the traffic would affect amenity of that home. Heatherway House currently sits central within its own grounds, with open space to all sides. The current owners have put considerable effort and time into improving their home. The introduction of another access road and development

at the rear will, in the Parish Council's view, significantly reduce the attractiveness of Heatherway House and how it sits gracefully within the built form of the village.

- 6.6.9 d. The site would extend existing built form to the north of the village where plots 4 and 5 are proposed on the block plan. To the west, the development extends beyond the linear pattern of development along Fenton Road.
- 6.6.10 SP4 Edge of Settlement
- 6.6.11 As this application has been made under SP3, the essential criteria set out in SP4 has not been met: No pre-application consultation has taken place to show "substantial support from the local community."
- 6.6.12 In terms of SP4(b) "scale, layout and character," backland development principles suggest proposed development should be subservient in mass, scale, height and form to neighbouring properties. The introduction of 5 large detached dwellings would not conform with those design objectives and would detrimentally affect the landscape character of the locality. The development would "extend obtrusively into open countryside" contrary to SP4(d) and DE1 ("Proposals should be of an appropriate scale, density, massing, height and material, given the context of the area")
- 6.6.13 Relevant Policies
- 6.6.14 *NPPF Chapter 15, Conserving the Natural Environment Para 187 & Para 195, S*
- 6.6.15 *SKDC EN1*
- 6.6.16 *Stubton Landscape Character Assessment 6.9 C3*
- 6.6.17 *Stubton Neighbourhood Plan NE1*
- 6.6.18 *Stubton Neighbourhood Plan BE1*
- 6.6.19 *Stubton Neighbourhood Plan BE2*
- 6.6.20 The proposed site is surrounded by open countryside to the immediate west and north. A Public Right of Way (PRoW) extends diagonally across the field to the west; to the north, the Right of Way leads along a farm track running parallel to the site. The PRoW is used by walkers from Claypole, Fenton, as well as Stubton residents. The view from the PRoW is framed by Stubton Hall and its grounds when walking eastwards along the footpath towards the edge of the village. When walking westwards, there are open views towards Claypole and Newark beyond. The location has a tranquil, rural feel, which attracts wildlife, including bats, barn owls, red kites, brown hares and hedgehogs, along with the occasional deer. The unspoilt landscape, when viewed from the PRoW is worthy of preserving and protecting in accordance with the aforementioned policies.
- 6.6.21 The Parish Council is informed that a colony of Great Crested Newts are evident in the locality, where a pond is situated next to the site boundary to the south of the site.
- 6.6.22 The proposed site would be at odds with the immediate natural surroundings, resulting in encroachment into open countryside. The proximity of the proposed buildings to the PRoW would spoil views, urbanise an otherwise rural landscape and be contrary to the policies cited above.
- 6.6.23 NPPF Chapter 14, Climate Change
- 6.6.24 The emerging pattern of milder winters with long periods of heavy rainfall present a particular challenge for Stubton as the land is heavy clay and the village has no mains drainage

available for new development. Without significant investment in mains drainage infrastructure to support additional development, the challenges faced in recent years will worsen as the land becomes more waterlogged and localised flooding takes place.

#### 6.6.25 Windfall Development

6.6.26 One small settlement providing almost 50% of the entire annual windfall allowance (for all 58 settlements in the SP2 Smaller Village Hierarchy) would compromise the nature and character of Stubton. It is the Parish Council's view that Stubton's nature and character will be compromised. The built form goes against the predominant, existing linear frontage and will be at odds with settled urban design which comprises a gentle transition from low density edge of settlement development into open countryside. Stubton has consistently supported small amounts of development over the years, often for one or two properties, but the recent tranche of applications over the space of a few months will be difficult to absorb without the village losing its charm and character. As a Domesday village, it is important the historic nature of Stubton is not lost by larger, generic cul-de-sac developments overpowering existing rural properties and the traditional patterns of rural development.

## 7 Evaluation

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise. In this case, the adopted development plan comprises of the following documents:

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

7.3 – Stubton Neighbourhood Plan 2014-2026 (Made 3 July 2015)

7.4 The Lincolnshire Minerals and Waste Local Plan forms part of the development plan in relation to minerals planning.

7.5 The policies and provisions set out in the National Planning Policy Framework are also a material consideration in the determination of planning applications, alongside the adopted Design Guidelines for Rutland and South Kesteven.

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

#### 7.7 Principle of Development

7.8 Policy SD1 (The Principles of Sustainable Development in South Kesteven) sets out the overarching obligation for development proposals to minimise its impact on climate and contribute toward a strong, stable and more diverse economy. The policy requires consideration of a number of matters including the impact of development of climate change, minimising the need to travel, avoiding development of areas of flood risk and development proposals giving rise to pollution, encouraging the use of previously developed or underutilised land, providing a supply of housing to meet the needs of present and future generations, and enhancing the character, natural environment and cultural and historic environment of the District.

- 7.9 The South Kesteven Local Plan (SKLP) sets out the principles for the location of development within Policies SP1 and SP2. Policy SP1 (Spatial Strategy) outlines the strategy for the District during the plan period. It identifies that the overall strategy of the Local Plan is to deliver sustainable growth, including new housing and job creation, in order to facilitate growth in the local economy and support local residents.
- 7.10 Policy SP1, spatial strategy states proposals should protect the best and most versatile agricultural land to protect opportunities for food production and the continuance of the agricultural economy. The 'best and most versatile agricultural land' is defined in the NPPF as agricultural land of grade 1, grade 2 and grade 3a with grade 1 classification being the best. Natural England's Land Classification Map shows the land contained within the site classed as Grade 3 and therefore within an area of land that could be considered good to moderate land.
- 7.11 Policy SP1 also states that development affecting the best and most versatile agricultural land will only be permitted if: - There is insufficient lower grade land available at that settlement (unless development of such lower grade land would be inconsistent with other sustainability considerations); and - Where feasible, once any development which is permitted has ceased its useful life the land will be restored to its former use, and will be of at least equal quality to that which existed prior to the development taken place (this requirement will be secured by planning condition where appropriate).
- 7.12 However, given the proximity to the settlement, it is likely that the site would have been lower grade agricultural land value. In addition, it is also noted that the entirety of Stubton is situated within Grade 3 and therefore, there would be no alternative, sequentially preferable land within the settlement.
- 7.13 Decisions about the location and scale of new development will be taken on the basis of the settlement hierarchy set out in Policy SP2. Policy SP2 (Settlement Hierarchy), alongside Policy SP1, seeks to focus the majority of new development to Grantham to support and strengthen its role as a Sub-Regional Centre, followed by the three other market towns being Stamford, Bourne and The Deepings, then in the hierarchy comes the larger villages, followed by smaller villages. SP2 states that development in Smaller Villages, development will be supported in accordance with Policy SP3, SP4 and all other relevant policies, where development will not compromise the village's nature and character.
- 7.14 The application site is situated to the west of Fenton Road at the northern edge of the existing built- up area of Stubton. The existing built development on Fenton Road terminates with Park Cottage on the Western side and St Martins Close to the eastern side. Stubton Hall is sited on the eastern side of the road with the access point opposite the access for the application site however, this is set further east, past the St Martins Close development. Given that the application site would be immediately adjacent the rear boundaries of properties on Fenton Road with an access point between two properties on Fenton Road, the proposal is considered to be an extension the existing built form of Stubton on the western side Fenton Road beyond its existing limitations and, therefore, Policy SP4 (Development on the edge of settlements) is the relevant policy to establish the principle of development on this site. Despite this, the applicant's submission is on the basis that the site is infill development as within Policy SP3 of the SKDC Local Plan. SP3 states:
- 7.15 In all settlements defined in Policy SP2, infill development, which is in accordance with all other relevant Local Plan policies, will be supported provided that:

- a. it is within a substantially built-up frontage or re-development opportunity (previously development land);
  - b. it is within the main built-up part of the settlement;
  - c. it does not cause harm or unacceptable impact upon the occupiers amenity of adjacent properties;
  - d. it does not extend the pattern of development beyond the existing built form; and it is in keeping with the character of the area and is sensitive to the setting of adjacent properties.
- 7.16 The proposal would not meet criteria a), b) or the first part of d) and therefore Policy SP3 is not the applicable policy.
- 7.17 Policy SP4 states that proposals for development on the edge of a settlement, which is in accordance with all other relevant Local Plan policies, will be supported provided that essential criteria are met. This requires the proposal to:-
- (a) Demonstrate clear evidence of substantial support from the local community through an appropriate, thorough and proportionate pre-application community consultation exercise. Where this cannot be determined, support (or otherwise) should be sought from the Town or Parish Council or Neighbourhood Plan Group or Forum.
  - (b) Be well designed and appropriate in size, scale, layout and character to the setting and area.
  - (c) Be adjacent to the existing pattern of development for the area, or adjacent to developed site allocations as identified in the development plan.
  - (d) Not extend obtrusively into the open countryside and be appropriate to the landscape, environmental and heritage characteristics of the area.
  - (e) In the case of housing development, meet a proven local need for housing and seeks to address a specific targeted need for local market housing; and
  - (f) Enable the delivery of essential infrastructure to support growth proposals.
- 7.18 There has been no pre-application community consultation exercise carried out and it is therefore not able to be clearly evidenced that there is substantial support from the local community for the proposal.
- 7.19 The parish council have raised objections to the proposal. The scheme is therefore considered to be contrary to SP4(a).
- 7.20 As identified above, the LPA is not meeting the identified required housing land supply and therefore Policy SP4 is out-of-date and the tilted balance applies.
- 7.21 In this case, the provision of housing is a significant benefit which Officers would attribute moderate weight.
- 7.22 Further discussion on how the contradiction to SP(a) would be weighed against the tilted balance in the decision as well as any further material planning considerations that arise against the site-specific criteria below.
- 7.23 **Effect of the development on the character and appearance of the area**
- 7.24 Policy DE1 (Promoting Good Quality Design) of the adopted Local Plan states (amongst other criteria) that to ensure high quality design is achieved throughout the District, all development proposals will be expected to make a positive contribution to local

distinctiveness vernacular and character of the area. Proposals should reinforce local identity and not have an adverse impact on the street scene, settlement pattern or the landscape / townscape character of the surrounding area. Proposals should be of an appropriate scale, density, massing, height and material, given the context of the area. Part 12 of the NPPF (Achieving well-designed places) states that good design is a key aspect of sustainable development and new development should be visually attractive as a result of good architecture and appropriate landscaping.

- 7.25 Policy NE2 of the Stubton Neighbourhood Plan states:
- 7.26 New development must be appropriate to the character, natural historic and cultural attributes and features of Stubton's landscape. Developments must respect and retain the landscape character of Stubton Parish and incorporate features which contribute to the conservation, enhancement or restoration of these features.
- 7.27 In particular, new development should, wherever possible:
- Maintain existing hedgerows, trees and woodland and encourage the planting of new trees and hedgerows. Where new trees are proposed, these should wherever possible, be appropriate disease resistant and native species.
  - Protect and enhance the existing landscape character and the important features that define the character, setting and views of the Parish (as set out within the Stubton Landscape Character Assessment). In particular, development which would impact on Stubton Neighbourhood Plan 39 Map showing key views from Stubton Parish towards surrounding areas and the escarpment slopes (shown in orange) views into and, where appropriate, out of the village should demonstrate that these features have been sensitively and appropriately considered and incorporated/mitigated as necessary.
- 7.28 Policy BE2 of the Stubton Neighbourhood Plan states:
- 7.29 New development for appropriate uses should be sympathetic to the existing form, scale and character of Stubton Parish and be appropriate to its rural location, by ensuring compatibility with the character of the landscape as well as buildings. Materials and boundary treatments should be sympathetic to the character of Stubton.
- 7.30 The importance of considering the impact of development on the significance of non-designated heritage assets is expressed in the National Planning Policy Framework (NPPF). The NPPF advises that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 7.31 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.
- 7.32 Layout, scale and appearance are all matters to be reserved and therefore are not being considered by under this application. However, the principle of development and its potential impact on the character and appearance of the site and surrounding context is a material consideration.

- 7.33 Whilst these details have not been provided, the indicative layout plan can be commented on to inform any future submissions.
- 7.34 SKDC's Conservation Officer was consulted on the scheme given the proximity of the proposal to Stubton Hall and its associated grounds. They advised to provide the access, a section of the brick boundary wall to the front of Heatherway House would need to be removed. Albeit a positive feature within the streetscape, removal of a section of this wall is not considered to cause harm to the heritage assets.
- 7.35 The Conservation Officer further advised, the siting of the dwellings would be at odds with the general streetscape of the village as a backland development, which predominantly comprises set back detached or semi-detached dwellings, former farmsteads, and dispersed courtyard/cul-de-sac developments. In principle, the access as proposed is not considered to cause harm to the heritage assets. This is, however, dependent on the final design, layout, material and scale of the development. No full assessment of the potential harm can be provided without these details.
- 7.36 The backland nature of the development was further commented on by the Parish Council and within representations. Whilst noting we do not have details of layout, by nature of the location of the site behind the properties on Fenton Road, whatever resulting layout would be backland development. Having identified the development even in principle would be backland development, consideration must be given to what, if any, impact would arise from this on the character and appearance of the area.
- 7.37 Representations refer to the site presently acting as a green corridor for the edge of the village, with the Parish Council's comments stating development in this area would have the potential to negatively impact the rural landscape and spoil views from the ProW. It is important to reinforce that it is solely the principle of development and not layout, scale or appearance at this stage.
- 7.38 It is considered that the proposal would inevitably result in a level of visual impact within the surrounding landscape, due to the site not currently hosting built form, however it is considered that residential development of the plot could be achieved and sensitively designed so that it would not result in an unacceptable adverse impact on the village character when entering from the north.
- 7.39 In respect of there being a singular access to the development creating a cul-de-sac form of development. Whilst noting the prevailing type of development within the village is more of a linear style, cul-de-sac type developments or shared access developments can be evidenced, such as St Martins Close and the permitted Doddington Lane Development. The representation received do provide further context on the history of these sites, but nevertheless, they are cul-de-sac style developments.
- 7.40 Consideration has additionally been given to the cumulative impact of this proposal and the other recent housing developments within Stubton. Whilst acknowledging there would be an impact in the level of increase dwellings for this smaller village, the development when taken as whole would not be considered to result in an unacceptable level of adverse impact to the character and appearance of the village, with the development largely being located at different positions around the village.
- 7.41 By virtue of the principle of residential development on the site, the proposal is considered to be acceptable in terms of ensuring there would be no unacceptable adverse impact on the character and appearance of the area, the setting of the heritage asset and surrounding

context in accordance with the NPPF Sections 12 and 16, and Policies DE1 and EN6 of the Local Plan.

#### 7.42 **Neighbours Residential Amenities**

7.43 Policy DE1 (Promoting Good Quality Design) of the adopted Local Plan states (amongst other criteria) that all development proposals will be expected to 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 provide sufficient private amenity space, suitable to the type and amount of development proposed. Paragraph 135 of the NPPF states that developments should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

7.44 Given that this application is solely seeking for the matter of access to be considered at this stage, the consideration of impact on neighbours residential amenities is on the basis of whether in principle, 5 dwellings could be sited within the plot without there being unacceptable adverse impact on these amenities.

7.45 Whilst not a formal layout document, the indicative layout plan is considered to demonstrate that it would be possible to achieve 5 dwellings on the site without unacceptable adverse impacts on the existing properties. The relationship on the indicative layout plan between the northeastern proposed dwelling and the adjacent property in Park Cottages would be expected to be revisited at a layout application stage to ensure there was no unacceptable adverse impact on their residential amenities, however there is considered to be sufficient scope within the site for this to be achieved.

7.46 The concern raised in terms of light pollution from vehicles using the access between the existing residential properties is noted. It is acknowledged that in this eventuality there could be resulting impact to these adjacent neighbours, however given the use of the car lights in these directions would only be for a short period of time when cars would be entering or exiting the site, or manoeuvring into spaces, this level of impact is not such an increase that would warrant refusal of the application on this basis.

7.47 Taking into account the nature of the proposal, small scale, 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

#### 7.48 **Highway Safety**

7.49 Paragraph 116 of the NPPF advises that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

7.50 Lincolnshire County Council advised that in reviewing the access details they have no objections subject to suitable access construction. Construction of the access would be the subject to a separate Section 184 application to Lincolnshire County Council. LCC requested a condition requiring details of the construction, however this is not considered appropriate to attach given the requirements of this suggested condition would duplicate the requirements of the S184 application and therefore attaching this condition would be ultra vires.

- 7.51 Furthermore, this application is solely considering the access point and further details in terms of the access point and the extent of this access would be a consideration during any application for the reserved matter of layout.
- 7.52 Whilst it is acknowledged that there would be additional vehicle movements associated with both the construction phase of development and the occupation of up to 5 dwellings, LCC Highways would have also considered the principle of development when providing their comment. These elements would fall under this assessment remit. They have not raised any concerns in regard to additional vehicle movements being unsuitable on the adjacent road, Fenton Road.
- 7.53 Whilst not requested by the Highways Authority or the Environmental Protection Department, given the proximity of the site to the existing dwellings and the access point proposed being between two residential properties, it is considered appropriate that should the application be approved a condition be attached requiring the submission of a Construction Environmental Management Plan to ensure that suitable mitigation measures are provided to ensure the occupiers of the adjacent properties residential amenities are protected during the construction phase of the development.
- 7.54 The point raised in relation to there not being any alternative sustainable transport routes to and from the village, in terms of walking and cycling and a bus service are noted. It is acknowledged that based on Stubton being a smaller village, occupiers of the development would be reliant on cars for access to elements of infrastructure, however sufficient parking provision is able to be provided within the site, and would be considered at the reserved matter application for layout stage. The reliance on cars is however a material planning consideration and will be factored into the planning balance.
- 7.55 The proposal would result in adequate access and would not have an unacceptable adverse impact on highway safety in accordance with the NPPF Section 9.
- 7.56 **Ecology and Biodiversity**
- 7.57 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.
- 7.58 Additionally, Biodiversity Net Gain (BNG) became mandatory on all small sites on 2 April 2024 unless relevant exemptions apply. In the case of this application, the required BNG metric has been provided providing the baseline habitat value. Due to the proposal being at outline stage without the details of layout, the post intervention figures are not presently available, however from the indicative layout it can be concluded there would be the potential for some on-site habitat creation or enhancement and therefore, the relevant conditions are attached in relation to securing the appropriate habitat management and monitoring details.
- 7.59 It was raised in representation and within the Parish Councils response that there may be Great Crested Newts (GCN) present on the site. A Preliminary Ecological Appraisal (PEA) has been submitted, which included the results of a Great Crested Newt DNA testing on ponds within the immediate vicinity of the site. The results of the survey have indicated that there is a high likelihood of Great Crested Newts to be present within the neighbouring pond. Given the relative proximity of the pond to the site, and the suitability of terrestrial habitat on site, it is likely that the development would have an impact on Great Crested Newts. Therefore, mitigation will need to be provided prior to the commencement of development in order to ensure that there is no unacceptable adverse impact on protected species.

- 7.60 In this case, the mitigation would be obtaining a European Protected Species Mitigation Licence (EPSML) issued by Natural England, or the site can be registered under a District Level Licence (DLL). The specific mitigation measures would be determined by which licencing route is pursued.
- 7.61 To ensure that appropriate mitigation measures are put in place in respect of the GCN and the other recommendations within the PEA are undertaken, a Biodiversity Mitigation and Enhancement Plan is conditioned to be provided in accordance with the submitted PEA.
- 7.62 Whilst noting the need for BNG, policy EN2 does encourage the creation and enhancement of various forms of habitats where possible, and therefore, given the edge of settlement nature of the site, it would be recommended that each dwelling should be equipped with at least one bat and bird box or brick to support opportunities for wildlife within the site. It is therefore recommended that this be conditioned.
- 7.63 It is noted that at the reserved matters stage further information would be available as to the final figures in terms of on-site BNG.
- 7.64 At this outline stage, with the conditions as proposed, the scheme is considered to be in compliance with Policy EN2 of the SKDC Local Plan.
- 7.65 **Flood Risk and Drainage**
- 7.66 The site is located within Flood Zone 1 with a low risk of fluvial flooding, with a chance of surface water flooding, with a low risk of surface water flooding. Nevertheless, the representations received state that there is a layer of clay in the area which could make soakaways an unsuitable option, therefore a condition would be attached requiring an appropriate drainage strategy be provided for the site.
- 7.67 Anglian Water were consulted on the application and raised an objection on the basis of the scheme connecting to the foul network, they have requested a condition relating to the provision of details for foul drainage of the site, such as the package treatment plan that is indicated to be provided as per the application form. As such, the drainage strategy condition to be attached would further require details of the strategy for foul drainage.
- 7.68 Subject to the condition, the scheme would be considered to comply with Policy EN5 of the SKDC Local Plan.
- 7.69 **Climate Change**
- 7.70 It is acknowledged that the application submission does not specifically provide details about how the proposed dwellings would accord with the policy obligations of Local Plan Policy SB1, which requires developments to minimise carbon emissions and support low carbon travel. As such, a condition has been attached to require the submission of further details of sustainable building measures, in accordance with the requirements of Policy SB1.
- 7.71 **Housing within Stubton**
- 7.72 Recent permitted housing developments within Stubton has been raised within representation numerous times, on the basis in combination with S25/1033 (Appeal allowed for 4 dwellings) and S25/1860 being voted for approval at the May 2026 planning committee for 5 dwellings, permitting this outline application for up to 5 dwellings would see 14 new dwellings within Stubton.
- 7.73 In referring to these recent approvals, consideration should be given to the suitability of the village for these housing developments based on the level of available infrastructure within

the village and the factor that the future residents of these developments would be reliant on cars. Whilst noting that this is a material planning consideration, and would carry weight in the decision-making process, ultimately this factor did not outweigh the provision of housing units in their perspective cases. Consideration must be given to then how this application would differ in respect of its reliance on cars to access infrastructure, if at all. In this case, the application would be no less suitable than the previous schemes based on its reliance of private vehicles to access infrastructure and therefore it is a matter of this same level of weight being applied in the planning balance. Whether there is other material considerations identified within this report that would carry weight in the planning balance or amount to significant or demonstrable harm in respect of the tilted balance is discussed in the planning balance section.

7.74 In terms of discussion of cumulative impact of the additional housing, the representations have failed to provide identify what these cumulative impacts would be and further to this what the resulting harm would be other than the reliance on private vehicles to access facilities and infrastructure.

#### 7.75 **Crime and Disorder**

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

#### 7.77 **Human Rights Implications**

7.78 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.

#### 7.79 **Planning Balance and Conclusion**

7.80 When considering the above assessment, the following material considerations have been identified. There is an identified policy contradiction to SP4(a) given that the proposal has not evidenced clear substantial local support, and there is also no evidence of a specified local housing need for Stubton, contrary to SP4(e). Notwithstanding this, SKDC are currently unable to demonstrate a 5 year housing land supply and therefore, Policy SP4 is deemed to be out-of-of date and the tilted balance would apply.

7.81 The proposal would result in development where the future occupiers of the development would be reliant on private vehicles to travel for infrastructure. This can be classed as an unsustainable form of development. Nevertheless, the proposal would involve the development of up to 5 dwellings, which is a significant public benefit that Officer's would attribute moderate weight. This is particularly important in the context of the Council's 5YHLS shortfall and the application of the tilted balance.

7.82 Paragraph 11(d) of the NPPF states that therefore planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or where specific policies in The Framework, indicate that development should be restricted. In this case, it is Officer's assessment that the development in this village, would be no less sustainable than the recent approved housing schemes S25/1033 and S25/1860 in terms of reliance on a private vehicle. It is therefore, the Officer's assessment that there are no material considerations that would meet the definition of significantly or demonstrably outweighing the benefits of the additional housing units in this instance. As such, the balance of considerations weighs in favour of the grant of planning permission.

## 8 RECOMMENDATION:

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

### Time Limit for Commencement

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

Reason: 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).

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

- i. layout;
- ii. scale
- iii. appearance
- iv. Landscaping

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

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

### Approved Plans

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

- i. Location Plan received 10 February 2026
- ii. Access as Shown on Block Plan re. 2173 002C received 10 February 2026

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

### Prior to Commencement

- 4) The development hereby permitted shall be undertaken in accordance with a Construction Management Plan and Method Statement that shall first be approved in writing by the Local Planning Authority. The Plan and Statement shall indicate measures to mitigate the adverse impacts of vehicle activity and the means to manage the drainage of the site during the construction stage of the permitted development. It shall include:-

- the on-site parking of all vehicles of site operatives and visitors;
- the on-site loading and unloading of all plant and materials;
- the on-site storage of all plant and materials used in constructing the development; - wheel washing facilities;
- the routes of construction traffic to and from the site including any off-site routes for the disposal of excavated material and;

- strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during construction.

Construction works would be carried out in accordance with the approved details.

Reason: To ensure that construction activities do not have an unacceptable impact on residential amenity.

- 5) Before the development hereby permitted is commenced, a written scheme of archaeological investigation must have been submitted to and approved in writing by the Local Planning Authority. The programme must include a provision for monitoring of all groundworks associated with the development, with the ability to stop and fully record archaeological features. The works must then be carried out in line with the written scheme of investigation. If human remains are found then groundworks must stop and the appropriate licences obtained to exhume the remains if they cannot be preserved in situ.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policies DE1 and EN6 of the adopted South Kesteven Local Plan and Paragraph 207 of the NPPF.

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

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.

- 7) Before the development hereby permitted is commenced, a Biodiversity Mitigation and Enhancement plan must be submitted to and approved in writing by the Local Planning Authority. The submitted report must be in broad accordance with the submitted Preliminary Ecological Appraisal, unless otherwise agreed in writing by the Local Planning Authority. Thereafter, the development must be carried out in accordance with the approved details.

Reason: To ensure the proposal does not result in any unacceptable adverse impacts on ecological assets and protected species, as required by Policy EN2 of the Local Plan.

- 8) 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; 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).

#### During Building Works

- 9) No development above damp-proof course shall take place until details demonstrating how the proposed dwelling would comply with the requirements of Local Plan Policy SB1 and SD1 must be submitted to and approved in writing by the Local Planning Authority.

The scheme shall include details of how carbon dioxide emissions would be minimised through the design and construction of the building; details of water efficiency.

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 climate change in accordance with Local Plan Policy SB1 and SD1

- 10) Should the developer during excavation and construction works of the said development site find any area of the site where it is suspected that the land is contaminated then all works must stop, and the local planning authority notified immediately. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared in accordance with current good practice and legislation and submitted to and approved by the Local Planning Authority, and the approved remediation shall thereafter be implemented. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that works do not cause pollution in the interests of the amenities of the future residents and users of the development; and in accordance with Policies EN2 and EN4 of the adopted South Kesteven Local Plan.

#### Prior to the development being occupied

- 11) 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.

- 12) 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.

#### Ongoing Conditions

- 13) This permission relates to a maximum of 5 dwellings on the site.

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

- 14) Monitoring reports shall be submitted to the local planning authority in writing in accordance with the methodology and frequency specified in the approved (HMMP).

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).

15) Notice in writing shall be given to the Council when the Habitat Management and Monitoring Plan (HMMP) works have started.

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.

16) The created and/or enhanced habitat specified in the approved Habitat Management Monitoring Plan [HMMP] shall be managed and maintained in accordance with the approved [HMMP].

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.



**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**

## Planning Committee

9 July 2026



## S26/0458

Proposal:	Erection of 18no. fixed self-storage units
Location:	Secure Self Storage (a1) Ltd, Great North Road, Colsterworth, Lincolnshire, NG33 5JJ
Applicant:	Mr Ross Bhardwaj, 4 Brothers Properties Ltd
Application Type:	Full Planning Permission
Reason for Referral to Committee:	Called in by Cllr Bellamy, EN4 regards noise and light regarding 24 hour operations and proximity to residential properties.
Key Issues:	Impact on neighbour amenity Impact on highways

### Report Author

Craig Dickinson, Development Management Planner



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[Craig.dickinson@southkesteven.gov.uk](mailto:Craig.dickinson@southkesteven.gov.uk)

**Corporate Priority:**

**Growth**

**Decision type:**

**Regulatory**

**Wards:**

**Lincest**

**Reviewed by:**

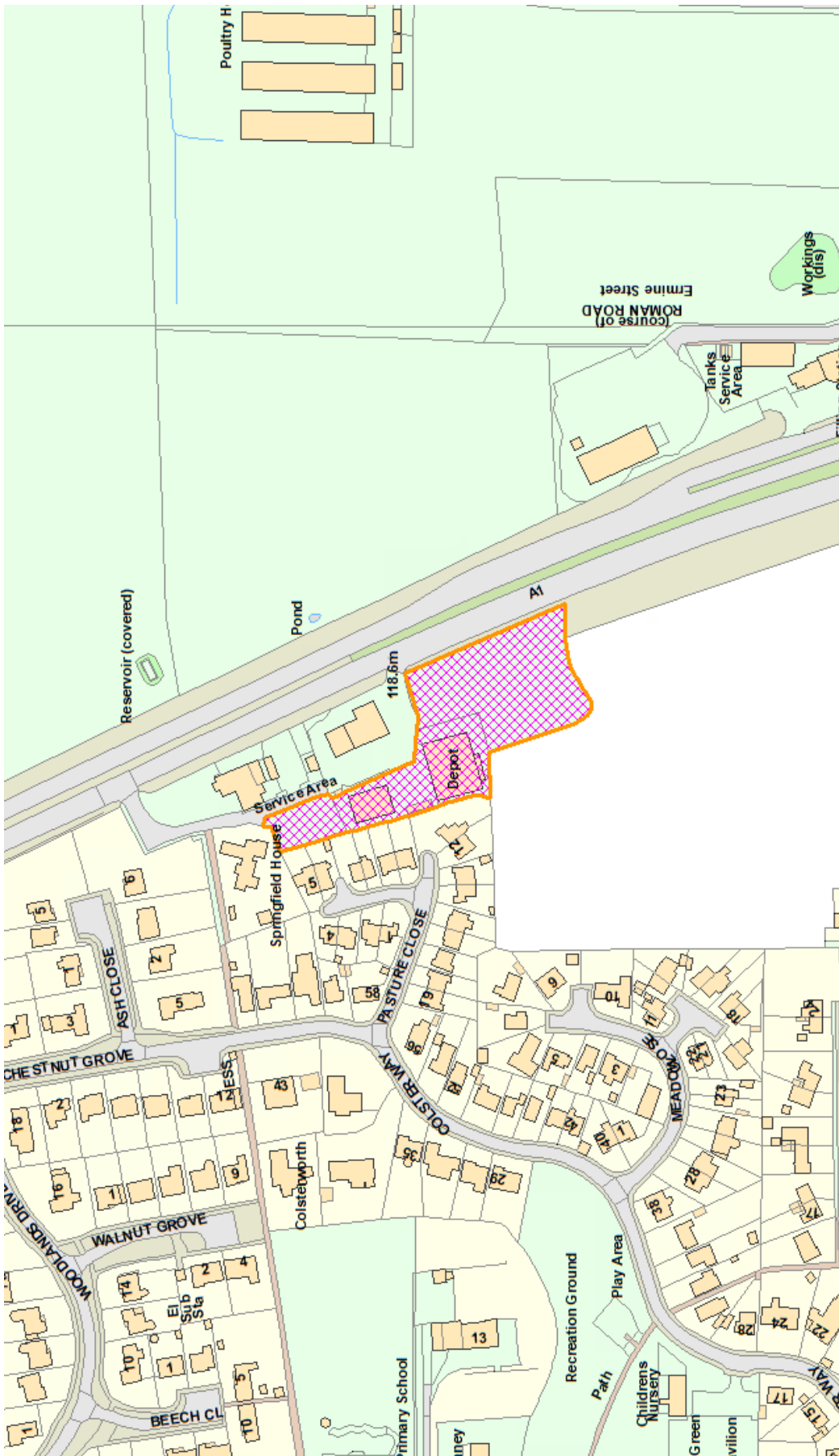
Adam Murray – Principal Development Management Planner

29 June 2026

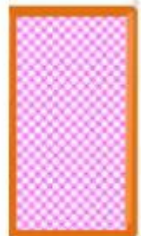
### Recommendation (s) to the decision maker (s)

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

**S26/0458 – Secure Self Storage (a1) Ltd, Great North Road, Colsterworth, Lincolnshire, NG33 5JJ**



**Key**



**Application  
Boundary**



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## **1 Description of Site**

- 1.1 The site is a section of land adjacent to the northbound carriageway of the A1 on the east side of the village of Colsterworth. The site adjoins a petrol filling station, and the China Moon restaurant, with neighbouring dwellings adjoining the west boundary of the site.
- 1.2 The site itself comprises two metal buildings with a large area of hard surfacing, with metal security fencing surrounding the site. The site is accessed from the A1 carriageway.
- 1.3 Based on the available historic planning records, the site has been in use for storage since at least 1992, and has been a self-store site since at least 2005.

## **2 Description of proposal**

- 2.1 The proposal seeks planning permission for the erection of 18no. fixed self-storage units.

## **3 Planning History**

- 3.1 S01/LD/1094 - Confirmation that the site has been in use for commercial vehicle sales and repair for over 10 years and is now lawful.
- 3.2 S02/LD/0746 – Confirmation that the site has been in use for storage for over 10 years and is now lawful.
- 3.3 This 2002 lawful development certificate S02/LD/0746 confirmed that the site has a lawful, unrestricted storage use.

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

- 4.1 **SKDC Local Plan 2011 – 2036 (Adopted January 2020)**
  - Policy DE1 – Promoting Good Quality Design
  - Policy ID2 – Transport and Strategic Transport Infrastructure
  - Policy SB1 – Sustainable Building
  - Policy SD1 - The Principles of Sustainable Development in South Kesteven
- 4.2 **National Planning Policy Framework (NPPF) (updated December 2023)**
  - Section 9 – Promoting sustainable transport
  - Section 12 – Achieving well-designed and beautiful places

## **5 Representations Received**

### **5.1 Colsterworth Parish Council**

- 5.2 Thank you for asking us to comment on this application. Whilst we recognise the previous use of this site was a storage facility (with arranged and accompanied access), this proposal is for a 24 hour a day “drive-up” service. We recognise that the applicant has suggested that the general use is between 08:00 and 18:00 hrs and night time activity “rare”, we would

request that a condition is imposed. Whilst on the face of it, with the property adjacent to the A1 (and we welcome Highways England's comments on a traffic management plan being put in place), this is also close to residential properties in what is still a rural community. We would suggest that the Planning Authority will consider Local Plan Policy EN4 relating to light pollution at night and noise. Although the applicant says night time visits are infrequent, we believe they could cause disturbance and possible noise raising concerns about break ins. We believe any unexpected noise in the early hours would cause concern even if it was legitimate visitors to the site; we look forward to seeing the views of Lincolnshire Police on this matter.

### 5.3 **Lincolnshire County Council Highways and Sustainable Drainage**

5.4 Recommendation: 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.

5.5 Comments: The proposal is for the erection of 18no. fixed self-storage units and the site connects directly onto the A1 which is an asset of National Highways and would be for them to comments on the Safety and Capacity of these proposals and not for the Local Highway Authority as our asset is not directly affected by the proposal. Flood Risk and Drainage As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to Drainage on all Major Applications. This application proposes the discharge of surface water runoff from the site will utilise the existing drainage infrastructure within the site. Therefore the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

### 5.6 **National Highways**

5.7 Recommend that conditions should be attached to any planning permission that may be granted (see Annex A – National Highways recommended Planning Conditions & reasons);

5.8 This response represents our formal recommendations and has been prepared by Aishah Fiyaz, Assistant Spatial Planner for National Highways. National Highways has been appointed by the Secretary of State for Transport as a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). The SRN is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

5.9 Development Proposal The existing site is currently operating as a self storage site. The application proposes to expand the business by erecting permanent single storey, storage units. Boundary and access The site does share a boundary with the A1 Trunk Road, which is part of the Strategic Road Network owned and operated by National Highways. The site uses already existing access from the A1 and local roads. In summary, National Highways has No Objections to the application subject to the following conditions:

5.10 Condition 1. No part of the development hereby permitted shall commence until a Construction Traffic Management Plan has been submitted and agreed in writing by the Local Planning Authority (in consultation with the Highway Authority for the A1 Trunk Road. Construction of the development shall then be carried out in accordance with the agreed Construction Traffic Management Plan. Reason: To mitigate any adverse impact from the development on the A1 Trunk Road in accordance with DfT Circular 01/2022

#### 5.11 **Lincolnshire Fire and Rescue**

5.12 Lincolnshire Fire and Rescue do not wish to make any representations in relation to the consultation below, reference: S26/0458

### **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 1 letter of representation has been received. The points raised can be summarised as follows:

6.2 Objection on the basis of noise impacts to neighbours as a result of late night use of containers

6.3 Several other points were raised, including vermin issues, and potential impact from alternative uses of the proposed storage units. With regards to vermin, this is covered by other legislation, and is not material to this proposal. Concerns that the proposed units could come into use as business units/workshops are not subject to consideration under this application, which solely relates to the erection of self-storage units. Any alternative uses would require planning permission.

### **7 Evaluation**

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this case, the Development Plan comprises of the following documents:

- South Kesteven Local Plan 2011-2036 (Adopted January 2020); and
- Colsterworth and District Neighbourhood Plan (Made September 2017)

7.2 In addition, 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 application.

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

#### 7.4 **Principle of the Development**

7.5 Policy SP2 states that in the Larger Villages (of which Colsterworth is categorised), in addition to allocations, development proposals which promote the role and function of the Larger Villages, and will not compromise the settlement's nature and character, will be supported.

7.6 Policy E5 states that the expansion of existing businesses will be supported, provided that:  
a) existing buildings are re-used where possible;

- b) vacant land on existing employment sites is first considered;
- c) the expansion does not conflict with neighbouring land uses;
- d) the expansion will not impact unacceptably on the local and/or strategic highway network; and
- e) the proposal will not have an adverse impact on the character and appearance of the area and/or the amenities of neighbouring occupiers.

7.7 As noted above, lawful use as a storage site was previously confirmed through lawful development certificate in 2002. This lawful development certificate establishes that the principle of the use on the site has been established, which does not impose any restrictions on quantum of the use or hours of operation. In this context, the proposal is considered to relate to operational development to provide storage units in relation to an lawful use of land for storage.

7.8 In this circumstance the proposal is considered comply with the principles of part a) and b) of policy E5, and the principles of policy SP2.

7.9 The site specific impacts in terms of impact on neighbours, highways and character will be considered below.

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

7.11 The proposal relates to the erection of a series of fixed self storage units. These units would be arranged in rows, split between the southern and northern parts of the site. These units would measure approximately 2.9m high with a shallow monopitch roof.

7.12 It is noted that prior the submission of this application, there was a large number of storage containers present on site, and that these have since been removed and will be reinstated in a similar arrangement as shown on the site plan. Notwithstanding this, the proposed fixed units are considered to be visually similar in terms of impact as these prior storage containers, albeit with a more structured and formal style.

7.13 The site has a utilitarian appearance, with the petrol station and dual carriageway adjacent, and it is considered that these proposed storage units would not be out of keeping with this character.

7.14 Also, by virtue of their low height and the existing boundary treatment, they would have limited visibility from public land in the residential areas to the west of the site.

7.15 Taking the above into account, the proposal is considered to be in accordance with Local Plan Policy DE1 and NPPF Section 12 in this regard.

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

7.17 It is noted that objection was received from a neighbour on the basis of the potential for noise and disturbance resulting from the proposal.

7.18 However as noted above, the proposal relates to the erection of structures in relation to an existing lawful use. The site has existed as a self-storage site for over 20 years, and the proposal is not considered to result in any significant material change in the nature of this use with the exception of the introduction of new built form in place of the previous temporary storage containers.

- 7.19 By virtue of the size and location of the proposed self-storage buildings, the proposal is not considered to result in any unacceptable impact to neighbours through overshadowing, visual impact nor loss of privacy.
- 7.20 The concern regarding 24hr noise and disturbance resulting from these units, however the proposal is not considered to introduce any more harmful impacts than the existing lawful use and its reliance of temporary structures. It is considered that any noise disturbance matters would be appropriately controlled through statutory noise nuisance powers. It is also noted that the proposal does not include any proposed lighting, and again any nuisance would be appropriately controlled by other statutory powers.
- 7.21 Taking the above into account it is considered that subject to conditions, the proposal would result in no unacceptable impact to neighbours residential amenities in accordance with SKDC Local Plan Policy DE1 and NPPF Section 12.
- 7.22 **Highway issues**
- 7.23 Lincolnshire County Council Highways were consulted and returned no objections to the proposal.
- 7.24 National Highways were also consulted and returned no objections subject to the imposition of a condition requiring submission of a traffic management plan in the interest of preventing impact to the A1.
- 7.25 Taking the above into account, it is considered that subject to the aforementioned condition the proposal is in accordance with SKDC Local Plan Policy ID2 and NPPF Section 9.
- 7.26 **Sustainability and Climate change**
- 7.27 SKDC Local Plan Policy SB1 states that all development proposals will be expected to mitigate against and adapt to climate change, to comply with national and contribute to local targets on reducing carbon emissions and energy use unless it can be demonstrated that compliance with the policy is not viable or feasible.
- In this circumstance the site is previously developed land, within an identified settlement, and the proposal is facilitating an existing use. The anticipated energy and water usage for self-storage buildings is considered to be low, and due to the site's location adjacent to the A1 it is accepted that users would primarily be those using private vehicles with limited realistic alternatives. In this circumstance the limited nature of the proposal is considered to result in very little change in terms of sustainability impact.
- 7.28 Taking the above into account the proposal is considered to be in accordance with the principles of Local Plan Policy SD1, SB1 and NPPF Section 14.
- 7.29 **Biodiversity**
- 7.30 The site is entirely hard surfaced and does not involve the loss of existing habitat, and is therefore exempt from the Biodiversity Net Gain (BNG) regime.
- 7.31 Notwithstanding the exemption from BNG, the SKDC Local Plan Policy EN2 states that:  
 Planning permission will be refused for development resulting in the loss, deterioration or fragmentation of irreplaceable habitats, including ancient woodland and aged or veteran

trees, unless the need for, and benefits of, the development in that location clearly outweigh the loss or harm.

7.32 Existing habitat on site is minimal, and the proposal is not considered to result in any unacceptable harm in terms of habitat.

7.33 Taking the above into account, it is considered that the proposal would be in accordance with SKDC Local Plan Policy EN2 and Section 15 of the NPPF.

## **8 Crime and Disorder**

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

## **9 Human Rights Implications**

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

## **10 Conclusion**

10.1 Taking the above into account, it is concluded that subject to conditions, the proposal would not have any unacceptable adverse impacts on the character of the area nor the residential amenities of adjoining occupiers, and would not jeopardise highway safety. The proposal would therefore be in accordance with the relevant provisions of Policies DE1, SP2 and ID2 of the South Kesteven Local Plan 2011-2036 (Adopted January 2020), the made Colsterworth and District Neighbourhood Plan and Section 9 and 12 of the National Planning Policy Framework.

## **11 Recommendation**

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

### **Time Limit**

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. Amended Proposed Site Plan – dwg no. DB/RB/26/238/01 rev A – received 13/04/26
- ii. Proposed Floor and Elevation Plan – dwg no. DB-RB-26-238-02 – received 16/03/26
- iii. Site Location Plan – received 16/03/26

Unless otherwise required by another condition of this permission.

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

**Before the development is occupied**

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

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

**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.
2. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:
  - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
  - (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be South Kesteven District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements in the list below is/are considered to apply. De Minimis Exemption.

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**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**

## Planning Committee

9 July 2026



### S25/2387

Proposal:	Change of use of farmyard including demolition of modern farm buildings, conversion of traditional barn to form 1no.dwelling and erection of 4no. residential dwellings with associated infrastructure, erection of detached garages and improvements to existing driveway.
Location:	Manor Farm, Town Street, Westborough, NG23 5HQ
Applicant:	Mr John Kerr
Agent:	Town-Planning
Application Type:	Full Planning Permission
Reason for Referral to Committee:	Departure from Local Plan and Officers are minded to approve the application.
Key Issues:	Impacts on the character of the area (public amenity) Impacts on others' private amenity Heritage Impact Highway safety/parking Drainage/flood risk
Technical Documents:	Preliminary Ecological Appraisal Tree Constraints Report and Tree Report Structural Report Flood Risk Assessment

#### Report Author

Miranda Beavers – Principal Development Management Planner



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Miranda.beavers@southkesteven.gov.uk

**Corporate Priority:**

**Growth**

**Decision type:**

**Regulatory**

**Wards:**

**Viking**

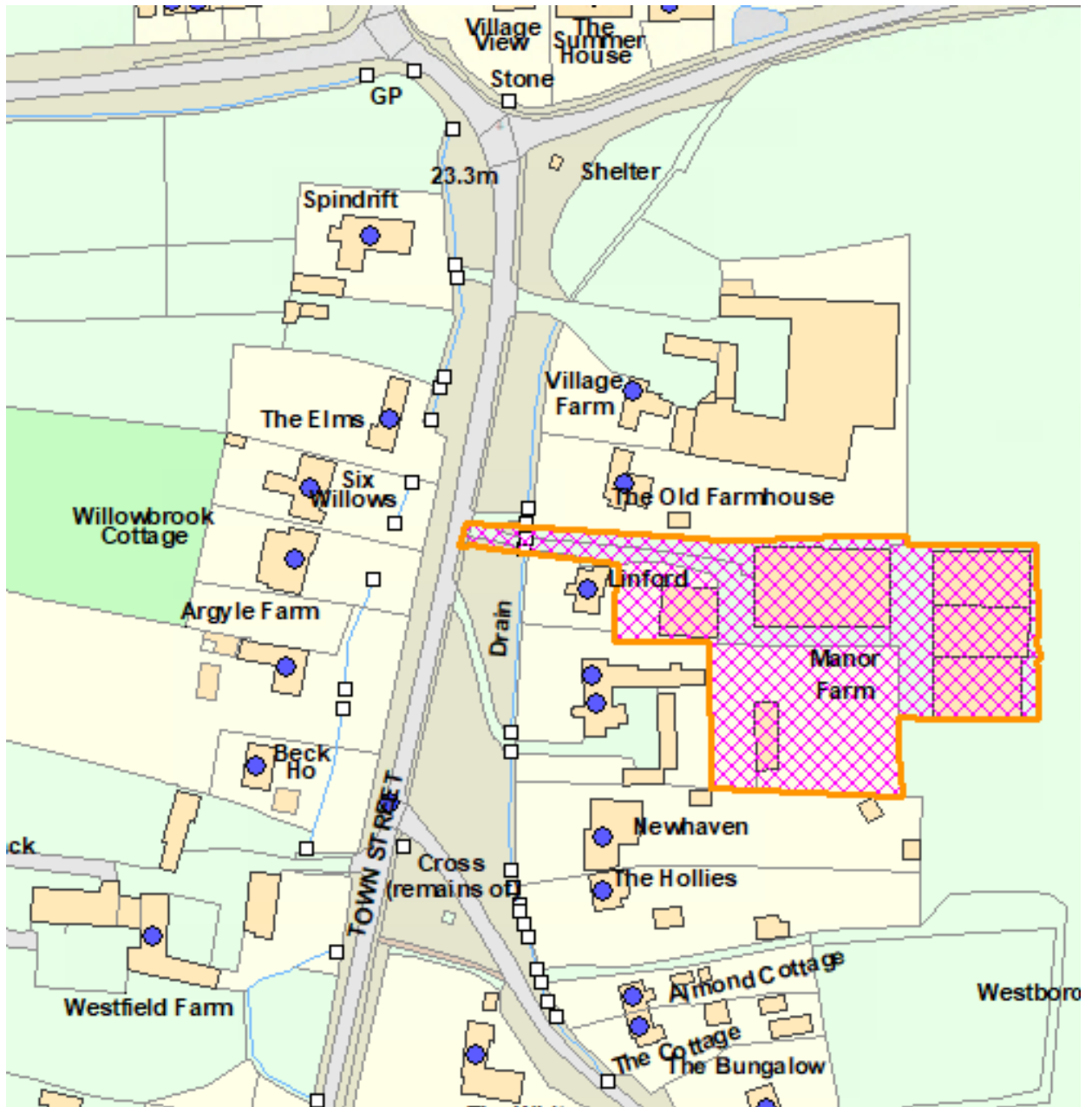
**Reviewed by:**

Adam Murray – Principal Development Management Planner

1 July 2026

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

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



## **1 Description of Site**

- 1.1 The application site is located on the eastern side of Town Street within the village of Westborough. The site measures approximately 0.61ha and has an existing access from Town Street. The site has an irregular shape and currently forms part of the farmyard to Manor Farm. The farmyard comprises several large modern outbuildings and 1no. traditional barn. The farmyard is set back from the road entrance, separated by a wide grass verge which is characteristic of the village. The farmyard is well screened from Town Street by trees and existing boundary treatments. Much of the northern and southern boundaries are enclosed by an existing hedging and fencing. Within the centre of the site is an existing orchard. The eastern existing modern farm buildings are not enclosed by boundary treatments and are open to views from the surrounding countryside, however due to the prevalence of hedges separating nearby fields, the barns are not prominent within the landscape.

## **2 Description of Proposal**

- 2.1 This application is for the erection of 5no. new dwellings, comprising 4 new build plots and the conversion of the existing barn to create 1no. dwelling. The development would be arranged around a central courtyard/orchard area and would utilise the existing farmyard access from town street.

Plot 1 is proposed to be a new build cottage to replace the existing Dutch barn

Plot 2 is proposed to be a traditional barn style dwelling to replace existing brick cattle shed

Plot 3 and 4 are proposed to be barn style dwellings to replace portal framed cattle building range

Plot 5 is proposed to be a conversation of the existing traditional barn, extended to recreate the historic L-shaped arrangement.

## **3 Relevant History**

- 3.1 No relevant history

## **4 Policy Considerations**

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

Policy SD1 'The Principles of Sustainable Development in South Kesteven'

Policy SP1 'Spatial Strategy'

Policy SP2 'Settlement Hierarchy'

Policy SP3 'Infill Development'

Policy SP4 'Development on the Edge of a Settlement'

Policy SB1 'Sustainable Building'

Policy DE1 'Promoting Good Design'

Policy ID2 'Transport and Strategic Transport Infrastructure'

Policy EN6 'The Historic Environment'

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

Chapter 4 'Decision Making'

Chapter 5 'Delivering a sufficient supply of homes'

Chapter 6 'Promoting sustainable transport'

Chapter 12 'Achieving well-designed places'

Chapter 14 'Meeting the challenge of climate change, flooding and coastal change'

Chapter 16 'Conserving and enhancing the historic environment'

#### 4.3 **Supplementary Planning Document:**

Design Guidelines for Rutland and South Kesteven (November 2021)

## **5 Planning Consultation Responses Received**

### 5.1 **Anglian Water Services**

5.1.1 We have no asset encroachment or Water Recycling Centre concerns. Regarding surface water, from the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. The submitted Application Form proposes to discharge surface water via soakaways and SUDs. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse.

### 5.2 **Conservation Officer (SKDC)**

5.2.1 This application is set within the Westborough Conservation Area. There are 4 designated heritage assets in the wider proximity of the site, the grade II listed Village Farmhouse (NHLE 1261795), Potts Cottage and Byre (NHLE 1261740), Westfield Farm (NHLE 1253497), and the cross-opposite Manor Farm (NHLE 1253450), which is also a Scheduled Monument (NHLE 1009210). Manor Farm itself is noted as a non-designated heritage asset (ML1121351) as a partially extant 19th century farmstead, with a less than 50% partial loss of traditional buildings. As such, any works have the potential to directly impact upon Manor Farm, thus 'a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset' (NPPF 216). With the site also mostly set within the Westborough Conservation Area, and within the proximity of several designated heritage assets, the works have the potential to impact their setting and significance. Any such impact would need to be weighed against the public benefits of the proposed works (NPPF 215).

5.2.2 This application is for the demolition of the modern outbuildings, redevelopment and extension of the historic barn, and erection of four additional dwellings, and three detached garages.

5.2.3 Albeit now a separate building, on historical maps, it is noted that the barn to be converted was once attached to the main complex of Manor Farm in a L-plan, however only the north to south aligned section remains. This section was still present in 1974. At that point, Linford and two larger barns had been built to the north of the site. The proposal would partially restore the historic layout of the Manor Farm buildings, albeit keeping the building fully disconnected from Manor Farm.

5.2.4 The mixture of 1.5 and single storey extension is in keeping with the existing buildings. It is appreciated that heritage style windows and rooflights are proposed to be used. The

brickwork should be matched to the existing structure in colour, scale and composition. In principle, these works are considered acceptable.

- 5.2.5 According to historic maps, adjacent to this range of buildings was a historic orchard, covering the field immediately to the east of the building and to the south. The existing orchard noted at to the east may be a remnant or based of this historic arrangement. The retention and cultivation of this orchard is therefore welcome. It is not clear if this will be a communal space between the buildings or will be only accessible for Plot 5.
- 5.2.6 The large modern barns do not add to the heritage significance of this farmstead. The removal of these barns would therefore not be considered to cause harm to the setting and significance of this heritage asset. It is noted that a variety of designs are proposed for Plots 1-4, ranging from a domestic to an agricultural appearance of the buildings. While a slightly unusual approach, the buildings do reflect the former use of the site as a farmstead.
- 5.2.7 The proposed dwellings, in principle are considered to be acceptable, however the addition of the three detached garages result in a slightly cluttered appearance. While the position of the principal building gives the general appearance of a loose courtyard, with the orchard at the core, the boundary treatments and long driveways, especially for Plot 5, distorts and interrupts this courtyard appearance. Manor Farm's built form has been described as 'Regular courtyard with multiple regular yards'. It would be recommended to take further inspiration from this built form. This concern could be resolved with minor design changes.
- 5.2.8 Overall, the works are not considered to cause harm to the setting of any of the designated buildings in the proximity of the site. There is a slight concern regarding the arrangement of the buildings, improvement of which could result in a positive feature within the Westborough Conservation Area, in accordance with NPPF 219. The works to the historic barn would restore some of the regular courtyard appearance of Manor Farm, which is considered to be a positive intervention.

Samples of all materials should be provided to ensure the appearance of the building is in keeping with the immediate surrounding as well as the wider streetscape of Westborough.

#### 5.2.9 Conservation Officer Addendum Comments

- 5.2.10 Following the previous comments, updated plans illustrating a change in the layout have been provided. The updated plans took the issue raised regarding the cluttered appearance caused by the arrangement of the garages into consideration, and moved the garages for Plot 4 and Plot 5 to be closer to their associated dwelling and thus creating a larger courtyard in the core of the development, focused around the orchard. This reduces the cluttered appearance of the site. The site is considered to be of relatively low density, which is not considered to cause harm to the conservation area. While omission of the garages would be the preferred option, to maintain a 'farmstead' character, it is noted that the garages proposed are simple single storey structures, which are not considered to cause additional harm to the conservation area. It is still not clear if the orchard will be a shared communal space, and from where it will be accessible. Clarification for this should be provided for better understanding of the context of the site.

### 5.3 **Environment Agency**

- 5.3.1 The Environment Agency is responsible for taking a strategic overview and is responsible for managing the risk of flooding from "main rivers". As mentioned in our previous comments, whilst the red line boundary includes areas within Flood Zones 2 and 3 of our

Flood Map for Planning, the submitted flood risk assessment by Town Planning dated November 2025) confirms that the dwellings will be located within Flood Zone 1. We have no evidence to suggest that the addition of 4 more dwellings as proposed within the red line boundary would increase the risk of flooding from main rivers as these dwellings will be in Flood Zone 1. We therefore have no reason to object to the proposals or impose conditions.

#### 5.4 **Environmental Protection Services**

5.4.1 Reference your memorandum dated 5th June 2026, Environmental Protection has reviewed the documents in respect of the above application and has the following comments to make:

5.4.2 Contaminated Land: The submitted Phase 1 Environmental Assessment identifies the potential for contamination associated with the former agricultural use of the site, including the presence of made ground, possible localised contamination, and asbestos containing materials within buildings and potentially soils.

5.4.3 Whilst no significant widespread contamination is anticipated, the report concludes that there is potential for soils on site to be unsuitable for a residential end use without further assessment.

5.4.4 Therefore, to ensure risks to human health, controlled waters and the wider environment are appropriately addressed, it is recommended that the development proceeds to a Phase 2 Intrusive Ground Investigation in accordance with current guidance.

5.4.5 This should include appropriate sampling and testing to characterise ground conditions, assess risks, and inform any necessary remediation and validation works to make the site suitable for its proposed residential use.

5.4.6 Construction work: Informative Note to Applicant ' Construction Work and Deliveries

5.4.7 In order to minimise noise impacts on nearby residential properties, it is recommended that construction activities are restricted.

5.4.8 To further reduce potential disturbance, deliveries of construction materials to the site should only take place during restricted hours.

5.4.9 Demolition: It is recommended that a demolition management plan is submitted by any contractor/applicant for approval of the planning authority prior to the demolition works commencing – in the form of a Construction Management Plan

5.4.10 Asbestos : The applicant should undertake a survey/assessment to ensure that the building does not contain asbestos prior to demolition taking place. If asbestos is identified, then the applicant must ensure that all health and safety precautions are taken in accordance with HSE guidance and legislation for its safe removal and disposal by a licence removal company and waste disposal carrier.

#### 5.5 **Heritage Lincolnshire**

5.5.1 The proposal site lies in an area of archaeological interest, located in the historic core of the settlement and within the Conservation Area. Manor Farm is recorded by the Lincolnshire Historic Environment Record as a partially extant 19th century farmstead, with a farmhouse attached to the working buildings. The farm is shown on the first edition Ordnance Survey 25" map published in 1889, and much of the historic footprint as depicted on this plan is extant.

- 5.5.2 The proposals include the conversion of a traditionally constructed farm building near to the southwest corner of the proposal site. Information provided with the application indicates much of the original fabric of this building survives.
- 5.5.3 Recommendations: Traditional farm buildings are increasingly becoming redundant in a rapidly changing industry. They play an integral part in giving a landscape a sense of place and character. These vernacular buildings are now under threat from conversion or demolition and are a diminishing resource in our countryside. New uses frequently alter the original fabric and character of the building, and it is beneficial to create a record of the structure before alteration or demolition.
- 5.5.4 With this in mind it is recommended that, prior to development, the developer should be required to commission a suitably qualified and experienced individual or organisation to produce a Scheme of Archaeological Works for historic building recording according to a written scheme of investigation to be agreed with, submitted to and approved by the local authority. This should be secured by an appropriate condition to enable the historic assets within the site to be recorded prior to their alteration / destruction. The results of the survey should be submitted to the Local Planning Authority prior to work commencing on site.

## 5.6 **Lincolnshire County Council - Highways & SuDS**

- 5.6.1 The vehicular access meets the visibility guidelines set out in Manual for Streets. The car parking provided is in line with the guidance set out in Lincolnshire County Councils Design Approach and turning space has been provided within the limits of the site to allow vehicles to enter and leave in a forward gear and therefore, it is considered that this proposal would not result in an unacceptable impact upon highway safety. Any alterations to the access will be subject to a S184 approval from Lincolnshire County Council which is separate to the planning application process. 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 (expand as appropriate). Therefore the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

## 5.7 **Tree Officer (SKDC)**

- 5.7.1 The presence of veteran orchard trees represents a material constraint which should directly inform the layout and design of the proposed development in accordance with BS5837, including the identification of appropriate root protection areas and the avoidance of incursions into these zones.

## 5.8 **Upper Witham Internal Drainage Board**

- 5.9 The village is subject to flooding and the adjacent farm was subject to localised flooding during the June 2007 flood event. Appropriate mitigation should be undertaken. All drainage routes through the Site should be maintained both during the works on Site and after completion of the works. Provisions should be made to ensure that upstream and downstream riparian owners and those areas that are presently served by any drainage routes passing through or adjacent to the Site are not adversely affected by the development. Drainage routes shall include all methods by which water may be transferred through the Site and shall include such systems as "ridge and furrow" and "overland flows". The effect of raising Site levels on adjacent property must be carefully considered and measures taken to negate influences must be approved by the Local Planning Authority. No

development should be commenced until the Local Planning Authority, in consultation with the Lead Local Flood Authority has approved a scheme for the provision, implementation and future maintenance of a surface water drainage system. The Flood Risk Assessment refers to SuDS and soakaways but there are no details. As a brown field site any surface water discharge must be limited to 70% of any actual discharge.

#### 5.10 **Westborough Parish Council**

5.10.1 Entry to village via Town Street from Ease Lane is already dangerous. Entry to planned site is narrow and could be dangerous. Mixed development would be preferred including starter homes and bungalows. Drainage capacity in the village is already poor. The development would add to the load. Water runoff into existing dykes could be a problem due their poor capacity. SKDC rate Westborough as an unsustainable conservation village. Disturbance of existing wildlife including the rooks is concerning. Reduction of animal noise and smell would be welcome. Bringing new residents including younger people into the village could be beneficial. Villagers would like these points to be considered when looking into this matter.

### **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 20 letters of representation have been received, and the comments are summarised as follows:

- a) Conflicts with Conservation Area Document, character loss and visual impact, loss of agricultural identity
- b) Town Street is narrow and cars cannot pass each other easily, poor road conditions and traffic impact
- c) Increase in surface water runoff, dykes are already strained, likely to increase flooding
- d) Existing sewer system back flows
- e) Development not in keeping with local area, basic development pattern has not changed in many years
- f) It won't increase housing availability for local families
- g) Inadequate local infrastructure, disproportionate village growth - broadband connections in area are poor
- h) Ecological impacts - threat to local wildlife, dark skies and peaceful rural atmosphere

### **7 Evaluation**

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

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

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

7.3 The Council have also adopted a Design Guidelines SPD (Adopted November 2021), and this is a relevant material consideration in the determination of planning applications.

- 7.4 The policies and provisions of the National Planning Policy Framework (NPPF) ("the Framework") (Published December 2024) are also a relevant material consideration in the determination of planning applications.
- 7.5 It is also appreciated that the Local Planning Authority are also in the process of conducting a Local Plan Review. The Regulation 18 consultation on the draft Plan was carried out between February and April 2024. A further regulation 18 consultation on the proposed housing and mixed-use allocations was carried out between July and August 2025. At this stage, the policies contained within the draft Plan Review can be attributed very little weight in the determination of planning applications. However, the updated evidence base which accompanies the ongoing Plan Review is a material consideration and must be taken into account in the determination of planning applications.
- 7.6 Furthermore, as of March 2025, South Kesteven District Council are presently unable to demonstrate a 5-year housing land supply and as a result, the policies most important for determining the application are deemed to be out-of-date by virtue of footnote 8 and Paragraph 11 of the National Planning Policy Framework. In these circumstances, Paragraph 11(d) requires that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework when taken as a whole; or where specific policies in the Framework indicate that development be restricted.
- 7.7 **Principle of Development**
- 7.7.1 Policy SD1 (The Principles of Sustainable Development in South Kesteven) sets out the overarching obligation for development proposals to minimise its impact on climate and contribute toward a strong, stable and more diverse economy. The policy requires consideration of a number of matters including the impact of development of climate change, minimising the need to travel, avoiding development of areas of flood risk and development proposals giving rise to pollution, encouraging the use of previously developed or underutilised land, providing a supply of housing to meet the needs of present and future generations, and enhancing the character, natural environment and cultural and historic environment of the District.
- 7.7.2 Local Plan Policy SP1 sets out the spatial strategy for the District, with the majority of growth focused on the four market towns, but with identified "Smaller Villages" providing development opportunities where proposals do not compromise the villages nature and character.
- 7.7.3 Local Plan Policy SP2 provides the settlement hierarchy, and the application site is located within the parish boundary for Westborough which is identified as one of the smaller settlements within the hierarchy. In the smaller village small-scale development is supported where it does not compromise the village's nature and character. Paragraph 2.12 of the SKLP states that "in the Smaller Villages, there is limited capacity to accommodate new development, and whilst previously planning policies strictly limited development in these locations, it is the intention of the Local Plan to allow small, sensitive infill developments (generally expected to be no more than 3 dwellings) so that these smaller communities can positively respond to the housing needs of their people and fulfil their role as sustainable communities." In the Local Plan Settlement Hierarchy Review, May 2025 the Westborough survey results report states that Westborough's local services are limited to a village hall. The daily local bus service connects Westborough to Newark and Grantham stopping at village in between. Other services and facilities are currently

accessed by residents of Westborough in nearby Long Bennington which has a primary school and shop as well as services in Grantham and Newark. Irrespective of this, it is the Officers assessment that the number of dwellings is a departure from the local plan in this instance, as the potential number of dwellings would exceed the normal level in a Smaller Village, however it is considered that the creation of 5no. dwellings on a plot of this size would be a more efficient use of the land.

- 7.7.4 Local Plan Policy SP3: Infill Development states that infill development will be supported provided that:
- a. it is within a substantially built-up frontage or re-development opportunity (previously development land);
  - b. it is within the main built-up part of the settlement;
  - c. it does not cause harm or unacceptable impact upon the occupiers amenity of adjacent properties;
  - d. it does not extend the pattern of development beyond the existing built form; and it is in keeping with the character of the area and is sensitive to the setting of adjacent properties.
- 7.7.5 The proposal is for Full Planning Permission for the redevelopment of an unused farmyard, comprising the conversion of 1no. unused traditional farm building, the demolition of several modern buildings to be replaced with 4no. new build dwellings. In the first instance, the proposal has been assessed against the criterion contained with Policy SP3.
- 7.7.6 Whilst the existing access to the site falls within a gap in the existing Town Street frontage, the site itself is considered to be back land development that is located to the rear (east) of existing development (Linford, Manor Farm and No.1 Manor Farm Cottage). The site is adjacent to existing built form to the north (The Old Farmhouse) and to the south (New Haven) To the east of the site is open countryside. Notwithstanding, the proposal is considered a redevelopment opportunity as it comprises the conversion of an unused farm building. It is the officers assessment that the majority of the farmyard is located within the main built up part of Westborough, although the large barns at the eastern edge of the site do extend farther into the countryside than any other built form in the section of land between East Lane (north) and Long Lane (south).
- 7.7.7 By virtue of the above, it is the Officers assessment that the development conflicts with Criterion d) of Policy SP3, in that it extends beyond adjacent existing built form and so it remains for the proposal to be assessed against the criteria contained within Policy SP4 (development on the edge of the settlement).
- 7.7.8 Local Plan Policy SP4: Edge of Settlement states that development proposals that are on the edge of settlements will be supported where the proposal must:
- a. demonstrate clear evidence of substantial support from the local community\* through an appropriate, thorough and proportionate pre-application community consultation exercise. Where this cannot be determined, support (or otherwise) should be sought from the Town or Parish Council or Neighbourhood Plan Group or Forum, based upon material planning considerations;
  - b. be well designed and appropriate in size / scale, layout and character to the setting and area;

- c. be adjacent to the existing pattern of development for the area, or adjacent to developed site allocations as identified in the development plan;
- d. not extend obtrusively into the open countryside and be appropriate to the landscape, environmental and heritage characteristics of the area;
- e. in the case of housing development, meet a proven local need for housing and seeks to address a specific targeted need for local market housing; and
- f. enable the delivery of essential infrastructure to support growth proposals.

7.7.9 It is noted that several representations to the proposal have been received from local residents and the Parish Council with concerns about the lack of local support for the development and no evidence that the development would meet local housing need. The housing policies contained within the Local Plan are current out of date, the absence of clear evidence of substantial support from the local community a) or targeted need e) cannot be given any great weight in the overall planning balance. 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.

7.7.10 It is the officer's assessment that the size of the plot would comfortably accommodate 5no. dwellinghouses in a proposed irregular development pattern around a central courtyard, utilising an existing redundant farm building. The scheme is broadly in accordance with Policy SP3 and SP4 of the SKLP although it is accepted that there are some conflicts. In respect of criterion b, c and d of SKLP SP4 the site specific impacts of the proposal on the character and appearance of the area will be assessed further and it remains to be subject to the assessment against site specific criteria; including (but are not limited to) the impact of the proposal on the character or appearance of the area, impact on the residential amenities of neighbouring occupiers, and impact on highway safety. Notwithstanding this, it is appreciated that the quantum of development proposed exceeds the amount anticipated within a Smaller Village and therefore would conflict with the spatial strategy, and the adopted Development Plan when taken as a whole.

## **8 Impact on the Character of the Area**

8.1 Policy DE1 of the SKLP requires that proposal should ensure high quality design is achieved throughout the District, all development proposals will be expected to make a positive contribution to the local distinctiveness, vernacular and character of the area. Proposals should reinforce local identity and not have an adverse impact on the streetscene, settlement pattern or the landscape / townscape character of the surrounding area. Proposals should be of an appropriate scale, density, massing, height and material, given the context of the area. This is consistent with NPPF Section 12 (Achieving well-designed places) which amongst other things states that developments should be visually attractive as a result of good architecture, layout and effective landscaping.

8.2 The application site currently forms part of the unused farmyard of Manor Farmhouse (to the north) where this northern section of Town Street is characterised by a linear form of buildings that front onto Town Street. To the front of The Old Farmhouse and Manor Farm are five large, irregularly shaped grassed areas which become broader beyond Manor Farm. The wide grassed areas are an important positive feature within the street scene. The application site is set back from Town Street frontage on the eastern side of the street, and the development would not impact the important green spaces. Existing front boundary

treatments and trees would be retained. The site currently contains an existing orchard to the east of the barn that is proposed to be converted and is noted to be based on a historic orchard arrangement. The site has several large modern barns which whilst rural in character do not make a positive contribution to the appearance of the site, their removal is therefore welcomed. The barn to be converted was once attached to the main complex of Manor Farm in an L-plan and now only the north to south aligned section remains. It is proposed to partially restore the historic layout, which would have a positive impact. The proposed development, as amended, proposes the erection of 4 new dwellings, around a central courtyard area and includes the retention of the orchard.

- 8.3 The tree survey that accompanies the application details that each individual semi-mature or mature tree of significance that could be impacted by any new development within the survey area was identified, visually inspected and classified. A total of six individual trees, one tree group and three hedgerows were identified. The report identified no veteran trees were identified (as defined by the updated NPPF and the significance of the hedgerows has been considered in relation to the 1997 Hedgerow Regulations).
- 8.4 The informal traditional orchard area has been identified as Group G3 within the survey. It is the Officers Assessment that that all of the trees identified contribute positively to the character and visual amenity of the site and the surrounds. Section 136 of the NPPF states that trees make an important contribution to the character and quality of urban environments and can help to mitigate and adapt to climate change. The Councils Tree Officer has been consulted in respect of the proposal, given that a number of trees occupy the site and that the existing trees make a positive contribution to the site and its setting within the village.
- 8.5 The Tree Officer commented that future growth of existing trees within the site could result in future conflicts with the dwellinghouse, resulting in pressure to remove trees from the site so as to avoid impacts on residents' amenities or potential of the trees route system causing structural damage. As a result of these concerns (and the concerns of the Conservation Officer), the proposed siting of the garages to Plots 4 and 5 were amended to be closer to their associated dwellings, thus creating a larger courtyard in the core of the development, focused on the existing orchard. It is now considered that the proposed layout would largely mitigate the impact upon the existing trees that are within and surrounding the site. If the application is to be recommended for approval, then a condition would be imposed that would ensure that tree protection measures are adhered to during construction works. A further condition would be imposed to ensure that soft and hard landscaping is implemented in accordance with details that should be submitted and approved prior to occupation. The existing trees identified within the retention category of the tree report dated 16 February 2026 would be expected to be retained and any new planting would be required to be undertaken within 5-years of occupation.
- 8.6 The material palette throughout the site is proposed to be mixed to reflect the agricultural heritage of the site, and some materials details have been provided including:
- 8.7 Plots 1 and 2 - Handmade red facing brickwork and pantile roof coverings, the use of heritage style windows and roof lights and black downpipes and gutters.
- 8.8 Plot 3 Grey render at ground floor level, vertical timber cladding, metal profile roof covering, UPVC heritage flush fitting windows and doors, heritage aluminium black downpipes and gutters
- 8.9 Plot 4 Vertical timber cladding, metal profile roof covering, UPVC heritage flush fitting windows and doors, heritage aluminium black downpipes and gutters

- 8.10 Plot 5 (conversion and extension) Handmade red facing brickwork and pantile roof coverings, the use of heritage style windows and roof lights and black downpipes
- 8.11 The predominant use of traditional materials (handmake red brick and slate) mixed with some elements of more contemporary styles (vertical cladding mixed with render) is considered to be appropriate within the location although more specific details of materials would be expected to be submitted to and approved in writing prior to construction, should the application be approved.
- 8.12 Due to the fact that the development would be located to the rear of existing development, only glimpses of the development would be visible from within Town Street. The gable end of Plot 2 (proposed to be red brickwork) would be the most visible element of the proposal.
- The dwellings are all proposed to have 2-stories, and their height and scale is acceptable given the context of the site and when compared to the scale of the existing agricultural buildings (to be demolished), which are large. The design of the dwellings is a mix agricultural/domestic character, which is deemed appropriate, given the sites context. The development is considered to be of relatively low density, and the design maintains a farmstead character. Whilst there are no examples of farmyard redevelopment within Westborough, it is the officer's assessment that the development would not result in a form of development that is completely at odds with the overall character of the village, to the extent that planning permission should be refused.
- 8.13 The form and layout of development would have some impact; the impact would not result in harm so as to warrant the refusal of planning permission. The dwellings would make a positive contribution to local distinctiveness, vernacular and are in keeping with the character of the area. The creation of Plot 5 utilises an existing traditional outbuilding and brings it back into use, whilst restoring its form and character. The dwellings would not adversely impact the street scene or existing settlement pattern. The scale of the dwellings is appropriate for the size of the plot and are consistent with the low-density development that exists in Westborough.
- 8.14 It is the Officers assessment that the dwellings would be sufficiently set back and proportionately scaled so as not to appear unduly prominent or dominant and would not appear harmful within the existing site context. Whilst the dwellings will undoubtedly have some impact on the street scene, it is not considered that the dwellings would make a negative contribution to local distinctiveness, vernacular or character of the area and would be in accordance with Local Plan Policies SP2, SP3, SP4 and DE1 and the NPPF (Sections 12).

## **9 Heritage Impact**

- 9.1 The Local Planning Authority is required to ensure that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area, through the Planning (Listed Buildings and Conservation Areas) Act 1990 at Section 72.
- 9.2 Policy EN6 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. The importance of considering the impact of development on the significance of designated heritage assets is expressed in the NPPF (section 16).
- 9.3 Westborough village is characterised by a very low-density pattern of development, in a relatively linear plan form. The remains of the historic village green, known as The Green,

is a large open green space which extends along the eastern side of Town Street from the junction with East Lane to the footway which adjoins the boundary hedge of the White House. The Green is central to the open character of the Conservation Area and forms the nucleus of the northern half of the village as buildings front onto in a linear formation.

- 9.4 The Council's Conservation Officer has commented on the proposal and has stated that the conversion works would partially restore the historic layout of the Manor Farm buildings, albeit keeping the building fully disconnected from Manor Farm. The large modern barns on the site do not add to the historic significance of the farmstead, and their removal is not discouraged. In respect of the erection of 4 new dwellings, the Conservation Officer states that principle is considered acceptable.
- 9.5 According to historic maps, adjacent to this range of buildings was a historic orchard, covering the field immediately to the east of the building and to the south. The existing orchard noted at to the east may be a remnant or based on this historic arrangement. The retention and cultivation of this orchard is therefore welcome. Manor Farm's built form has been described as a 'regular courtyard with multiple regular yards'
- 9.6 The Conservation Officer noted that the proposed design for Plots 1-4, range from domestic to an agricultural appearance. Whilst slightly unusual the buildings do reflect the former use of the site as a farmstead. She goes on to state:
- 9.7 "Updated plans illustrating a change in the layout have been provided. The updated plans took the issue raised regarding the cluttered appearance caused by the arrangement of the garages into consideration, and moved the garages for Plot 4 and Plot 5 to be closer to their associated dwelling and thus creating a larger courtyard in the core of the development, focused around the orchard. This reduces the cluttered appearance of the site. The site is considered to be of relatively low density, which is not considered to cause harm to the conservation area. While omission of the garages would be the preferred option, to maintain a 'farmstead' character, it is noted that the garages proposed are simple single storey structures, which are not considered to cause additional harm to the conservation area.
- 9.8 Overall, the works are not considered to cause harm to the setting of any of the designated buildings in the proximity of the site., in accordance with NPPF 219. The works to the historic barn would restore some of the regular courtyard appearance of Manor Farm, which is considered to be a positive intervention.
- 9.9 Samples of all materials should be provided to ensure the appearance of the building is in keeping with the immediate surrounding as well as the wider streetscape of Westborough."
- 9.10 It is the officer's assessment that the level of impact identified to the setting of the conservation area would not result in any harm to its special significance. The Conservation Area Appraisal has been taken into account. It is therefore considered that the proposed development would be in accordance with Policy EN6 of the SKLP or Section 16 of the NPPF.

## **10 Impact on Residential Amenity**

- 10.1 Policy DE1 of the SKLP requires that development must be appropriate to the character and significant natural, historic and cultural attributes and features of the landscape within which it is situated, and make a positive contribution to the local distinctiveness, vernacular and character of the area. Further, para 135 of the NPPF provides that planning policies and decisions should ensure that developments are sympathetic to the local character and

history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

- 10.2 Plot 1 would have 2 stories and is proposed to be located to the front of the site and has the potential to impact the amenities of Linford (a detached dwelling) which is located to the west of the plot. At the time of writing, Linford is in the same ownership as the application site. Notwithstanding the ownership, the end blank gable of Plot 2 is proposed to be positioned directly opposite to the rear elevation of Linford with a separation distance of 12.5m. The dwelling would replace a large barn. Car parking spaces serving Plot 2 would sit in between the properties and given the separation distances and topography of the site, which is level, it is not considered that the proposed dwelling would have detrimental impacts on existing residential occupiers amenities by way of overlooking, loss of privacy or overdominance.
- 10.3 Plot 2 would also have 2 stories, and it is proposed to be located adjacent to the common boundary with The Old Farmhouse (to the north). The dwelling would replace a large barn. Given the separation distances it is not considered that proposed dwelling would result in any unacceptable detrimental impacts on the amenities of the neighbouring properties.
- 10.4 Plot 5 comprises the existing barn which is proposed to be converted and extended. The extension would re-instate the L-shape of the barn, and its gable end would be within approximately 3.1m of the existing dwelling, which lies to the west. The proposed extension is single storey and as such, although the separation distance is small, it is not considered that the impact on the residential amenities of the existing dwelling would be such that planning permission should be refused.
- 10.5 The remaining plots 3 and 4 are considered to sufficiently distanced from the neighbouring dwellings to the north, south and west to allow for 2 storey dwellings to be accommodated within the site without any unacceptable adverse impact to this neighbour by way of overlooking, overshadowing, excess light or noise disruption. The dwellings would replace 2 x large barns. The existing boundary treatments and proposed landscaping would also mitigate impacts to existing and proposed residential amenity. The proposed dwelling would therefore not result in any unacceptable detrimental impacts on the occupiers of the neighbouring properties.
- 10.6 Given that large existing agricultural buildings would be removed from the site, and given their previous use for agricultural purposes, it is not considered that the use of the site for residential purposes would result in a higher potential for noise and disturbance than the previous land use and as such it is considered that a residential use would not result in impacts that would be detrimental to existing occupiers residential amenities.
- 10.7 The proposed dwelling would result in a high standard of amenity for the future occupiers.
- 10.8 As such proposed development is in accordance with Local Plan Policy DE1 and the NPPF (section 12).

## **11 Highway Safety/Parking**

- 11.1 Policy ID2 (Transport and Strategic Infrastructure) of the Local Plan requires all new development to apply principles to reduce the need for travel, maximise the use of sustainable transport modes, and ensure there would be no severe impact on the safety and movement of traffic on the highway network. The NPPF directs that development should only be prevented or refused on highways grounds if there would be an unacceptable

impact on highway safety, or the residual cumulative impacts on the road network would be severe.

- 11.2 Comments have been received from local residents regarding the narrowness of Town Street and the villages' ability to accommodate additional traffic. In assessing the proposal, the Highway Authority has considered the requirements of the National Planning Policy Framework (NPPF), which states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety or if the residual cumulative impacts on the network would be severe.
- 11.3 Taking these factors into account, and in line with the NPPF tests, the development utilises an existing access point, which is currently used by vehicles associated with the agricultural use and there is no evidence that the proposal would lead to safety risks of a level that would justify refusal. Therefore, it is considered that this proposal would not result in an unacceptable impact upon highway safety.
- 11.4 Lincolnshire County Council (as Local Highway Authority) have raised no objection to the proposal which would result in adequate access, parking and turning facilities and would not have an unacceptable adverse impact on highway safety. For any works within the highway, the applicant would be required to notify Lincolnshire County Council as the Local Highway Authority. The proposal is therefore considered to be in accordance with Local Plan Policy ID2 and the NPPF (section 9).

## **12 Ecology and Biodiversity**

- 12.1 Policy EN2: Protecting Biodiversity and Geodiversity of the SKLP states that planning permission will be refused for development resulting in the loss, deterioration or fragmentation of irreplaceable habitats, including ancient woodland and aged or veteran trees, unless the need for, and benefits of, the development in that location clearly outweigh the loss or harm.
- 12.2 The site does not lie within a Site of Special Scientific Interest (SSSI) or Special Area for Conservation (SAC).
- 12.3 The applicant has submitted a small sites BNG metric. The base line habitat is stated as being 0.89 of habitat units and 0.12 units of hedgerow. With a post-intervention development habitat value of the site comprising 1.01 in habitat units and 0.45 units of hedgerow. This would result in a net change in biodiversity of 13.60% of habitat units and 281.32% in hedgerow units which would be provided on-site. An accompanying ecological appraisal has also been submitted with the application. The survey identified the following habitats in the area developed land sealed surface (buildings B1 - B5) Artificial unvegetated unsealed surface - hardstanding tracks, modified grass, bare ground (previously modified grass) rural and ephemeral, hedgerow and individual tree and traditional orchard. The survey identified protected species and recommended further survey work should be carried out as precautionary measure including further bat emergence survey of building B5, demolition work should be completed outside of the nesting season or preceded by an inspection by an Ecologist. Hedgehog access to the site by this species in the future cannot be discounted, a precautionary inspection by an ecologist is recommended.
- 12.4 Prior to demolition works, as bats and their habitats are likely to be impacted the applicant should contact Natural England to ascertain if a licence to carry out work is required. It is not considered that reasonable or necessary to impose a planning condition this licence to

be obtained as this is controlled by separate legislation under the Wildlife and Countryside Act 1981.

- 12.5 Whilst a BNG Assessment has been submitted to accompany the application, a further BNG Plan is required to be submitted once planning permission is granted as per paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990, in order discharge the deemed condition. The plan must be submitted in writing, no earlier than the day after planning permission has been granted. The statutory framework for biodiversity net gain requires a Biodiversity Gain Plan to be submitted and approved by the planning authority to discharge the biodiversity gain condition prior to the commencement of development.
- 12.6 Consequently, subject to the appropriate deemed condition, it is considered that the proposed development would be acceptable and in accordance with Policies EN2 of the SKLP and Section 15 of the NPPF.

### **13 Drainage and Flooding**

- 13.1 Policy EN5 of the SKLP: 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. Section 14 of the NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.
- 13.2 Several objections have been received from residents within the village and the Parish Council referring to persistent flooding within the village, particularly in the vicinity of the site. These comments relate to poor drainage capacity and surface water run-off. In respect of recent flooding incidences in the village as a whole, the Environment Agency has stated that "We are reviewing if there might be economically justifiable options to reduce flood risk from the River Witham in Westborough and a provisional funding allocation has been secured to explore further for this work."
- 13.3 Whilst the application site includes areas within Flood Zones 2 and 3 of the Environment Agency's Flood Map for Planning, the submitted flood risk assessment by Town Planning (dated November 2025) confirms that the dwellings will be located within Flood Zone 1. In respect of the proposed development, the Environment Agency were consulted, and they commented that they "have no evidence to suggest that the addition of 4 more dwellings as proposed within the red line boundary would increase the risk of flooding from main rivers as these dwellings will be in Flood Zone 1. We therefore have no reason to object to the proposals or impose conditions." They go on to state that "We note that the main concern regarding the proposals is with regards to increasing surface water flood risk. Our Risk of Flooding from Surface Water data (published on Check Your Long-Term Flood Risk) indicates that the overall risk from surface water flooding to the proposed site and dwellings is very low, however, the risk does vary across Westborough. We acknowledge that the proposed drainage is through percolation and that the proposed development will not disrupt the surface water flow path."
- 13.4 Further to this, Lincolnshire County Councils as the Lead Flood Authority were also consulted and they commented that they did not consider the proposal would increase surface water flood risk in the immediate vicinity of the site.

13.5 It is the Officers assessment that whilst flooding from the River Witham overtopping its banks is subject to ongoing investigation. The advice from drainage and flood risk consultees is that the erection of 4 dwellings would not increase the surface water risk in the immediate vicinity. The Applicants have indicated the use of SuDs throughout the development, and they propose to use soakaways to dispose of surface water. Mains sewer connection is proposed to dispose of foul sewage. Specific details of drainage will be subject to Building Regulations (Approved Document H) approval. It is the Officer assessment that provided that appropriate SuDS and means of foul drainage are utilised and approved under Building Regulations, the proposal is acceptable and in accordance with Policies ID2 and EN5 of the South Kesteven Local Plan and Sections 9 and 14 of the NPPF..

## **14 Crime and Disorder**

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

## **15 Human Rights Implications**

15.1 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.

## **16 Conclusion and Planning Balance**

16.1 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.

16.2 The current proposal is a full planning application which seeks permission for the redevelopment of an existing farmyard, comprising the conversion of 1 barn to 1 dwelling and the erection of 4 new dwellings.

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

16.4 The proposed development site is an existing farmyard, as such is considered to be previously developed land. However, the use of the site for residential development in this location, is considered to be acceptable in principle and complies broadly with the criteria set out within SKLP Policy SP4. There is a conflict with the Local Plan in that the development is for more than 3 dwellings, which is typically considered to be an appropriate number for infill developments in smaller village locations, however the site is considered to be of a scale 5no.dwellings would be an effective use of land and could be comfortably accommodated on the site, meeting the need for homes, without it appearing unduly cramped or out of keeping with surrounding development

- 16.5 The development would deliver 5no. dwellings, which would be a significant benefit of the development, however, would only make a minor contribution to the supply of housing. The provision of this additional housing is a significant benefit, which Officers would attribute moderate weight.
- 16.6 The scheme would result in economic benefits associated with the construction and occupation of the proposed development; these benefits would be applicable to any form of residential development and therefore are also attributed some limited weight. It is considered that 10% BNG uplift is capable of being achieved as a result of the development and this can be secured by appropriate condition, and as such is a benefit of the proposal.
- 16.7 In this instance it is considered that the historic layout of the original farm buildings and the orchard contribute the special significance of the Conservation Area, however the large modern buildings do not, and as such the Conservation Officer has not attributed harm (less than substantial or otherwise) to the special significance of the Conservation Area or surrounding designated assets as a result of the proposed development, based on the design maintaining the original farmstead character combined with the proposed low-density pattern of development.
- 16.8 The negative impacts have been weighed against the benefits of the proposal. The identified negative impacts in this instance do not outweigh the benefits identified, when assessed against the policies in the Framework taken as a whole.
- 16.9 Taking all of the above into account, it is Officer's assessment that whilst the proposed development would conflict with the Development Plan when taken as a whole, the balance of material considerations in this case would outweigh the level of harm identified, such that planning permission should be granted.

## **17 RECOMMENDATION:**

- 17.1 Recommendation To authorise the Assistant Director – Planning & Growth to granted 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:

Drawing No.717-2024 Location Plan received 9 December 2025

Drawing No.717-2024 100 Rev B Proposed Site Plan received 26 February 2026

Drawing No.717-2024 101 Plot 1 Proposed Floor and Elevation Plans received 9 December 2025

Drawing No.717-2024 102 Plot 2 Proposed Floor and Elevation Plans received 9 December 2025

Drawing No.717-2024 103 Rev A Plot 3 Proposed Floor and Elevation Plans received 9 December 2025

Drawing No.717-2024 104 Rev B Plot 4 Proposed Floor and Elevation Plans  
received 26 February 2026

Drawing No.717-2024 105 Rev B Plot 5 Proposed Floor and Elevation Plans  
received 26 February 2026

Drawing No.717-2024 106 Rev B Plot 2, 4 and 4 Garages received 26 February  
2026

Drawing No.717-2024 107 Rev B Proposed Landscape Plan received 26 February  
2026

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. Prior to the commencement of development, including any demolition works, the scheme of tree protection measures for the retained trees shall be implemented in accordance with the approved 5837:2002, Tree Protection Plan(s) (TPP) and the recommendations contained within the Tree Survey (Ref P2998/0226/02 issued 16 February 2026, V3) and shall be retained on site as such until the final occupation of the development; and paragraphs (a) and (b) below shall have effect until the expiration of 1 year from the date of the occupation of the final dwelling hereby permitted:

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard [3998 (Tree Work)].

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

Reason: To ensure the trees to be retained will not be damaged during demolition or construction, and to protect and enhance the appearance and character of the site and locality, in accordance with Section 197 of the Town and Country Planning Act 1990.

4. With the exception of the demolition of buildings hereby permitted, Prior to the commencement of the development hereby permitted, a Phase 2 Intrusive Ground Investigation Scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall detail the risk assessment methodology, sampling, and testing regimes necessary to characterise ground conditions and assess risks to human health, controlled waters, and the wider environment in accordance with current guidance.

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution in the interests of the amenities of the future residents

and users of the development; and in accordance with Policy EN4 of the adopted South Kesteven Local Plan and NPPF.

5. Prior to the commencement of any works at the site, a written scheme of archaeological investigation for historic building recording 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 the NPPF (section 16).

6. The building recording works shall be completed in strict accordance with the approved details before development commences.

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

7. The development 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 work 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).

### During Building Works

8. Before any development above damp-proof course, details demonstrating how the proposed dwelling will comply with the requirements of Local Plan Policy SB1 and SD1 must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of how carbon dioxide emissions would be minimised through the design and construction of the building; details of water efficiency; and the provision of electric car charging points. The approved sustainable building measures shall be completed in full, in accordance with the agreed scheme, prior to the first occupation of the dwelling hereby permitted.

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

9. 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.

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

- i. A complete record of remediation activities, and data collected as identified in the remediation scheme, to support compliance with agreed remediation objectives;
- ii. As built drawings of the implemented scheme;
- iii. Photographs of the remediation works in progress; and
- iv. Certificates demonstrating that imported and/or material left in situ is free from contamination.

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

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

guidance contained in the NPPF paragraphs 196 and 197.

#### Before the Development is Occupied

11. Before any part of the development hereby permitted is occupied, all hard and soft landscaping works shall have been carried out in accordance with the approved proposed landscape site plan (Drawing No.717\_2024\_107 ) Rev B received 26 February 2026.

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

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

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

#### Ongoing Conditions

13. Monitoring reports shall be submitted to the local planning authority in writing in accordance with the methodology and frequency specified in the approved (HMMP).

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).

14. 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.

15. 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.

16. The created and/or enhanced habitat specified in the approved Habitat Management Monitoring Plan [HMMP] shall be managed and maintained in accordance with the approved [HMMP].

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.

17. Notice in writing shall be given to the Council when the Habitat Management and Monitoring Plan (HMMP) works have started.

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.

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

1 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be South Kesteven District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

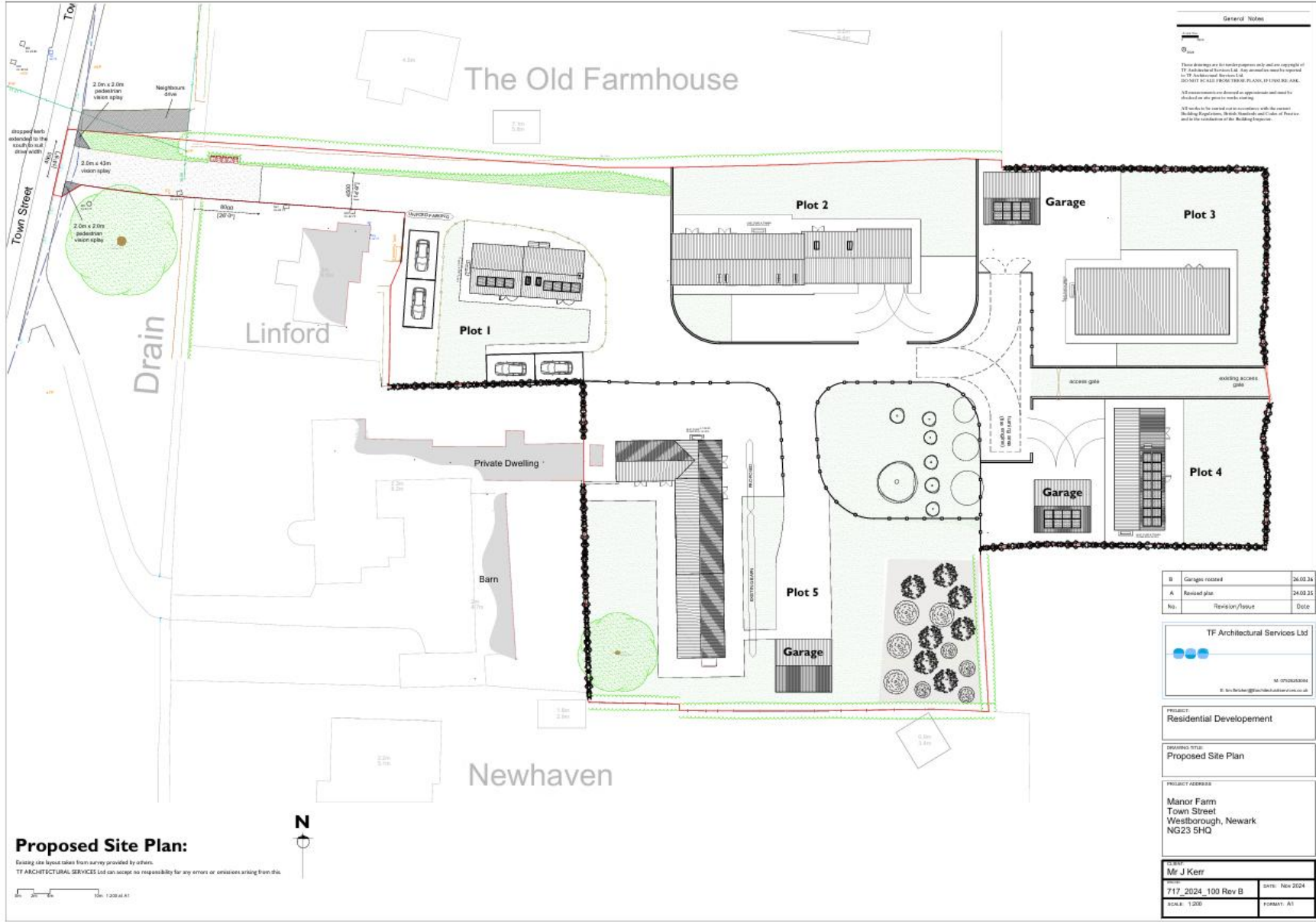
Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

2. 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 39 of the National Planning Policy Framework.

- 3 Prior to demolition works, as bats and their habitats are likely to be impacted the applicant should contact Natural England to ascertain if a licence to carry out work is required. <https://www.gov.uk/guidance/wildlife-licences>

PROPOSED SITE LAYOUT

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**General Notes**

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**Proposed Site Plan:**  
 Existing site layout taken from survey provided by others.  
 TF ARCHITECTURAL SERVICES Ltd can accept no responsibility for any errors or omissions arising from this.

B	Garages revised	26.03.24
A	Revised plan	24.03.23
No.	Revision/Issue	Date

TF Architectural Services Ltd

M 0770200304  
 E: info@tfarchitecturalservices.com

PROJECT  
 Residential Development

ISSUED TITLE  
 Proposed Site Plan

PROJECT ADDRESS  
 Manor Farm  
 Town Street  
 Westborough, Newark  
 NG25 5HQ

CLIENT Mr J Kerr	DATE New 2024
717_2024_100 Rev B	FORMAT A1
SCALE 1:200	

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**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**

## Planning Committee

9 July 2026



## S26/0681

<b>Proposal</b>	Remove conservatory and construct single storey extension to form bedroom and shower room for disabled occupant.
<b>Location</b>	151 Harrowby Lane, Grantham, Lincolnshire, NG31 9LY
<b>Applicant</b>	Miss K Atter
<b>Agent</b>	Miss Jo Short
<b>Reason for Referral to Committee</b>	Agent is an SKDC employee
<b>Key Issues</b>	Impact on the character of the area Impact on amenity

### Report Author

Alex McDonough – Assistant Development Management Planner



01476 406247



[alexander.mcdonough@southkesteven.gov.uk](mailto:alexander.mcdonough@southkesteven.gov.uk)

**Corporate Priority:**

**Growth**

**Decision type:**

**Regulatory**

**Wards:**

**Grantham Harrowby**

**Reviewed by:**

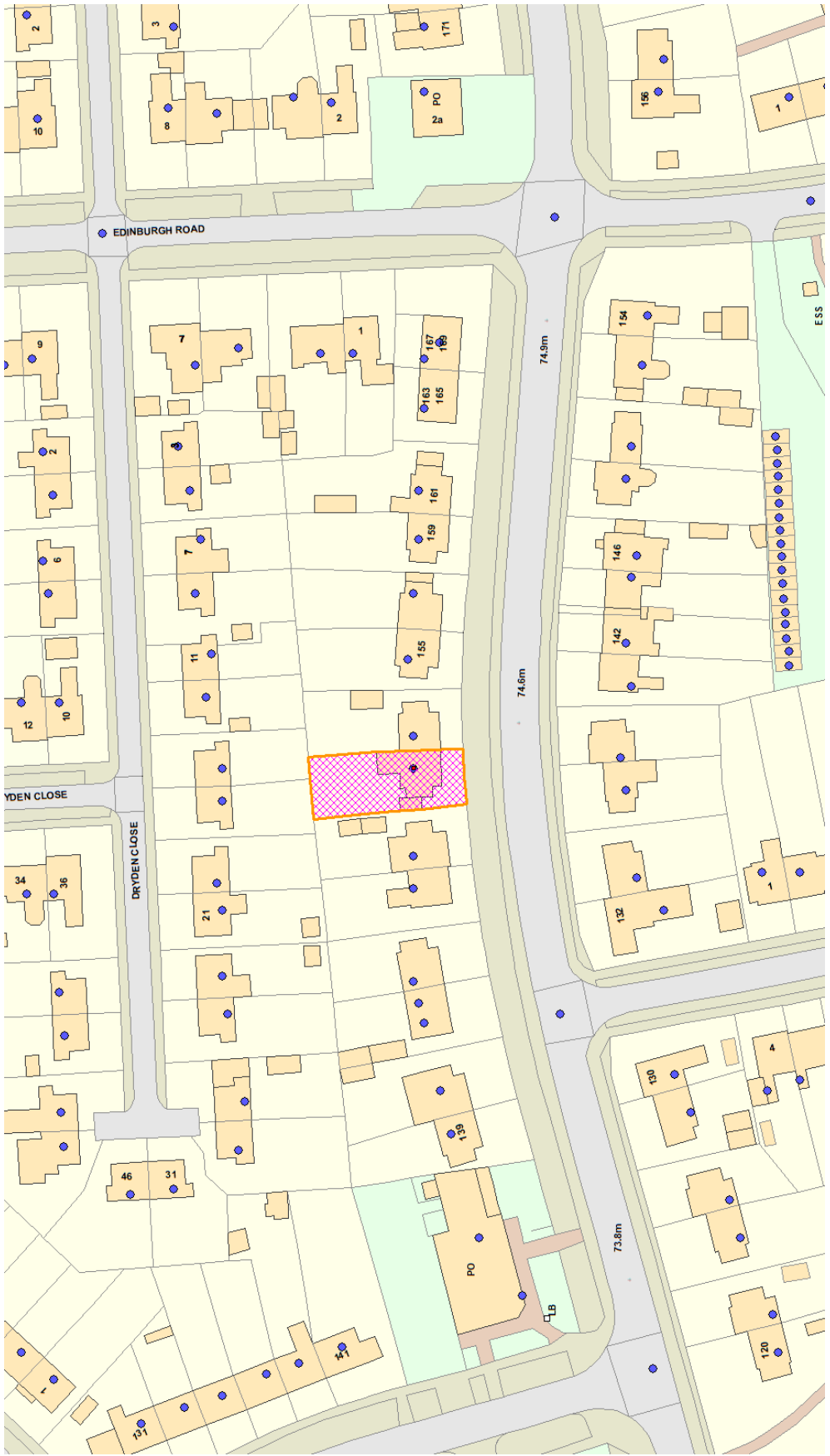
Adam Murray – Principal Development Management Planner

30 June 2026

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

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

S26/0681 – 151 Harrowby Lane, Grantham, Lincolnshire, NG31 9LY



Key



Application  
Boundary



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## **1 Description of Site**

- 1.1 The application site is a semi-detached two-storey dwelling off Harrowby Lane, Grantham.
- 1.2 The application site is surrounded by dwellings of similar scales and designs.

## **2 Description of the proposals**

- 2.1 Removal of conservatory and construction of a single storey extension to form bedroom and shower room for disabled occupant.

## **3 Planning Policies and Documents**

### **3.1 South Kesteven Local Plan 2011-2036 (Adopted January 2020)**

Policy SD1 – The Principles of Sustainable Development in South Kesteven

Policy DE1 – Promoting Good Quality Design

### **3.2 Design Guidelines Supplementary Planning Document (Adopted November 2021)**

### **3.3 National Planning Policy Framework (Published December 2024)**

Section 9 – Promoting Sustainable Transport

Section 12 - Achieving well-designed and beautiful places

## **4 Representations Received**

### **4.1 Grantham Town Council**

- 1) Neither the Town Council nor its Planning Committee has met to discuss this application and we have received the following comment from Councillor Marie Reid, Barrowby Gate Ward: "I have no personal comments or objections to make other than fully supporting a local resident to remain in their own home".

### **4.2 Lincolnshire County Council (Highways and SuDS)**

- 1) No Objections
- 2) Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.

## **5 Representations received as a result of publicity**

- 5.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and no letters of representation have been received.

## **6 Evaluation**

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority (LPA) makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise. In this case, the Development Plan comprises of the following documents:

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

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

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

#### 6.4 **Principle of Development**

1) The proposal relates to the removal of a conservatory and the construction of a single storey extension to form bedroom and shower room for disabled occupant. This proposal is considered to be acceptable in principle and in accordance with Policy SD1 (Principles of Sustainable Development in South Kesteven) of the adopted Local Plan subject to assessment against site specific criteria. These include the impact of the proposal on the character or appearance of the area, impact on the residential amenities of neighbouring occupiers, and impact on highway safety, which are discussed in turn as follows.

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

1) Policy DE1 (Promoting Good Quality Design) of the adopted Local Plan states (amongst other criteria) that to ensure high quality design is achieved throughout the District, all development proposals will be expected to make a positive contribution to local distinctiveness, vernacular and character of the area. Proposals should reinforce local identity and not have an adverse impact on the street scene, settlement pattern or the landscape / townscape character of the surrounding area. Proposals should be of an appropriate scale, density, massing, height and material, given the context of the area. Part 12 of the NPPF (Achieving well-designed places) states that good design is a key aspect of sustainable development and new development should be visually attractive as a result of good architecture and appropriate landscaping.

2) The works would remove an existing conservatory and construct a single storey extension to form bedroom and shower room for disabled occupant.

3) The materials would use red brick and concrete block cavity walls to match the existing with a flat roof with white uPVC fascia. The windows and doors would use white uPVC and double glazing to match the existing.

4) The works would reflect the built form of the host dwelling and would not result in a development that is contrary to the streetscene.

5) The works would be to the rear of the dwelling and would be modest in design and scale. It is Officer assessment that the works would not result in a harmful impact to the character and appearance of the area.

6) By virtue of the siting and materials to be used, the proposal would be in keeping with the host dwelling, street scene and surrounding context in accordance with the NPPF Section 12 and Policy DE1 of the Local Plan.

## 6.6 **Impact on neighbourhood amenity**

- 1) Policy DE1 (Promoting Good Quality Design) of the adopted Local Plan states (amongst other criteria) that all development proposals will be expected to 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 provide sufficient private amenity space, suitable to the type and amount of development proposed. Paragraph 135 of the NPPF states that developments should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 2) The proposal relates to the removal of an existing conservatory and construction of single storey extension to form bedroom and shower room for disabled occupant.
- 3) The works would be off set from the boundary with a height that is lower than the existing conservatory.
- 4) The flat roof design of the extension would reduce the visual dominance of the works and would therefore not result in an overbearing development to neighbouring residential amenity.
- 5) It is Officer assessment that, whilst the structure would be visible along the boundary, the impact would not be significantly harmful to warrant a refusal of the works.
- 6) Taking into account the nature of the proposal and adequate separation distances, it is considered that there would not be an unacceptable adverse impact on the residential amenities of the occupiers of the adjacent property in accordance with the NPPF Section 12 and Policy DE1 of the Local Plan.

## **7 Crime and Disorder**

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

## **8 Human Rights Implications**

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

## **9 Planning Balance and Conclusion**

- 9.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.
- 9.2 The application proposal involves a domestic extension, which is acceptable in principle, in accordance with Policy SD1 of the adopted Local Plan, subject to material considerations.
- 9.3 The proposed extension is not considered to result in any unacceptable impacts on the character and appearance of the area or on the amenities of neighbouring occupiers.
- 9.4 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), Policy DE1 of the South Kesteven Local Plan, and the Old Somerby Neighbourhood Development Plan. There are no material considerations that indicate otherwise although conditions have been attached.

## 10 Recommendation

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

### Time Limit for Commencement

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

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

### Approved Plans

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

- (a) Application Form – Received 10/07/2025
- (b) Location Plan – Drg No. DFG/151HARROWBY/07 – Received 20/04/26
- (c) Block Plan – Received 20/04/26
- (d) Existing & Proposed Layout Plan – Drg No. DFG/151HARROWBY/01A – Received 20/04/26
- (e) Floor, Roof & Wall Details Plan – Drg No. DFG/151HARROWBY/06 – Received 20/04/26
- (f) Proposed Floor Layout Plan – Drg No. DFG/151HARROWBY/02A – Received 20/04/26
- (g) Proposed Elevation Plan – Drg No. DFG/151HARROWBY/04 – Received 20/04/26
- (h) Proposed Section AA Plan – Drg No. DFG/151HARROWBY/05 – Received 20/04/26

Unless otherwise required by another condition of this permission.

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

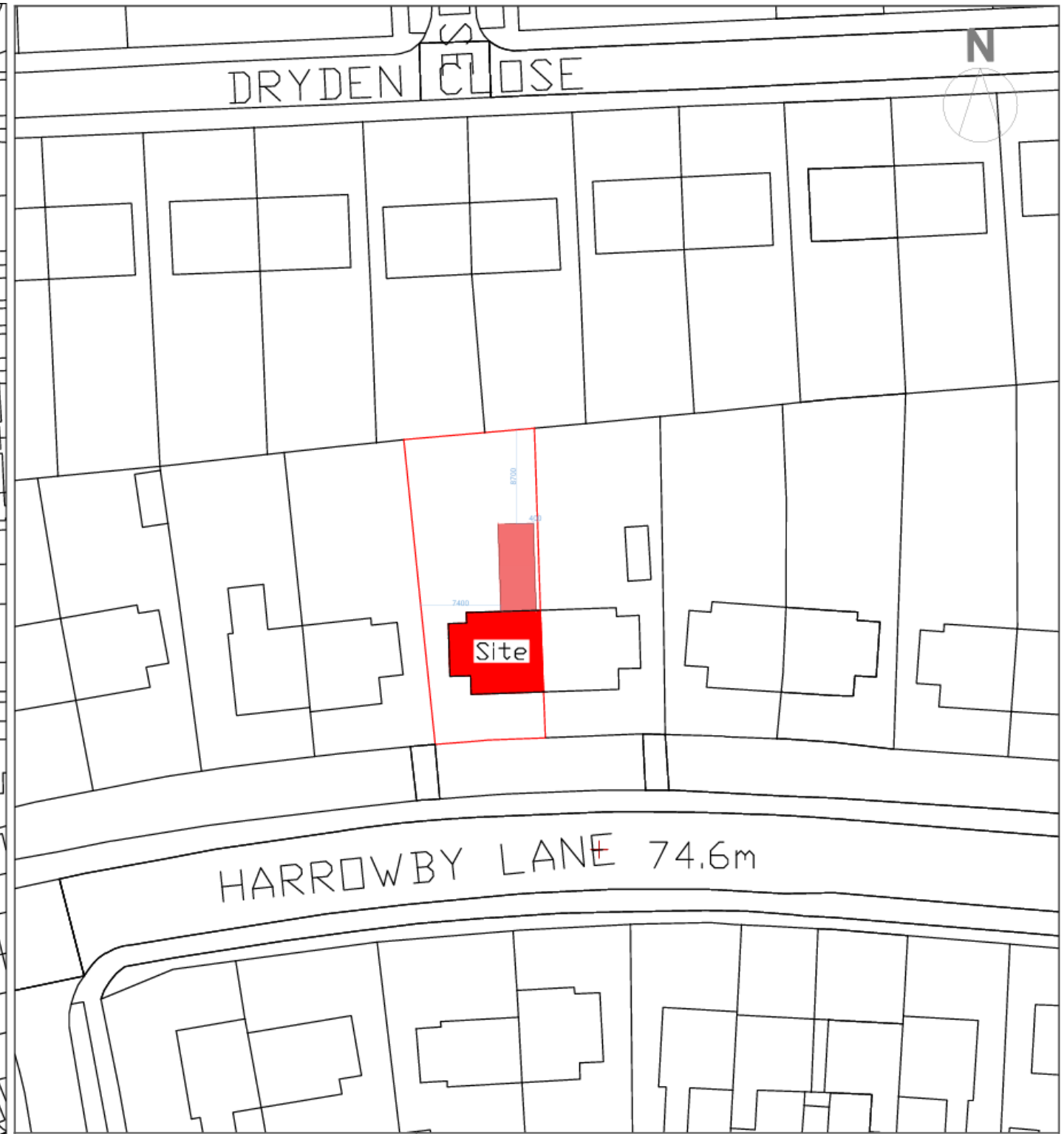
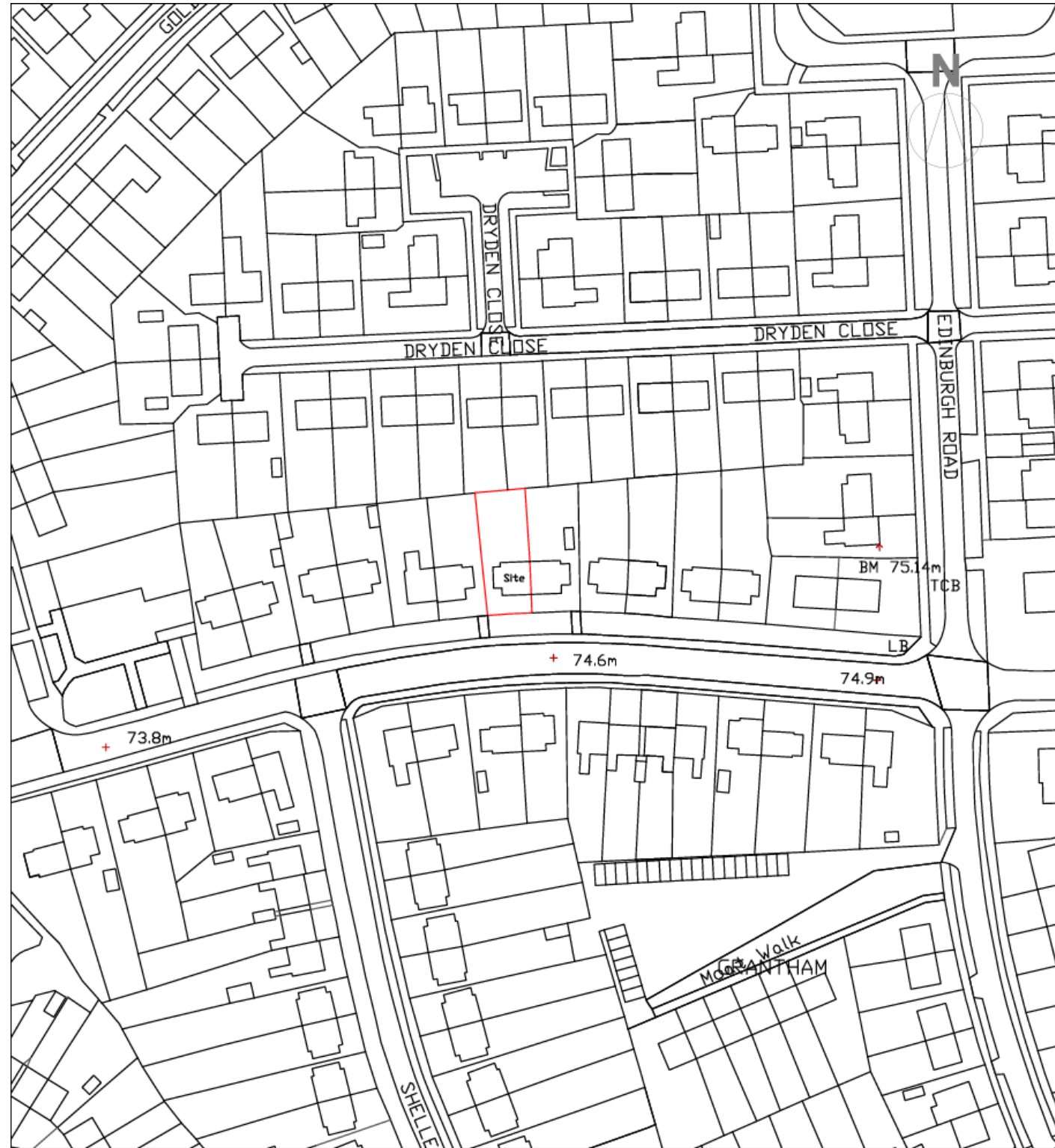
- 3) Before any part of the development hereby permitted is occupied/brought into use, all external finishes shall have been completed to match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area 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.

Site Location Plan & Block Plan



104



**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**

Job **Disabled Facilities Grant  
151 Harrowby Lane, Grantham**

Drawing Description  
**Location Plan**

Date	April 2026	Scale	1:1250 @ A4	DWG. No. DFG/151Harrowby/07
Drawn by	JES	Revision		

PRIVATE SECTOR HOUSING.  
SOUTH KESTEVEN DISTRICT COUNCIL  
COUNCIL OFFICES, THE PICTURE HOUSE,  
ST CATHERINE'S ROAD, GRANTHAM,  
LINCS, NG31 6TT TEL. (01476) 40 60 80



**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**

Job **Disabled Facilities Grant  
151 Harrowby Lane, Grantham**

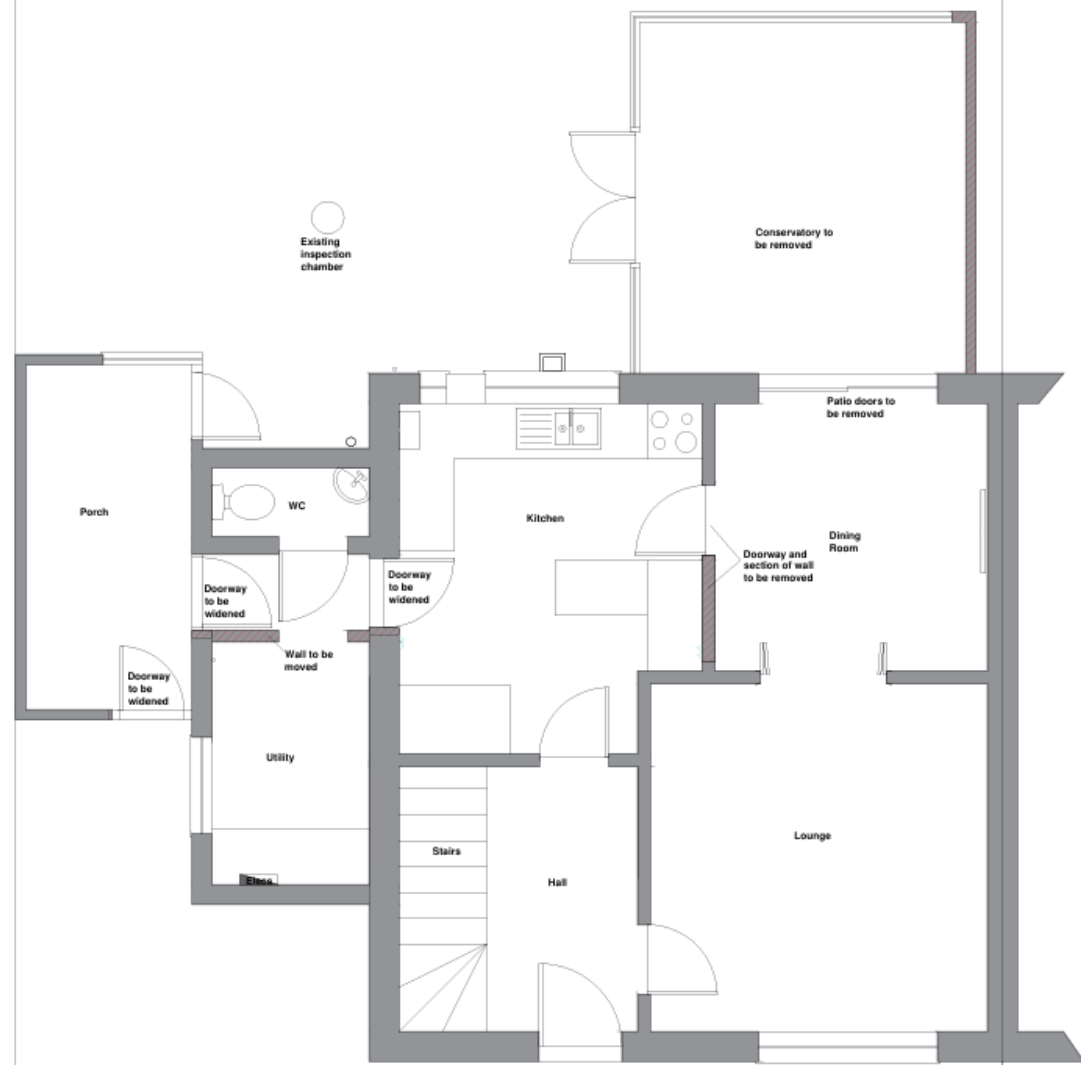
Drawing Description  
**Block Plan**

Date	April 2026	Scale	1:500 @ A4	DWG. No. DFG/151Harrowby/08
Drawn by	JES	Revision		

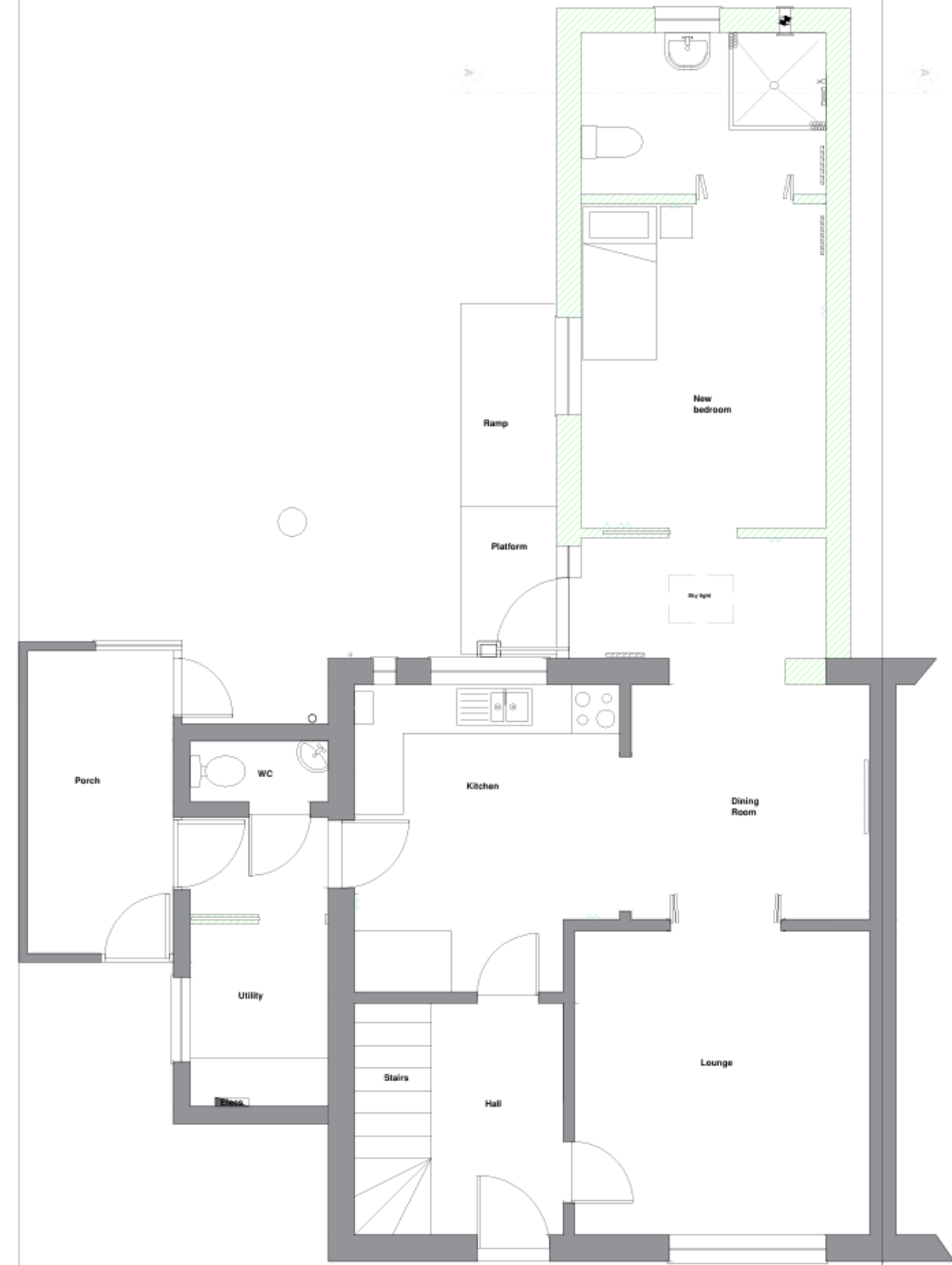
PRIVATE SECTOR HOUSING.  
SOUTH KESTEVEN DISTRICT COUNCIL  
COUNCIL OFFICES, THE PICTURE HOUSE,  
ST CATHERINE'S ROAD, GRANTHAM,  
LINCS, NG31 6TT TEL. (01476) 40 60 80

Existing & Proposed Floor Plan

105



Existing Layout Plan

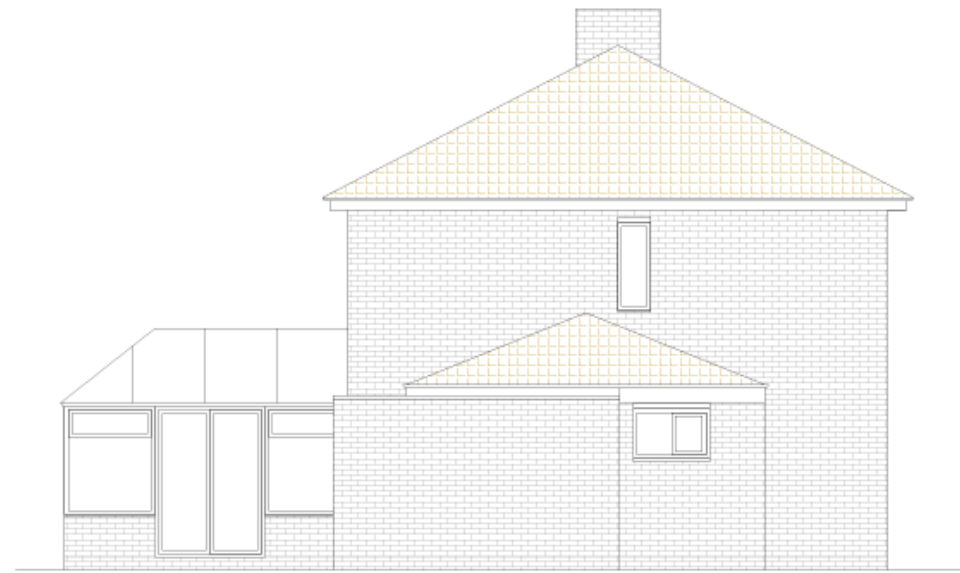


Proposed Layout Plan

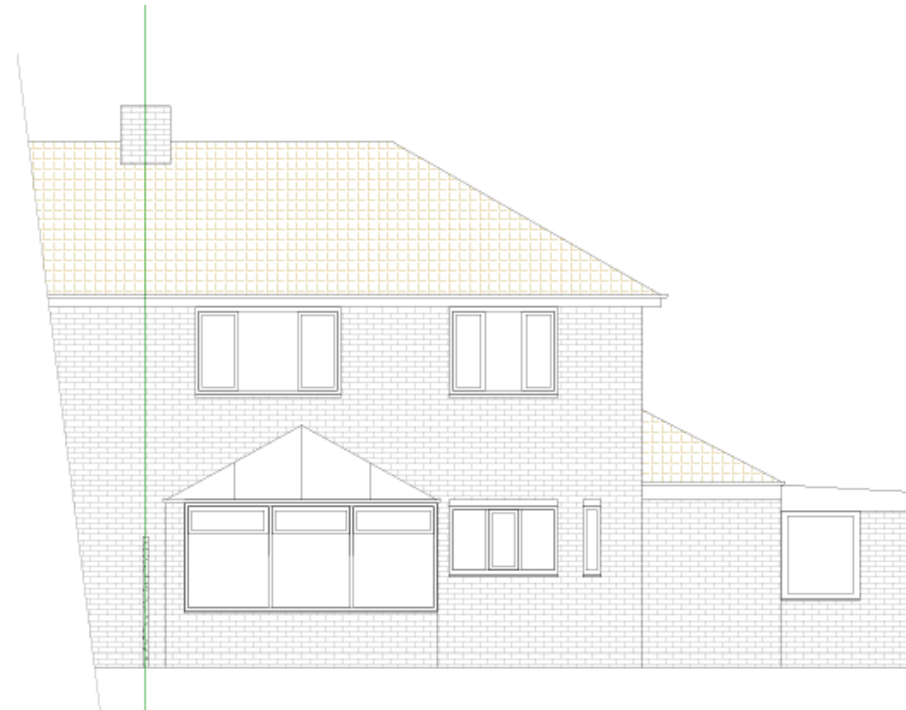
Existing Elevations



South (Front) Elevation



West (Side) Elevation



North (Rear) Elevation

REVISION :	DATE:	INT:



**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**

PRIVATE SECTOR HOUSING,  
SOUTH KESTEVEN DISTRICT COUNCIL  
COUNCIL OFFICES, THE PICTURE HOUSE,  
ST CATHERINE'S ROAD, GRANTHAM,  
LINCS, NG31 6TT TEL. (01476) 40 60 80

JOB TITLE

**Disabled Facilities Grant  
151 Harrowby Lane  
Grantham**

DRAWING DESCRIPTION

**Existing Elevations**

DATE March 2026

DRAWN JES

SCALE 1:100 @ A3

CHECKED

DWG. NO. DFG/151Harrowby/03

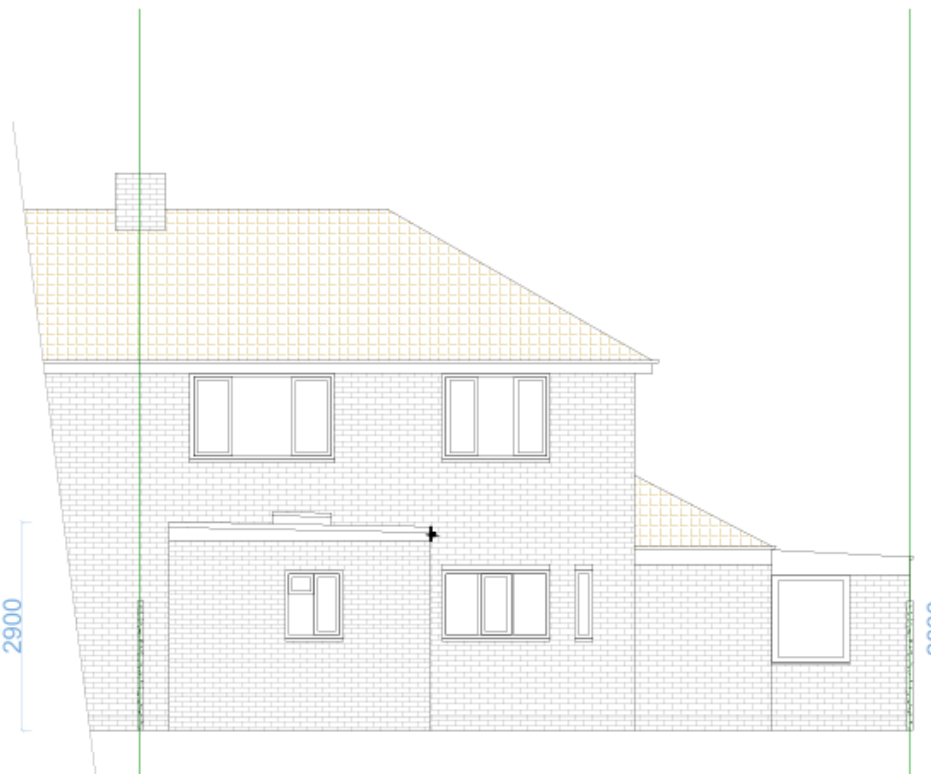
Proposed Elevations



South (Front) Elevation



West (Side) Elevation



North (Rear) Elevation

REVISION :	DATE:	INT:



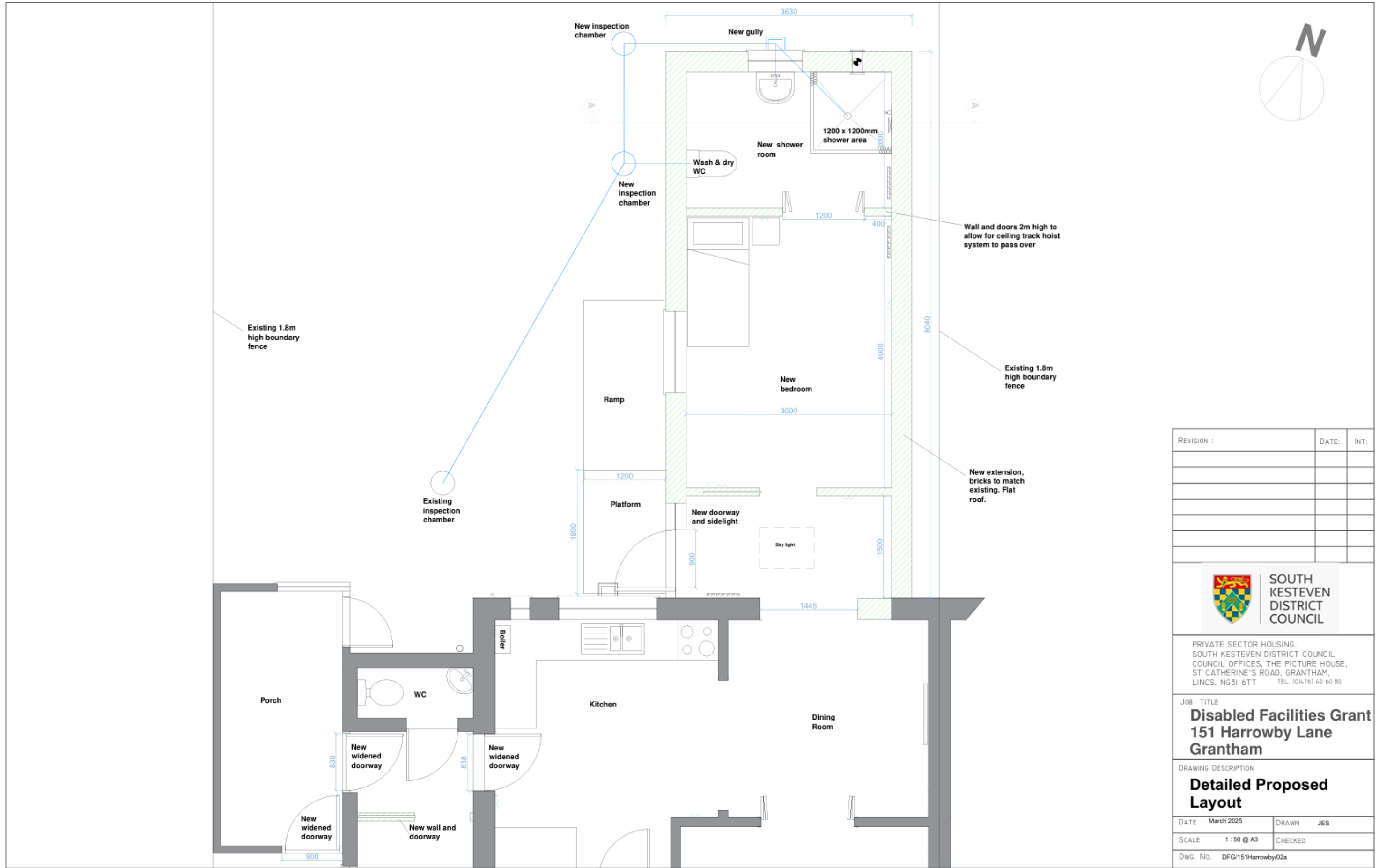
PRIVATE SECTOR HOUSING.  
SOUTH KESTEVEN DISTRICT COUNCIL  
COUNCIL OFFICES, THE PICTURE HOUSE,  
ST CATHERINE'S ROAD, GRANTHAM,  
LINCS, NG31 6TT TEL. (01476) 40 60 80

JOB TITLE  
**Disabled Facilities Grant  
151 Harrowby Lane  
Grantham**

DRAWING DESCRIPTION  
**Proposed Elevations**

DATE	March 2026	DRAWN	JES
SCALE	1:100 @ A3	CHECKED	
DWG. NO.	DFG/151Harrowby/04		

Proposed Floor Layout Plan



REVISION :	DATE:	INT:



PRIVATE SECTOR HOUSING.  
 SOUTH KESTEVEN DISTRICT COUNCIL  
 COUNCIL OFFICES, THE PICTURE HOUSE,  
 ST CATHERINE'S ROAD, GRANTHAM,  
 LINGS, NG31 6TT TEL: (01476) 40 60 80

Job TITLE  
**Disabled Facilities Grant  
 151 Harrowby Lane  
 Grantham**

DRAWING DESCRIPTION  
**Detailed Proposed  
 Layout**

DATE	March 2025	DRAWN	JES
SCALE	1:50 @ A3	CHECKED	
DWG. NO.	DFG/151Harrowby02a		



**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**

## Planning Committee

9 July 2026



## S25/1526

Proposal:	Outline application for a residential development (7 dwellings) with all matters reserved except for access.
Location:	Constables Field, Belton Lane, Manthorpe, Grantham
Applicant:	Mr R Lee
Agent:	Mike Sibthorp Planning
Application Type:	Outline Planning Permission
Reason for Referral to Committee:	Called in by Councillor Ian Stokes <ul style="list-style-type: none"> <li>• Impact on highways safety</li> <li>• Impact on the character of the area</li> </ul> <p>Deferral from at 19 February 2026 on grounds of further highway and footpath information</p>
Key Issues:	<ul style="list-style-type: none"> <li>• Highway Safety</li> </ul>

### Report Author

Hannah Nutch, Senior Development Management Planner



01476 406080



[H.Nutch@southkesteven.gov.uk](mailto:H.Nutch@southkesteven.gov.uk)

**Corporate Priority:**

**Growth**

**Decision type:**

**Regulatory**

**Wards:**

**Peascliffe & Ridgeway**

**Reviewed by:**

Adam Murray – Principal Development Management Planner

26 June 2026

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

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



Key



Application  
Boundary



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## **Addendum to Committee Report S25/1526 – Constable Fields, Belton Lane**

### **1 Introduction**

- 1.1 Members will recall that this application was previously discussed at the Planning Committee on the 19<sup>th</sup> March 2026. At the meeting, the Committee resolved to defer the application in order to receive further information from the applicant and Lincolnshire County Council including the proposed connection from the site to an existing footway and further information from the Highways Authority in terms of their assessment of the suitability of the access regarding highway safety. The relevant minutes of the meeting stated:
- 1.2 *Given some Members safety concerns about the access point to the site, it was proposed, seconded, and AGREED, following the Chairman's casting vote, to DEFER the item, pending further information about the safety of the access point and connectivity of the site including details of the proposed public footpath on Belton Lane.*

### **2 Progress since 19<sup>th</sup> March meeting**

- 2.1 Subsequent to the application being discussed at the March 2026 Committee Meeting the applicant has agreed to provide a footway connection from the application site to the existing footway at the A607 junction to the east.
- 2.2 Further to this, since the March meeting, the applicant has submitted amended plans moving the access point for the site further east than previously proposed. The Case Officer has attended a further joint site visit with the LCC Highways Officer. LCC Highways have provided comments on the revised scheme advising that there remains to be no objections on the revised access, with there being suitable visibility and requesting the same conditions in respect of the footway provision. The comments provided do however include additional information in respect of reviewing the crash data surrounding for Belton Lane, which confirms there have been 1 fatal, 1 serious and 2 slight RTCs along Belton Lane, however, only the serious incident was in close proximity to the site. The serious incident was believed to be caused by a distraction on the vehicle leading to the driver crossing into the path of an oncoming vehicle and not in relation to any features of the road.

### **3 Evaluation**

- 3.1 As indicated, Officers have engaged in further dialogue in relation to the application proposals and the concerns raised by Members during the previous deliberation of the application.
- 3.2 **Highway Issues**
- 3.3 In assessing the revised access details, in connection with the site visit with the Highways Officer and the receipt of the footway provision plan, the LPA is satisfied that the access would not result in any unacceptable impact on highway safety in accordance with NPPF Section 9 and Policy ID2 of the SKDC Local Plan.
- 3.4 **Other Matters**
- 3.5 For transparency, since the last meeting, an ongoing review of best practice in relation to biodiversity net gain has resulted in the use of additional conditions being imposed on decision notices in relation to habitat management and reporting of monitoring obligations. As such, it is proposed to update the conditions schedule to include these additional conditions.

3.6 **Crime and Disorder**

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

3.8 **Human Rights Implications**

3.9 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.

3.10 **Conclusion**

3.11 Taking the above into account, it is considered that the revised access point would not have any unacceptable adverse impact on the surrounding highway network in terms of highway safety. Furthermore, the footway provision would help pedestrian links to the existing footway network supporting safety and sustainable transport options. The development is considered to be in accordance with the NPPF Sections 5, 9 and 12 and Policies SD1, DE1, EN2, and ID2 of the SKDC Local Plan.

**4 RECOMMENDATION**

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

**Time Limit for Commencement**

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

Reason: 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).

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

- i. scale
- ii. appearance
- iii. landscaping
- iv. Layout

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

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

**Approved Plans**

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

- i. Site Location Plan received 15 August 2025
- ii. Access as shown on Illustrative Block Plan re. MSP.2033/002 received 19 May 2026

Unless otherwise required by another condition of this permission.

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

#### **Prior to Commencement**

- 4 Before the development hereby permitted is commenced, 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 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.

- 5 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; 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).

#### **During Building Works**

- 6 The development hereby permitted shall be undertaken in accordance with a Construction Management Plan and Method Statement that shall first be approved in writing by the Local Planning Authority. The Plan and Statement shall indicate measures to mitigate the adverse impacts of vehicle activity and the means to manage the drainage of the site during the construction stage of the permitted development. It shall include:-

- the on-site parking of all vehicles of site operatives and visitors;

- the on-site loading and unloading of all plant and materials;
- the on-site storage of all plant and materials used in constructing the development; - wheel washing facilities;
- the routes of construction traffic to and from the site including any off-site routes for the disposal of excavated material and;
- strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during construction.

Construction works would be carried out in accordance with the approved details.

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

- 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 and SD1 must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of how carbon dioxide emissions would be minimised through the design and construction of the building; details of water efficiency. 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 climate change in accordance with Local Plan Policy SB1 and SD1

### **Prior to the development being occupied**

- 8 Before any building/dwelling hereby permitted is occupied/brought into use, the finished floor levels for that building shall have been constructed 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.

- 9 The development hereby permitted shall not be occupied before a 2-metre-wide footway, to connect the development to the existing footway network, has been provided in accordance with details that shall first have been submitted to, and approved in writing by, the Local Planning Authority. The submitted details should be broadly in accordance with Footway Provision Plan re. MSP.2033/001 received 13 April 2026. The works shall also include appropriate arrangements for the management of surface water run-off from the highway.

Reason: To ensure the provision of safe and adequate pedestrian access to the permitted development, without increasing flood risk to the highway and adjacent land and property.

- 10 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.

### **Ongoing Conditions**

- 11 This permission relates to a maximum of 7 dwellings on the site.

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

- 12 Notice in writing shall be given to the Council when the Habitat Management and Monitoring Plan (HMMP) works have started.

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.

- 13 The created and/or enhanced habitat specified in the approved Habitat Management Monitoring Plan [HMMP] shall be managed and maintained in accordance with the approved [HMMP].

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.

- 14 Monitoring reports shall be submitted to the local planning authority in writing in accordance with the methodology and frequency specified in the approved (HMMP).

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).



**SOUTH  
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## Planning Committee

9 July 2026



## S24/2218

Proposal:	Section 73 application to remove Condition 21 (Pennine Way Bridge) and vary Condition 36 (Off-site highways works) of planning permission S08/1231 to remove the obligation to deliver the Pennine Way bridge
Location:	Poplar Farm Grantham
Applicant	Norwich Hub Ltd and Buckminster Trust Estate
Application Type:	Section 73 planning application
Reason for Referral to Committee:	At the discretion of the Assistant Director – Planning & Growth; and due to the application requiring a Section 106 Agreement to secure financial contributions
Key Issues:	<ul style="list-style-type: none"> <li>• Impact of the proposal on highways safety and capacity</li> <li>• Impact of the proposal on overall design quality</li> <li>• Infrastructure for Growth</li> </ul>
Technical Documents:	<ul style="list-style-type: none"> <li>• Statement on behalf of the Landowners</li> <li>• Viability Appraisal Report</li> </ul>

### Report Author

Adam Murray – Principal Development Management Planner



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**Corporate Priority:**

**Growth**

**Decision type:**

**Regulatory**

**Wards:**

**Grantham Arnoldfield**

**Reviewed by:**

Phil Jordan, Development Management & Enforcement Manager

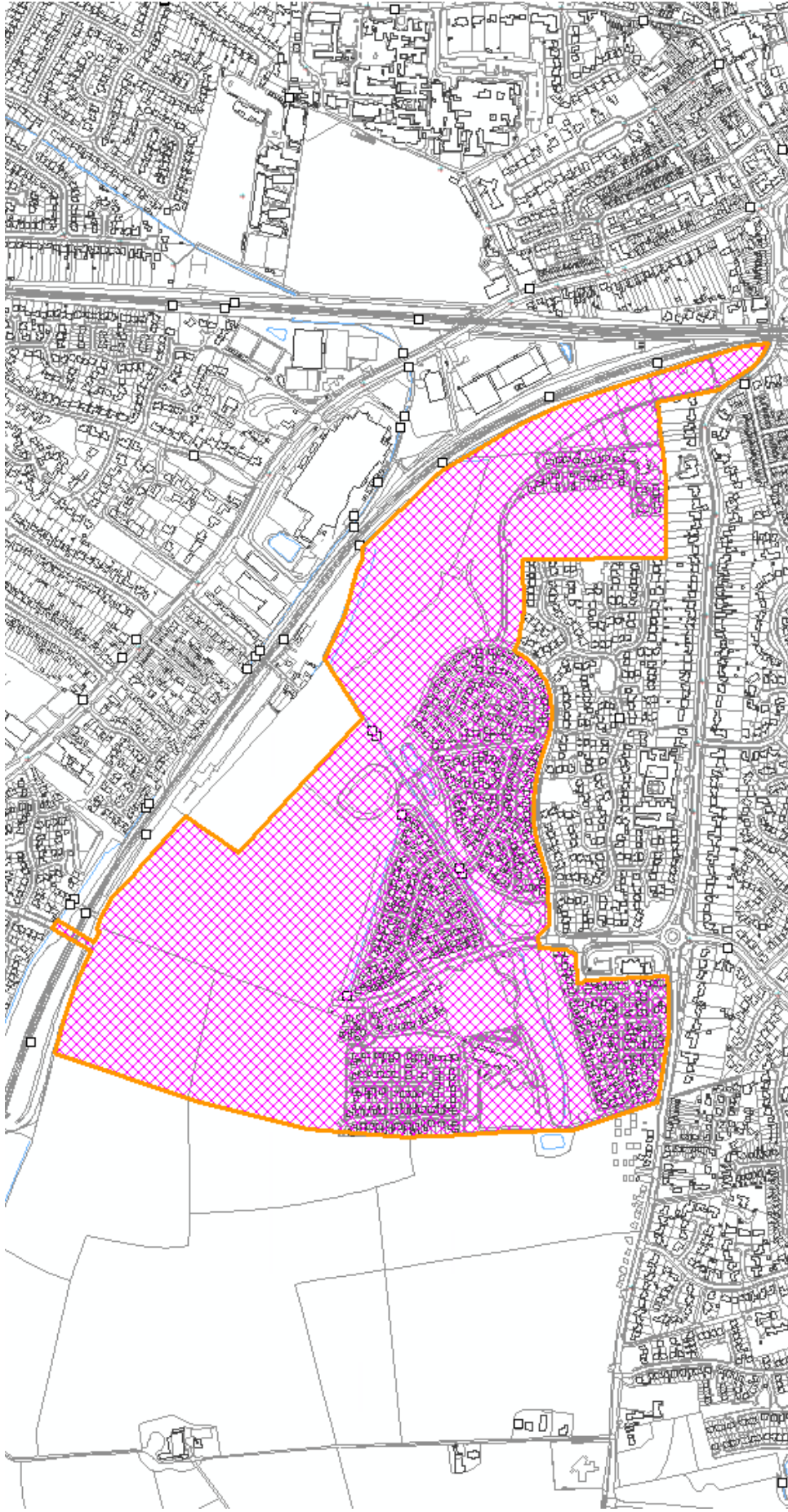
1 July 2026

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

To authorise the Assistant Director – Planning and Growth to refer the application to the Secretary of State with a resolution to REFUSE planning permission; and

In the event that the Secretary of State does not call-in the application, the Assistant Director – Planning and Growth is authorised to REFUSE planning permission.

# S24/2218 – Poplar Farm, Grantham



Key



**Application  
Boundary**



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## **Addendum to Committee Report S24/2218 – Poplar Farm, Grantham**

### **1 Introduction**

1.1 Members will recall that this application was previously discussed at the Planning Committee meeting on 19 March 2026, and further at the meeting on 14 May 2026. At that meeting, the Committee resolved that it was minded to GRANT planning permission, subject to conditions and the completion of a Section 106 Agreement, which retained the obligation to deliver the bridge together with a reduction in affordable housing and financial contributions.

1.2 The relevant minutes of the meeting stated:

*“It was proposed, seconded and AGREED to resolve to approve the application that removed the condition, subject to a Section 106 Agreement which secured scenario four: retaining the bridge obligation and 750 dwellings with a Section 106 package of a total of £4 million, retaining the sports pitches and with an overall affordable housing requirement of 8% across the remainder of the site.*

*It was noted that Councillor Harish Bisnauthsing, Sarah Trotter and Mark Whittington were unable to vote as they were not present for the entirety of the item at the previous meeting before it was deferred”.*

### **2 Updates since May 2026**

2.1 Following the resolution at the May 2026 Committee meeting, Officers have engaged with the Applicant and the relevant infrastructure providers in respect of the drafting of the required Section 106 Agreement. This has included discussions with Lincolnshire County Council (as Local Highways Authority and Local Education Authority), NHS Lincolnshire and the District Council’s Street Scene team (in respect of grounds maintenance) to understand the potential redistribution of funds as part of the revised Section 106 Agreement. Copies of the correspondence received from the infrastructure providers has been published on the Council’s planning portal.

2.2 Notwithstanding the above, the Applicant’s have confirmed that they are unwilling to enter into a Section 106 Agreement which secures the Heads of Terms identified in the May 2026 resolution.

2.3 In view of the above, Officer’s have sought further legal advice in respect of how to proceed. The result of this legal advice has informed the position set out below.

2.4 Given that the Applicant has confirmed that they are unwilling to enter into a Section 106 Agreement, which secures the Heads of Terms identified in the May 2026 resolution, Members are invited to reach an alternative resolution on the application.

2.5 In this respect, Members’ discussions on the application, and resolution during the previous Committee meeting, confirmed that they consider the bridge to be necessary and, therefore, the obligation to deliver the bridge should remain. If Members’ position remains that they consider the bridge to be necessary and the bridge obligation should remain, then the legal advice is that Members should refuse the application on the basis that the bridge is necessary for connectivity purposes, which would be supported by comments received from Lincolnshire County Council (as Local Highways Authority) and Active Travel England on the application.

- 2.6 In addition, as previously advised, the original planning permission was subject to a viability assessment, and the policy compliant Section 106 contributions were reduced in light of the infrastructure costs associated with delivering the development, including the obligation to deliver the Pennine Way Link Road and the associated costs to Network Rail. Therefore, any planning permission for the removal of the obligation to deliver the bridge would require a new Section 106 Agreement to secure the revised heads of terms, which would include an increase in the financial contributions payable. Given that the Applicant has confirmed that they are unwilling to proceed with a Section 106 Agreement at this time, the legal advice is that Members should also refuse the application on the basis that a Section 106 Agreement securing the required infrastructure contributions has not been completed.
- 2.7 Further, Members are advised that the host outline planning permission for the Poplar Farm development expired on 23<sup>rd</sup> June and, therefore, no further reserved matters applications can be submitted as part of the original permission. Prior to the expiration of the permission, a reserved matters application was submitted for a phase of 75 dwellings, which is now being considered by the Council.

### **3 Crime and Disorder**

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

### **4 Human Rights Implications**

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

### **5 Conclusions**

- 5.1 To summarise, Members resolved at Planning Committee in May 2026 that the Pennine Way Link Road is necessary to mitigate the impact of the development of Poplar Farm and, therefore, the obligation to deliver the Bridge should remain. However, in doing so, it was concluded that a reduction in affordable housing and the overall Section 106 financial contributions would be required to viably deliver the Bridge.
- 5.2 Following the May 2026 meeting, the Applicant has confirmed that they are unwilling to enter into a Section 106 Agreement which retains the obligation to deliver the bridge. As such, Officer's have taken further advice from Counsel in respect of how to proceed with the application.
- 5.3 Consequently, Members are now invited to reach an alternative resolution on the application and, in light of the previous resolution and debate. Based on the position reached at 14 May Planning Committee, it is recommended that this should be a resolution to refuse the application on the basis that (i) the Bridge is necessary to mitigate the connectivity impacts of the development; and (ii) a Section 106 Agreement required to secure the necessary infrastructure contributions has not been completed.
- 5.4 Members are advised that because the application relates to a development of more than 150 dwellings, any resolution to refuse the application would be required to be referred to the Secretary of State due to the updated consultation directions set out in the Town and Country Planning (Consultation) (England) Direction 2026.

- 5.5 In the event that the Secretary of State resolves to call-in the application, the application would be determined by the Secretary of State following a public inquiry. However, if the Secretary of State resolves not to call-in the application, the Local Planning Authority would continue to determine the application, which would result in the application being refused.
- 5.6 It would then be the decision of the Applicant as to whether they would elect to appeal against any refusal of planning permission.

## **6 Recommendation**

### **Recommendation**

- 6.1 To authorise the Assistant Director – Planning and Growth to refer the application to the Secretary of State with a resolution to REFUSE planning permission; and
- 6.2 In the event that the Secretary of State does not call-in the application, the Assistant Director – Planning and Growth is authorised to REFUSE planning permission for the following reasons:
- (1) The removal of the obligation to deliver the Pennine Way Link Road bridge would significantly and demonstrably undermine permeability and active travel connectivity between the site and the surrounding area, without a suitable alternative point of connection. This would result in harm to the permeability of the development and the attractiveness and safety of active travel options, contrary to the principles of Building for a Healthy Life, and as a result conflicts with Policy DE1 and ID2 of the adopted Local Plan, the adopted Design Guidelines SPD and Section 12 of the National Planning Policy Framework. The material considerations in this case, including the public benefits associated with the delivery of housing, would not outweigh the identified harms and the conflict with the Development Plan.**
  - (2) The Applicant has failed to enter in a planning obligation to secure the necessary affordable housing, open space, healthcare, education and highways contributions required to mitigate the impact of the development on local infrastructure, as required by Policy ID1, H2, OS1 and ID2 of the adopted South Kesteven Local Plan 2011-2036.**



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## Planning Committee

9 July 2026



## S26/0956

<b>Proposal:</b>	Submission of details pursuant to Requirement 6 – (Detailed design approval) for Phase 2 Main Construction Works in relation to The Mallard Pass Solar Farm Order 2024 No. 796.
<b>Applicant:</b>	Mallard Pass Solar Farm Ltd
<b>Application Type:</b>	Submission of requirement details in relation to The Mallard Pass Solar Farm Order 2024 No. 796.
<b>Reason for Referral to Committee:</b>	At the discretion of the Assistant Director of Planning & Growth
<b>Key Issues:</b>	Compliance with design guidance and parameters within the Mallard Pass Solar Farm Order 2024 No. 796.

### Report Author

Phil Jordan, Development Management & Enforcement Manager



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### Reviewed by:

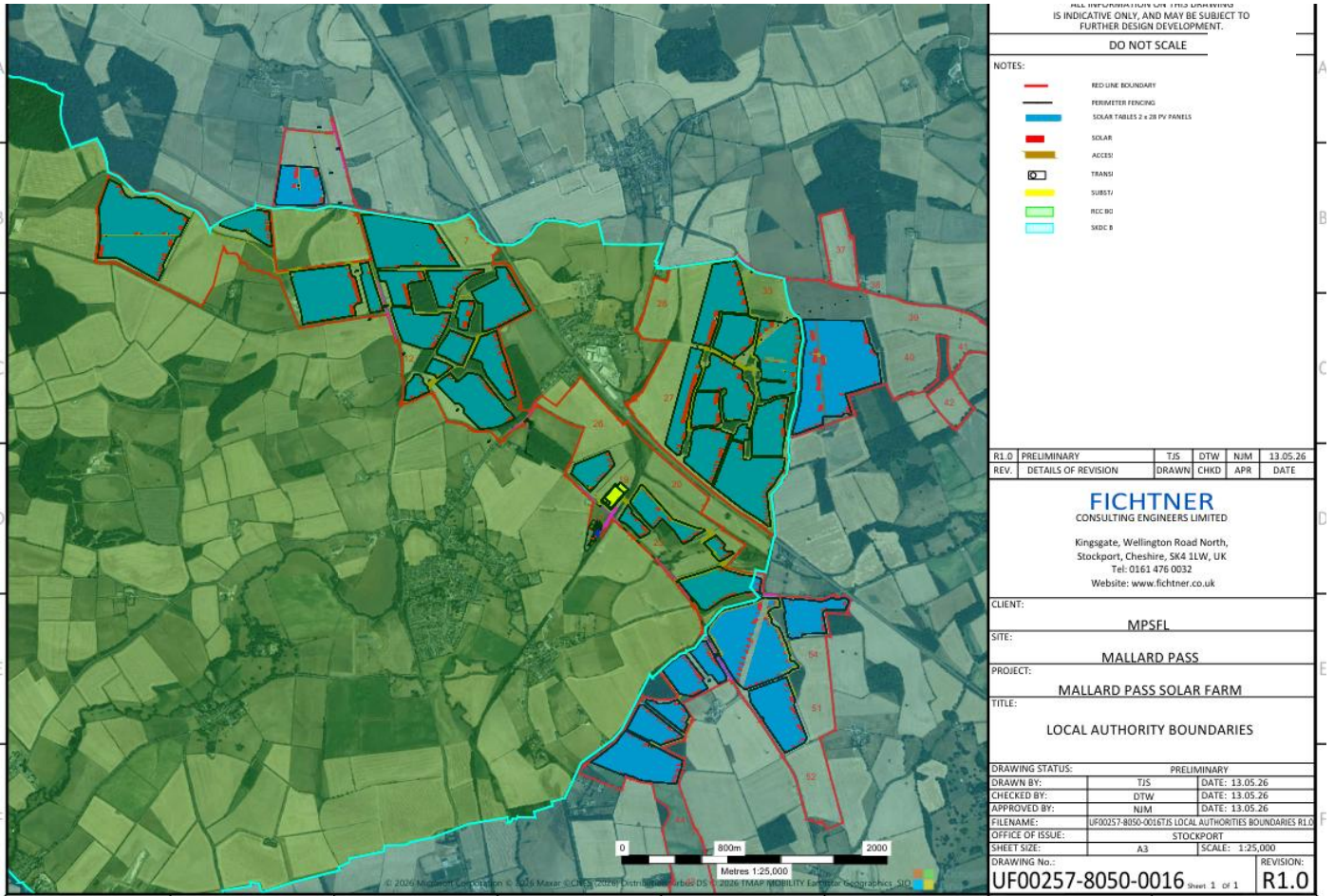
Adam Murray – Principal Development Management Planner

30 June 2026

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

That the Committee endorse the draft response to Mallard Pass Solar Farm Ltd and delegate authority to the Assistant Director of Planning & Growth, in consultation with the Portfolio Holder, to issue the final response and determine the Requirement 6 submission.

# S26/0956 – Mallard Pass Solar Farm



# 1. Background

- 1.1 Mallard Pass Solar Farm Ltd (MPSFL) is progressing the development of a solar farm near Stamford, Lincolnshire. MPSFL is a special purpose vehicle owned by Quinbrook Infrastructure Partners Limited (Quinbrook). The Development Consent Order (DCO) for Mallard Pass Solar Farm was granted consent on 12 July 2024 by the Secretary of State for the Department for Energy Security and Net Zero.
- 1.2 Quinbrook acquired Mallard Pass in February 2025 and is taking forward construction of the scheme through its affiliate, Private Energy Partners. This is Quinbrook's second nationally significant infrastructure project in the UK, following Cleve Hill Solar Farm in Kent, which is now operational.
- 1.3 The project has now moved into the post consent phase. The construction programme has been divided into two phases: Phase 1 relates to off-site highway improvement works, and Phase 2 relates to construction of the solar farm and all associated on-site infrastructure.
- 1.4 The DCO includes 13 requirements that necessitate the submission and approval of details in advance of construction and/ or operation. These requirements are listed below as numbered in the DCO:
  3. Phasing of the authorised development
  6. Detailed design approval
  7. Landscape and ecology management plan (LEMP)
  8. Fencing and other means of enclosure
  9. Surface and foul water drainage
  10. Archaeology
  11. Construction environmental management plan (CEMP)
  12. Operational environmental management plan (OEMP)
  13. Construction traffic management plan (CTMP)
  14. Soil management plan
  15. Ground conditions
  16. Operational noise
  17. Skills, supply chain and employment
- 1.5 Each requirement involves submission and approval of details by both South Kesteven District Council and Rutland County Council. Most are technical matters with specified relevant consultees named in the DCO and are linked to outline plans and parameters agreed during the examination period and through the subsequent approval of the DCO. e.g. for drainage and flood risk matters we are required to consult with Lincolnshire County Council (as lead local flood authority), as they are the named consultee in the DCO and the competent authority in this respect.
- 1.6 There are currently 15 live requirement submissions being considered by the Council: seven relating to Phase 1 and eight relating to Phase 2. Three requirements have been approved to date, relating to phasing, ground conditions, and skills, supply chain and employment.
- 1.7 The procedure for discharge of requirements is set out in the DCO. It includes a defined timeframe for any requests for further information. If a decision is not made within 10 weeks, the relevant submission is deemed to be approved, unless a longer period of time is agreed between the Council and the applicant.

1.8 Given these parameters, requirement submissions are being determined under delegated powers, as allowed by the Council's constitution. However, there was a previous commitment by this Council to present the detailed design for the Phase 2 works to Planning Committee. This is therefore an opportunity for Planning Committee to comment on the detailed design of the overall scheme, with any comments made then fed back to the developer.

## 2. Description of the proposal

2.1 The application is seeking approval of details pursuant to Requirement 6 – (Detailed design approval) for Phase 2 Main Construction Works in relation to The Mallard Pass Solar Farm Order 2024 No. 796.

2.2 Phase 2 comprises:

- Solar PV arrays and associated infrastructure;
- On-site substation (located in Rutland);
- Electrical cabling (HV and MV);
- Construction compounds;
- Green infrastructure including landscaping and public access.

2.3 Requirement 6 of the DCO for Mallard Pass solar farm states that no part of the authorised development may commence until details relating to the design and its accordance with the design guidance and parameters are approved by the relevant planning authorities. The full wording is the requirement is:

*(1) No phase of the authorised development may commence until details of—*

*(a) the layout;*

*(b) scale;*

*(c) proposed finished ground levels;*

*(d) external appearance;*

*(e) hard surfacing materials;*

*(f) drainage, water, electrical, power and communication cables and pipelines;*

*(g) vehicular and pedestrian access, parking and circulation areas, junction improvements and passing places; and*

*(h) refuse or other storage units, signs and lighting,*

*relating to that phase have been submitted and approved in writing by the relevant planning authority for that phase or, where the phase falls within the administrative areas of both the District of South Kesteven and the County of Rutland, both relevant planning authorities.*

*(2) The details submitted must accord with the design guidance, the parameters, and with any details approved under requirements 7, 8, 9(1) and 10 and demonstrate how they have taken account of the results of any archaeological investigations or archaeological evaluations carried out pursuant to the outline written scheme of investigation.*

*(3) The authorised development must be carried out and thereafter maintained in accordance with the approved details.*

*(4) Where an application is made to the relevant planning authority for that phase or, where the phase falls within the administrative areas of both the District of South Kesteven and the County of Rutland, both relevant planning authorities, to discharge this requirement, such application must include a statement to confirm how the design guidance and parameters have been taken into account in the details that have been submitted.*

*(5) Sub-paragraph (1) does not apply to the matters listed under sub-paragraph (1)(g) if consent has already been given to the details of those works pursuant to articles 9 (power to alter layout, etc. of streets), 10 (construction and maintenance of altered streets) or 13 (access to works).*

2.4 The design guidance and parameters referred to in paragraph 2 are set out in the following approved documents:

2.4.1 Design and Access Statement - EN010127-001261-7.3.2 Design and Access Statement (DAS) [Version 2]

2.4.2 Environmental Statement Volume 2 Appendix 5.1: Project Parameters - EN010127-000322 Appendix\_05-1Rev\_P01\_-\_Proposed\_Development\_Parameters

2.4.3 Works Plans - EN010127-001401-2.2.3 - Works Plans [Version 3][1]

### **3. Engagement and Consultation**

3.1 Officers attend a regular fortnightly meeting with the developer and representatives from Rutland County Council (RCC) and Lincolnshire County Council (LCC) to discuss progress with the project. In addition to consulting the relevant technical consultees identified in the DCO, South Kesteven District Council (SKDC) is consulting all Parish Councils in the development area and Mallard Pass Action Group (MPAG) on the requirement submissions. All applications are published on the weekly list and publicly available on the Council website.

3.2 A Community Liaison Group (CLG) has also been established, comprising representatives from local parish, district and county councils, together with the local Member of Parliament. The CLG has considered, or is scheduled to consider, the following matters:

3.3 Completed meetings: 7 October 2025: Landscape and Ecology Management Plan (LEMP) and Construction Traffic Management Plan (CTMP); 25 November 2025: Community Benefit Fund; 12 February 2026: Design Details; 15 May 2026: Community Benefit Fund.

3.4 Upcoming meetings: 8 July 2026: Design Details; 31 July 2026: Community Benefit Fund.

#### **3.5 Lincolnshire County Council**

3.6 Lincolnshire County Council (LCC) has reviewed the details and have made the following  
3.7 comments:

3.7.1 The details include a PROW diversion in Lincolnshire, which appears to relate to a PROW on the border between RCC/LCC (Field 36) - we are seeking comments from LCC's Rights of Way team on this and will forward on any additional observations as soon as possible. Other PROW diversions are in Rutland.

3.7.2 Access details and passing place in LCC are being technically approved by LCC under separate Minor Works agreement.

- 3.7.3 Drainage design for sub-station is in Rutland
- 3.7.4 HGV Access routes are as agreed at DCO stage and included in CTMP.
- 3.7.5 The primary compounds' layouts are provided showing indicatively parking, offices and equipment storage. These primary compounds are all in Rutland. The secondary compounds, some of which are in Lincolnshire, have no details shown.
- 3.7.6 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
- 3.8 **Mallard Pass Action Group**
- 3.9 MPAG have made representation on the Requirement 6 submission and a summary of the points raised is listed below. These relate to the overall scheme, and therefore the points raised relate to areas in both SKDC and RCC. This representation has been submitted in full to the applicant, along with a request to provide a response to all of the points raised. The points raised are summarised as follows:
  - 3.10 Design Efficiency & Project Scale
    - 3.10.1 Questions whether updated solar technology efficiencies have been reflected since the original 2022 design.
    - 3.10.2 Suggests potential overplanting beyond the stated 350MW DC capacity due to improved panel efficiency.
    - 3.10.3 Suggests potential for reducing site footprint, potentially removing Field 4 and increasing residential setbacks.
  - 3.11 Public Rights of Way (PROWs) Crossings
    - 3.11.1 Suggests a more direct access route (Field 36 to 34) instead of current 'dog-leg' layout.
    - 3.11.2 Benefits proposed: Reduced track damage (fewer sharp bends); ability to relocate infrastructure further from roads and homes; minimal vegetation impact.
  - 3.12 Learning from Comparable Projects
    - 3.12.1 Requests clarity on lessons learned from Cleve Hill solar project.
    - 3.12.2 Seeks explanation of how these lessons have influenced design and construction.
  - 3.13 Substation Design & Screening
    - 3.13.1 Concern about visual impact of substation (up to 13m high, ~2ha).
    - 3.13.2 Current planting seen as ineffective due to land levels and positioning.
    - 3.13.3 Requests clearer explanation of screening measures; consideration of bunding and additional planting; improved mitigation for views from Essendine and A6121.
  - 3.14 Cable Routing & Road Closures
    - 3.14.1 Seeks clarification on whether road closures are required for horizontal directional drilling (HDD) works.

- 3.14.2 Concern about impacts on key roads (A6121, B1176 at Carlby/Holywell crossroads).
- 3.15 Interpretation Boards
- 3.15.1 Notes community opposition to proposed boards.
- 3.15.2 Concerns: Urbanisation/commercialisation of rural area; increased visitors causing litter, BBQ damage, anti-social behaviour; lack of parking leading to road safety issues.
- 3.16 Construction Passing Places
- 3.16.1 The original plan was to remove after construction and the current proposal is to retain during operation.
- 3.16.2 Pros identified: Less verge damage and road repairs; easier vehicle access.
- 3.16.3 Cons identified: Increased rat-running and illegal HGV use; greater risks to cyclists and horse riders; potential increase in fly-tipping; loss of rural character; negative impact on wildlife.
- 3.16.4 Recommendation: Retain only limited, strategic passing places; reduce size (not designed for HGVs post-construction); rationalise locations based on need and safety.
- 3.17 Flood Mitigation Opportunities
- 3.17.1 Suggests scrapes and otter holts could also serve as flood attenuation features if well designed and located.
- 3.18 **Greatford Parish Council**
- 3.18.1 Greatford Parish Council has also made representation and the points made can be summarised as follows:
- 3.18.2 Objects to the proposal to retain passing places on Uffington Lane after construction;
- 3.18.3 Concern that retained passing places would encourage increased traffic, including: general vehicles using the road as a shortcut; HGVs avoiding the A15 and Tallington level crossing; and existing issue of rat-running traffic through Greatford could worsen.
- 3.18.4 Concern that passing places may increase fly-tipping incidents, providing additional accessible locations.
- 3.18.5 View that retention would harm the rural character of the lane.
- 3.18.6 Notes the road is regularly used by cyclists and horse riders, raising amenity and safety concerns.
- 3.18.7 Requests that passing places are removed after construction, and verges reinstated to restore the rural nature of the road.
- 3.19 **Braceborough and Wilsthorpe Parish Council**
- 3.20 Braceborough and Wilsthorpe Parish Council have also made representation and the points made can be summarised as follows:
- 3.21 Potential reduction in the scale of the solar farm
- 3.21.1 Questions whether improvements in solar panel efficiency mean the same output could be achieved using less land.
- 3.21.2 Suggests reducing the solar array footprint, removing isolated fields, increasing setbacks from homes and reducing landscape impacts.

### 3.22 Public rights of way and bridleway crossings

- 3.22.1 Raises concern that some proposed routes are indirect.
- 3.22.2 Suggests redesigning crossings to reduce conflict with users, move infrastructure further from roads and residents, and reduce maintenance impacts.

### 3.23 Visual impact of the substation

- 3.23.1 Highlights concern about the size and height of the proposed substation.
- 3.23.2 Questions whether planting will provide adequate screening.
- 3.23.3 Suggests further consideration of earth bunding and additional planting.

### 3.24 Road closures and cable installation

- 3.24.1 Seeks clarification on whether road closures will be needed during cable installation, despite the use of horizontal directional drilling.
- 3.24.2 Identifies particular concern about the A6121 and B1176 at the Carlby/Holywell crossroads.
- 3.24.3 Notes potential impacts on access, commuting, local businesses and traffic congestion.

### 3.25 Interpretation boards and visitor facilities

- 3.25.1 Records opposition to interpretation boards, educational signage and picnic-style visitor areas.
- 3.25.2 Raises concerns regarding urbanisation of the countryside, increased visitor numbers, verge parking, litter, anti-social behaviour and disturbance to wildlife.

### 3.26 Retention of construction passing places

- 3.26.1 Raises concern about retaining passing places after construction.
- 3.26.2 Identifies potential impacts including increased speeds, rat-running, HGV use, fly-tipping, loss of rural character, and risks to cyclists, horse riders and wildlife.
- 3.26.3 Suggests retaining only a limited number of strategically necessary passing places.

### 3.27 Flood mitigation opportunities

- 3.27.1 Suggests ecological features such as scrapes and otter habitats could also provide flood storage and attenuation.
- 3.27.2 Notes flooding as a significant local concern, especially for Banthorpe and Greatford.

## **4. Evaluation**

### 4.1 Principle of Assessment

- 4.1.1 The application seeks approval of details pursuant to Requirement 6 (Detailed Design Approval) of the Mallard Pass Solar Farm Development Consent Order (DCO) 2024 in respect of Phase 2 Main Construction Works.
- 4.1.2 The principle of the development, its scale, extent and acceptability have already been established through the DCO process. Therefore, the scope of this assessment is limited to whether sufficient detailed design information has been submitted; and whether the submitted details accord with the approved design guidance; the parameter limits; and other relevant associated DCO requirements.

## 4.2 Compliance with Requirement 6

### 4.2.1 The submission includes:

- Detailed design drawings covering layout, scale, levels, infrastructure, access and materials;
- A schedule demonstrating compliance with the approved design guidance and parameters; and
- Confirmation of coordination with other DCO requirements including landscape, ecology, drainage and archaeology.

4.2.2 The applicant's submission confirms that the development will be implemented in accordance with the approved details, with as-built drawings to be submitted post-construction.

4.2.3 Officers are satisfied that the submission meets the formal requirements of Requirement 6, however it is noted that phase 2 details pursuant to Requirements 7 (LEMP), 8 (fencing), 9 (drainage) and 10 (archaeology) have yet to be approved. It is noted that the detailed design has been developed alongside those requirement submissions, and therefore formal approval of the detailed design should also be considered in parallel with those details.

## 4.3 Design Compliance and Technical Assessment

### 4.3.1 Solar PV Arrays

#### 4.3.2 The submitted details confirm:

- Maximum panel height of approximately 2.85m (below the 3.3m limit);
- Minimum ground clearance of 0.8m;
- Minimum offsets of:
  - 250m from residential receptors;
  - 50m from public rights of way and rural roads.

4.3.3 The proposed design therefore accords with the approved parameter limits and is consistent with the impacts assessed through the DCO process.

4.3.4 The DCO sets parameters for the overall extent of the solar PV arrays and the submitted details accord with those parameters. It is acknowledged that improvements in solar technology may provide opportunities to reduce the area required for solar PV development, particularly given that the export capacity is fixed at 240MW AC. However, there is no basis to withhold approval of the submitted Requirement 6 details on this ground, as the current design remains within the approved parameters. Requirement 5 provides a mechanism for amended details to be considered. Accordingly, any efficiencies identified once procurement of the solar PV panels is complete, including the potential to make more efficient use of land and increase residential set backs, would not be precluded from being secured at a later stage.

### 4.3.5 On-Site Substation

4.3.6 The substation is located in Rutland and has a maximum height of 13m and footprint of approximately 1.98ha. It is proposed to be located approximately 34m from Uffington Lane, which is greater than the 12m design parameter. The total footprint of the ancillary buildings

is expected to be 859m<sup>2</sup> and both buildings will have a height of 6 m, which again is within the design parameters of the DCO.

4.3.7 The substation and ancillary buildings therefore fall within the approved parameters. Whilst limited detail is provided in this document regarding the effectiveness of screening, landscape mitigation is secured through Requirement 7 (Landscape and Ecology Management Plan). As noted above, those details have yet to be approved and therefore formal approval of the detailed design should be considered alongside the Requirement 7 submission to ensure consistency with the landscaping strategy.

#### 4.4 Cabling and Electrical Infrastructure

4.4.1 All cabling is to be installed underground and horizontal directional drilling (HDD) is proposed to minimise disruption, particularly at key crossings. The proposed routing avoids root protection areas of trees and hedgerows and Local Wildlife Sites, except where a hedgerow crossing is required.

4.4.2 The approach accords with best practice and design guidance and has been designed to ensure minimum impact on sensitive environmental features including root protection areas of trees and hedgerows, Local Wildlife Sites and the West Glen River.

4.4.3 The submitted details also confirm that there are ongoing discussions with statutory undertakers and Network Rail regarding cable routes to ensure these take account of existing utilities and that an easement is agreed for crossing the East Coast Mainline.

#### 4.5 Construction Compounds

4.5.1 The applicant proposes three primary construction compounds and five secondary compounds. This is a deviation from the design parameter which specified there should be one primary compound and up to seven secondary compounds.

4.5.2 However, Officers consider that sufficient justification has been provided and that this approach would improve construction efficiency; and reduce internal traffic movements across the site. Whilst representing a change from the approved design parameters, the compounds remain within the Order Limits and are operationally justified on the basis that this would improve construction efficiency and reduce the overall impacts associated with the construction phase.

#### 4.6 Green Infrastructure and Landscaping

4.6.1 The scheme includes the retention of existing public rights of way; provision of approximately 8.1 km of permissive paths; and biodiversity enhancements including planting, habitat creation and ecological features.

4.6.2 As above, delivery is secured via Requirement 7 which relates to the Landscape and Ecology Management Plan (LEMP). The proposals accord with the Green Infrastructure Strategy approved through the DCO process.

#### 4.7 Representations and Consideration of Objections

4.7.1.1 Representations have been received from Lincolnshire County Council (LCC), Mallard Pass Action Group (MPAG), Greatford Parish Council and Braceborough and Wilsthorpe Parish Council. LCC has confirmed that the HGV access routes are those agreed at DCO stage and included in the Construction Traffic Management Plan (CTMP), that access details and passing places within Lincolnshire are subject to separate technical approval by LCC, and that the drainage design for the substation relates to land within Rutland. LCC has also

noted that further Rights of Way comments are being sought in relation to the public right of way diversion at Field 36, and that further detail is required in relation to secondary construction compounds in Lincolnshire. Subject to those matters being addressed, LCC has confirmed that it does not object, as Highway Authority and Lead Local Flood Authority, on highway safety, network capacity or surface water flood risk grounds.

- 4.7.1.2 MPAG and Braceborough and Wilsthorpe Parish Council raise a number of overlapping concerns, including whether advances in solar technology could allow a reduced site footprint, whether the layout could be rationalised further, the design of public right of way and bridleway crossings, the effectiveness of substation screening, potential highway disruption associated with cable installation, the provision of interpretation boards and visitor facilities, the retention of construction passing places, and opportunities to integrate flood mitigation with ecological features. Greatford Parish Council's representation focuses principally on the proposed retention of passing places on Uffington Lane after construction, objecting on the basis that this could encourage additional traffic, including rat-running through Greatford and HGV movements seeking to avoid the A15 and Tallington level crossing, while also increasing opportunities for fly-tipping, harming the rural character of the lane and raising amenity and safety concerns for cyclists and horse riders.
- 4.7.2 Officers acknowledge the concerns raised. However, the scope of this application is limited to the discharge of Requirement 6 and whether the submitted Phase 2 detailed design accords with the approved design guidance, parameters and relevant associated requirement submissions. The principle of the development, its overall extent, generating capacity, principal layout and the inclusion of green infrastructure measures were established through the DCO process and cannot be revisited through this requirement submission. Matters such as landscape mitigation for the substation, drainage and ecological delivery are controlled through other DCO requirements, including the LEMP and drainage approvals. Traffic management associated with cable installation, construction activity, HGV routing and passing places will be addressed through the relevant highway and construction management controls, including the CTMP and separate technical approvals by the local highway authorities.
- 4.7.3 In relation to passing places, the concerns raised by MPAG, Greatford Parish Council and Braceborough and Wilsthorpe Parish Council are noted and have already been highlighted with the applicant. As noted by LCC, access details and passing places within Lincolnshire are subject to separate technical approval. These matters fall outside the scope of the Phase 2 detailed design approval and will be considered separately by both local highway authorities, particularly in respect of whether any passing places should be retained after construction, whether their number and size can be limited, and whether verges should be reinstated where retention is not justified. Overall, the submitted details demonstrate compliance with the relevant design parameters and guidance for the purposes of Requirement 6, subject to ensuring consistency with the related DCO requirement approvals and the comments raised to date being satisfactorily addressed.

## **5. Recommendation**

- 5.1 That the Committee endorse the following draft response to Mallard Pass Solar Farm Ltd and delegate authority to the Assistant Director of Planning & Growth, in consultation with the Portfolio Holder, to issue the final response and to determine the Requirement 6 submission.

- 5.2 *SKDC Planning Committee note that, for the purposes of Requirement 6, the submitted Phase 2 detailed design is considered to accord with the approved design guidance and parameter limits secured through the Mallard Pass Solar Farm DCO. The submitted information provides sufficient detail in relation to layout, scale, levels, materials, access arrangements and associated infrastructure, and acknowledge that the principle, extent and overall generating capacity of the development are matters already established through the DCO process. However, formal approval should remain dependent on ensuring consistency with the related requirement submissions, particularly Requirements 7, 8, 9 and 10 relating to landscape and ecology, fencing, drainage and archaeology, where those details remain outstanding and subject to separate approval.*
- 5.3 *The Committee further requests that the developer gives careful consideration to the matters raised through consultation, particularly the concerns of MPAG, Greatford Parish Council and Braceborough and Wilsthorpe Parish Council. In particular, the Committee urges the developer to continue to explore options to utilise the best available technology to ensure that the scheme makes an efficient use of land, and to continue to explore opportunities for increased setbacks from affected residential properties where possible.*
- 5.4 *In relation to the proposed retention of construction passing places on Uffington Lane and other rural lanes, before any final position is reached, the developer should work with the local highway authorities and affected communities to justify whether any passing places need to be retained post-construction, whether their number, size and location can be reduced and whether verges should be reinstated where retention is not necessary. This should have regard to potential effects on rural character, rat-running, HGV use, fly-tipping, cyclists, horse riders and local amenity. The applicant should also provide clarification already requested by Officers on substation screening, cable installation impacts, interpretation boards and opportunities to align ecological and flood mitigation measures.*



**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**

## Planning Committee

Thursday, 9 July 2026

Report of Councillor Philip Knowles,  
Cabinet Member for Corporate  
Governance and Licensing

## **Corporate Plan 2024-2027: Key Performance Indicators Report - End-Year (Q4) 2025/26**

### Report Author

Charles James, Policy Officer

✉ [Charles.James@southkesteven.gov.uk](mailto:Charles.James@southkesteven.gov.uk)

### **Purpose of Report**

To present the Council's performance against the Corporate Plan 2024-2027 Key Performance Indicators (KPIs) within the remit of this Committee for Quarter Four 2025/26.

### Recommendations

#### **That the Committee:**

- 1. Notes and scrutinises the performance against the Corporate Plan Key Performance Indicators in relation to the delivery of the Corporate Plan 2024-2027.**

## Decision Information

Does the report contain any exempt or confidential information not for publication?	No
What are the relevant corporate priorities?	Housing
Which wards are impacted?	All

## 1. Implications

Taking into consideration implications relating to finance and procurement, legal and governance, risk and mitigation, health and safety, diversity and inclusion, safeguarding, staffing, community safety, mental health and wellbeing and the impact on the Council's declaration of a climate change emergency, the following implications have been identified:

### ***Finance and Procurement***

- 1.1 There are no significant financial implications arising from this report, which is for noting.

*Completed by: David Scott, Assistant Director of Finance (Deputy s151 officer)*

### ***Legal and Governance***

- 1.1 Regular monitoring of service area performance is to be welcomed and represents good governance. This report is for noting and there are no significant legal or governance implications arising from the report.

*Completed by: James Welbourn, Democratic Services Manager*

## 2. Background to the Report

- 2.1 The Corporate Plan 2024-2027 was adopted by Council on 25 January 2024. It was proposed actions, key performance indicators (KPIs) and targets would be developed by the relevant Member led Committees, which would retain oversight of the performance management arrangements at a strategic level.
- 2.2 The actions within the remit of this Committee with accompanying measures were presented to and agreed by the Committee on 18 April 2024.

### **3. Key Considerations**

- 3.1 This report is the fourth of the reporting cycle, and covers the period January to March 2026 (Quarter 4 2025/26).
- 3.2 Appendix A presents the overall performance against the two actions being presented in this session. Commentary by the responsible officer is provided for each action. Performance is summarised using a RAG system as follows:
- 3.3 One of the actions is rated Green. These are actions which are on or above target as planned.
- 3.4 Zero actions are rated as Amber, these are those off target by less than 10% or where milestone achievement is delayed but with resolution in place to be achieved within a reasonable timeframe.
- 3.5 One action is rated as Red. These are actions that are significantly below target.
- 3.6 Zero actions are rated as N/A. These are actions for which work has not yet meaningfully commenced e.g. being sequenced on the completion of other items, or where data unavailable.
- 3.7 The KPIs have been developed in close consultation with the relevant Officers for each service. It is expected that the KPI suite will experience a degree of evolution over the next four years. This improvement will be prompted by the needs of decision makers and the Committees, and further consideration of how to best meet those needs by Officers.

### **4. Other Options Considered**

- 4.1 As Council has agreed the Committees will lead monitoring performance, there are no viable alternatives. An absence of performance arrangements would mean the delivery of the Corporate Plan is unmonitored and prevent continuous improvement. A purely internal KPI suite would prevent effective and transparent scrutiny and accountability.

### **5. Reasons for the Recommendations**

- 5.1 This is a regular report where Members are invited to scrutinise and comment on performance.

### **6. Appendices**

- 6.1 Appendix A – Corporate Plan 2024-27 KPI Report: Planning Committee End-Year (Q4) 2025/26

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Corporate Plan 2024-2027: KPI Summary Report 2025/26 – Planning Committee							
Index	Priority	Action	Owner	2025/26 Quarterly Overall Status			
				Q1	Q2	Q3	Q4
HOUS10	Housing	Ensure the Local Plan continues to facilitate sustainable growth across the district and the Local Plan Review is successfully completed in 2026.	Assistant Director (Planning & Growth)	Below Target	Below Target	Below Target	Below Target
HOUS11	Housing	Ensure the planning process is effective, efficient, high quality and timely.	Assistant Director (Planning & Growth)	On Target	On Target	On Target	On Target

Corporate Plan 2024-27: KPI Summary Report Q4 2025/26 – Planning Committee							
Index	Priority	Action	Owner	Target/s	Q4 Value	Q4 Status	Manager Commentary
HOUS10	Housing	Ensure the Local Plan continues to facilitate sustainable growth across the district and the Local Plan Review is successfully completed in 2026.	Assistant Director (Planning & Growth)	Maintain a 5 year housing land supply	See Commentary	Below Target	The five-year housing land supply was published in March 2026, which concluded that the Council cannot demonstrate a five-year housing land supply. Consequently, the National Planning Policy Framework's 'presumption in favour of sustainable development' and the tilted balance now apply. The five-year housing land supply will be reviewed at the end of the year. The housing need for South Kesteven per annum is 889; based on the most recently published Housing Stock Data (published May 2021). This is an increase of 13 dwellings per annum from the previously published figure in 2025.
				Adherence to the Local Plan Review programme	See Commentary	Below Target	The Local Development Strategy (LDS) was last updated in January 2026. The Government has moved the final deadline for submission of the Local Plan from 12th December to 31st December 2026 and it is unlikely that this deadline will move again. The Council has adopted a detailed project management approach to the evidence commissions and Local Plan following the advice of the Planning Advisory Service. Work has been progressing towards the Regulation 19 Consultation Draft Local Plan.

<b>Corporate Plan 2024-27: KPI Summary Report Q4 2025/26 – Planning Committee</b>							
<b>Index</b>	<b>Priority</b>	<b>Action</b>	<b>Owner</b>	<b>Target/s</b>	<b>Q4 Value</b>	<b>Q4 Status</b>	<b>Manager Commentary</b>
HOUS11	Housing	Ensure the planning process is effective, efficient, high quality and timely.	Assistant Director (Planning & Growth)	% Major Applications Determined in Time (80%)	100%	On Target	The team determined 7 Major applications in Q4, of which 7 were determined in time - a rate of 100%. This exceeds National monitoring targets.
				% Non-Major Applications Determined in Time (80%)	88%	On Target	In relation to non-major applications, the team determined 175 applications, of which 154 were determined in time - a rate of 88%. The Council is performing above the National targets for speed.