

Minutes

Planning Committee

Thursday, 6 August 2026, 1.00 pm



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Committee Members present

Councillor Helen Crawford (Chairman)
Councillor Penny Milnes (Vice-Chairman)

Councillor Harrish Bisnauthsing
Councillor Pam Byrd
Councillor Patsy Ellis
Councillor Paul Fellows
Councillor Gloria Johnson
Councillor Max Sawyer
Councillor Peter Stephens
Councillor Sarah Trotter
Councillor Paul Wood

Cabinet Members present

Councillor Phil Dilks (Cabinet Member for Planning)

Other Members present

Councillor David Bellamy
Councillor Sue Woolley

Officers

Phil Jordan (Development Management and Enforcement Manager)
Adam Murray (Principal Development Management Planner)
Kevin Cartwright (Senior Planning Officer)
Amy Pryde (Democratic Services Officer)
Martha Rees (Legal Advisor)

25. Register of attendance and apologies for absence

An apology for absence was received from Councillor David Bellamy.

26. Disclosure of interests

Councillor Paul Fellows declared an interest on application S25/1676 as he was the Ward Councillor for the adjacent Ward to the application alongside a Member of Bourne Town Council. He had not taken part in any discussions on the application and came to the Committee with an open mind.

Councillor Helen Crawford declared an interest on application S25/1676 as she was speaking as Ward Councillor for the application. She would not participate in the debate or vote for this application.

Councillor Peter Stephens declared an interest on application S25/1676 as he knew the Applicant. He would not participate in the debate or vote for this application.

Councillor Sarah Trotter declared an interest on application S26/0354 as she was the Ward Councillor for the application. She came to the Committee with an open mind.

The Chairman made the following statement in relation to S26/0354:

'I make the declaration on behalf of all members that whilst acknowledging that the Council owns the property, this would not affect how members of the Planning Committee determine the application. All members have been trained and will determine the application in accordance with their training and with an open mind'. Any members who do not feel that they are open minded to determine the application, should make a declaration to that effect and not vote on the application'.

27. Minutes of the meeting held on 9 July 2026

The minutes of the meeting held on 9 July 2026 were proposed, seconded and **AGREED** as a correct record.

The meeting was adjourned for 10 minutes for Members to consider the Agenda Supplement.

28. Application S25/1676

Proposal: Outline application with all matters reserved except for access for the erection of up to 270 dwellings including affordable housing, public open space, associated infrastructure, and vehicular access from West Road

Location: Land south-west of Bourne, PE10 0LB

Recommendation: To authorise the Assistant Director – Planning & Growth to GRANT outline planning permission, subject to the completion of a Section 106 legal agreement and the conditions set out in this report

Noting comments in the public speaking session by:

District Ward
Councillors

Cllr Helen Crawford
Cllr Sue Woolley (County Cllr for adjoining County Division)
Cllr Ken Redfern (Bourne South and Thurlby Division, LCC)
Peter Sharpe
Brian Flynn, Carter Jonas

Against
Agent

Together with:

- Provisions within SKDC Local Plan 2011-2036, National Planning Policy Framework (NPPF) and Design Guidelines for Rutland and South Kesteven.
- Comments received from Environmental Protection Services (SKDC).
- Comments received from LCC Highways and SuDs.
- Comments received from Anglian Water.
- Comments received from Heritage Lincolnshire.
- Comments received from Lincolnshire Fire and Rescue.
- No comments received from National Gas.
- Comments received from Cadent Gas.
- Comments received from Lincolnshire Wildlife Trust.
- Comments received from NATS Safeguarding.
- No comments received from Active Travel England.
- Comments received from Environment Agency.
- Comments received from LCC Education.
- Comments received from NHS Lincolnshire.
- Comments received from Bourne Town Council.
- Comments received from Natural England.
- Comments received from Historic England.
- Comments received from Affordable Housing.
- Comments received from Conservation Officer.
- Comments received from Black Sluice Drainage Board.
- Comments received from Bourne Civic Society.
- Comments received from Ministry of Defence Safeguarding.
- Comments received from Principal Design Officer.

The following comments were made by the public speakers:

- Concerns were raised over Highways and the safety impacts of commuting from the site into Bourne via car, alongside dangers of pedestrians crossing busy A roads, with inadequate safe crossing points. It was felt the proposal was in the wrong location.
- Lincolnshire Road Partnership had provided a detailed breakdown of vehicular accidents that had occurred.
- That the application was within open countryside and that the community did not support the proposal in line with policies.
- The Applicant had undertaken design review, pre-application discussions, Highways meetings and community consultation alongside a Parish Council meeting.
- The proposal was put forward due to the housing land supply shortfall and a draft allocation of the site was subsequently added to allocations

in the Local Plan Review, now abandoned in favour of the new system of Plan Making. The houses would include Affordable Housing.

- New pedestrian crossings and bus stops on West Road and bus stops on the A151 but without adequate pedestrian crossings would be provided to connect the site to Bourne and Stamford.
- The western edge of the site would be retained for open space and green infrastructure to reflect the design advice received.

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

- Whether the provision of foot bridges on the bypass would make a difference.

It was confirmed the provision of foot bridges on the bypass would increase the safety of pedestrians and cyclists.

- Whether the requirement of the S106 agreement was sufficient enough for proper safety measures.
- Members discussed the tilted balance with public speakers.

The agent noted foot bridges had not been requested by Highways and would be difficult to access for disabled individuals. The types of crossings would be confirmed at the reserved matters stage of the application, however, crossing locations had been identified.

- Whether the Applicant had addressed cumulative impact of this development against other recent applications within Bourne.

The agent highlighted that cumulative impact had been considered during transport assessments. It was felt that proposals would outline improvements to walking and cycling connectivity to the town.

- Clarification was sought around the bus stop and whether the Applicant had liaised with the bus company on the location of it.

It was confirmed that no conversations had taken place and permission would need to be obtained prior to any arrangements.

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

Landscape and character

- - Members discussed the balance between the need for Housing against harm caused by development into the open countryside.

- Queries were raised on green open spaces, children play areas and drainage. These would be resolved at reserved matters stage.

Highways and connectivity

The Committee were shown a video which was submitted by a public speaker. The video showed a 'near-miss' situation between a car and young cyclists close to the site.

- Members discussed the weight that should be given between the Highways authority compared to the safety concerns of residents regarding crossing the surrounding A roads to access facilities.

The Senior Planning Officer noted that Lincolnshire County Council had requested the appropriateness of a puffin crossing to the east of the roundabout, where an existing tactile crossing was. The developers had undertaken a piece of work to survey vehicle movements and pedestrian usage of the crossing; it was deemed not necessary to have a crossing in this location from a Highways perspective.

It was proposed and seconded to defer the application to resolve the safety issues, however, this proposal fell.

It was proposed, seconded and **AGREED** to authorise the Assistant Director – Planning & 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 did not call-in the application, the Assistant Director – Planning and Growth is authorised to **REFUSE** planning permission for the following reasons:

1. *The proposed development would, as a matter of principle, give rise to an unacceptable adverse impact on landscape character and visual effects contrary to Policy DE1 and EN1 of the adopted Local Plan and Section 12 of the National Planning Policy Framework. The material considerations including the provision of housing, which is a significant benefit, particularly given the presence of the tilted balance set out in Paragraph 11 of the Framework, would not outweigh the identified harms.*
2. *The application proposals do not satisfactorily demonstrate that the proposed development can be adequately connected to the existing pedestrian and cycling network through safe, suitable and deliverable infrastructure improvements in order to prioritise sustainable transport modes and provide a safe and suitable access for all users. The application is therefore contrary to Policy ID2 of the adopted Local Plan and Paragraph 115 of the Framework. The material considerations in this case, including the provision of housing, which is a significant benefit, do not outweigh the significant and demonstrable harms.*

3. *The Applicant has failed to enter into a Section 106 Agreement to secure the necessary obligations relating to healthcare, education, open space, highways infrastructure and affordable housing. As such, the measures necessary to make the development acceptable in planning terms have not been secured contrary to Policy H2, OS1, ID1 and ID2 of the adopted Local Plan.*

29. Application S25/1534

Proposal: Erection and operation of an energy storage system including associated infrastructure, engineering works, landscaping and formation of vehicular access from highway. With outline application (all matters reserved) for the erection and operation of a transmission substation with associated infrastructure

Location: Land East Of The B6403 High Dike, Stoke Rochford, Grantham NG33 4EB

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

Noting comments in the public speaking session by:

District Ward Councillor	Cllr David Bellamy
	Cllr Ben Green (Statement)
Against	Ursula Cholmeley
Applicant	Marcus Evans (NatPower)

Together with:

- Provisions within SKDC Local Plan 2011-2036, Lincolnshire Minerals and Waste Local Plan: Core Strategy and Development Management Policies DPD, Design Guidelines for Rutland and South Kesteven and National Planning Policy Framework (NPPF), National Policy Statement for Energy (EN1) and National Policy Statement for Renewable Energy (EN-3).
- Comments received from Lincolnshire Fire and Rescue.
- Comments received from Lincolnshire Police.
- No comments received from National Gas.
- Comments received from SKDC Environmental Protection.
- Comments received from Natural England.
- Comments received from Heritage Lincolnshire.
- Comments received from Lincolnshire Wildlife Trust.
- Comments received from Lincolnshire County Council – Minerals and Waste.
- Comments received from Environment Agency.
- Comments received from Historic England.
- Comments received from SKDC Conservation Officer.

- Comments received from Lincolnshire County Council – Highways and SuDs.
- Comments received from Network Rail.
- Comments received from Health and Safety Executive.
- Comments received from SKDC Tree Officer.
- Comments received from Anglian Water.
- Comments received from National Highways.
- Comments received from The Gardens Trust.
- Comments received from Stoke Rochford and Easton Parish Council.

The following comments were made by the public speakers:

- That the application did not comply with Policy E7 and was within open countryside.
- There was no local economic benefit and would damage ancient woodland.
- The outline application of the substation did not provide any further details on what would follow.
- It would industrialise 44.6 hectares of open countryside with up to 1,142 battery containers, hardstanding, security fencing and a 15-metre substation.
- It was felt the land would not return to farming afterwards. There would be hardstanding, access roads, altered ground levels, soil compaction and changes to field drainage. The detailed decommissioning scheme would not be submitted until the site had stopped operating.
- Concern was raised on possible fire and the need for fire response, water availability, pollution control, construction management and protection of the East Coast Main Line and the ancient woodland.
- The agent spoke on behalf of a developer that specialised in the infrastructure to improve UK energy security. Battery energy storage was a crucial part of modern energy systems.
- The site was chosen as it sat directly alongside the existing 400kV overhead transmission line, crossing the site.
- The scheme had been designed in accordance with National Fire Chief's Council Guidance.

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

- Why this specific site had been chosen for this application.

The agent confirmed the applicant's had undertaken extensive research on where storage was needed around each region, which was completed by National Grid. There was no requirement for this site to match other storage developments in appearance and scale.

- That Brownfield land was always a first option; however, these types of proposals were more popular on agricultural land.
- Whether the applicant had learnt anything from previous sites in terms of scale and safety etc.

The applicant clarified that this proposal was on a larger scale, meaning all batteries could be in one place. There was a specific importance on the increase of BNG for this site.

- Clarification was sought around the process of the energy that will be held on site.
- It was felt the proposal was an extremely industrial site on agricultural land in the countryside.
- Further concern was raised on the 50m break in relation to fires and the ancient woodland.

The applicant referred the Committee to the report, where all information on fire was included. Procurement of batteries had not taken place yet as energy density of batteries was constantly changing.

The applicant stated a new consultation for the new pylons would affect the area.

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

- Clarification was sought around the rural economy policy, E7 and how it was relevant.

The Officers had not recognised the scheme as a rural economic scheme and had been assessed against policies relating to renewable energy policies within the plan.

- Concern was raised on the impact of landscape and character of the area and the potential of a fire taking place. It was queried whether a fire had ever taken place within one of the containers.
- The site would include a 50m landscape buffer which would include an access track around the site. It was suggested that a 10m 'fire-break' be included.
- Whether noise pollution had been considered, and whether this would affect Easton Walled Gardens.

*It was proposed, seconded and **AGREED** to extend the meeting until 5pm.*

It was clarified noise assessments had been conducted and there would be a limited level of impact during construction of the site.

- The restoration period of the site returning to its normal use was queried.

The application was not temporary, meaning that when technology weakened, it would be upgraded and replaced. The batteries would be gravel based and access routes would be made of concrete and a condition secured that the site must be returned to original quality, once the permission was up.

- How many employees would work on the site.

The Principal Development Management Planner highlighted that a high number of staff would be included during the construction phase. Once the site was established, staff would attend weekly visits, however, it would mostly be monitored via CCTV.

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

Schedule of Conditions

FULL PLANNING PERMISSION

Time Limit for Commencement

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

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

Approved Plans

- 2) The development hereby permitted shall be carried out in accordance with the following list of approved plans:
 - Site Location Plan, drawing ref. 1014-RDG-PA-BE01-M2-ED-0051 (received 15/08/25)
 - Parameters Plan, drawing ref. 1014-RDG-PA-BE01-M2-ED-0052 (received 15/08/25)
 - Proposed Site Layout, drawing ref. 1014-RDG-M2-ED-0020 (received 15/08/25)
 - Coloured Proposed Site Layout, drawing ref. 1014-RDG-M2-ED-0021 (received 15/08/25)
 - Proposed Site Wide Levels Layout, drawing ref. 5027166-RDG-XX-ST-D-C-110631-P04 (received 15/08/25)
 - Battery Container Details, drawing ref. 0001-NPLUK-00-XX-DR-ED-0001 (received 15/08/25)

- Power Conversion System Details, drawing ref. 0001-NPLUK-00-XX-DR-ED-0002 (received 15/08/25)
- 400KV Transformer Bund Details, drawing ref. 0001-NPLUK-00-XX-DR-ED-0003 (received 15/08/25)
- Storage Container Details, drawing ref. 0001-NPLUK-00-XX-DR-ED-0004 (received 15/08/25)
- Lighting and CCTV Column Details, drawing ref. 0001-NPLUK-00-XX-DR-ED-0006 (received 15/08/25)
- Site Fencing and Gate Details, drawing ref. 0001-NPLUK-00-XX-DR-ED-0007 (received 15/08/25)
- Control Room Details, drawing ref. 0001-NPLUK-00-XX-DR-ED-0008 (received 15/08/25)
- LV Building Details, drawing ref. 0001-NPLUK-00-XX-DR-ED-0009 (received 15/08/25)
- Oil Filled Transformer, drawing ref. 0001-NPLUK-00-XX-DR-ED-0010 (received 15/08/25)
- 400KV Customer Substation, drawing ref. 0001-NPLUK-00-XX-DR-ED-016 (received 15/08/25)
- Water Tank and Pump, drawing ref. 0001-NPLUK-00-XX-DR-ED-0021 (received 15/08/25)
- 33KV Switch Gear Container Details, drawing ref. 0001-NPLUK-00-XX-DR-ED-0024 (received 15/08/25)
- Setting Out Dimensions, drawing ref. 5027166-RDG-XX-ST-PL-A-0300 (received 14/05/26)
- Site Section AA, drawing ref. 1014-RPG-PA-BE01-M2-ED-0040 (received 15/08/25)
- Site Section BB, drawing ref. 1014-RPG-PA-BE01-M2-ED-0041 (received 15/08/25)
- Site Sections CC and DD, drawing ref. 1014-RPG-PA-BE01-M2-ED-0042 (received 15/08/25)
- Site Section EE, drawing ref. 1014-RPG-PA-BE01-M2-ED-0043 (received 15/08/25)
- Lighting Impact Assessment Layout, drawing ref. 5027166-RDG-XX-ST-D-SP-630001-P02 (received 15/08/25)
- Lighting Impact Assessment Layout, drawing ref. 5027166-RDG-XX-ST-D-SP-630002-P02 (received 15/08/25)
- Lighting Impact Assessment Layout, drawing ref. 5027166-RDG-XX-ST-D-SP-630003-P02 (received 15/08/25)
- Tree Protection Plan – Whole Site, drawing ref. BA24945TPP Rev P (received 15/08/26)
- Tree Protection Plan – Sheet 1, drawing ref. BA24945TPP Rev P (received 15/08/26)
- Tree Protection Plan – Sheet 2, drawing ref. BA24945TPP Rev P (received 15/08/26)
- Tree Protection Plan – Sheet 3, drawing ref. BA24945TPP Rev P (received 15/08/26)

- Tree Protection Plan – Sheet 4, drawing ref. BA24945TPP Rev P (received 15/08/26)
- Landscape Masterplan, drawing ref. TC25306_L100_RevBv3 (received 13/04/26)
- Landscape Masterplan, drawing ref. TC25306_L101_revBv3 (received 13/04/26)

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

Before the Development is Commenced

Archaeology

- 3) Before the development hereby permitted is commenced, a Written Scheme of Archaeological Investigation and an Archaeological Mitigation Strategy shall be submitted to and approved in writing by the Local Planning Authority. The details must include:
 - a. Details of a programme of trial trenching, which must be first completed and used to inform the mitigation strategy;
 - b. A plan illustrating the location of any archaeological remains on the site;
 - c. Areas which are designated for archaeological monitoring and recording;
 - d. Proposals to ensure that significant archaeological remains are protected or, if appropriate, set out a programme of further archaeological works to ensure that they are recorded in advance of works on site;
 - e. A programme for the implementation of the archaeological mitigation strategy.

Thereafter, all works on site shall be carried out in accordance with the approved Archaeological Mitigation Strategy.

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

Construction Management Plan

4) Highway Condition 00

The development hereby permitted shall be undertaken in accordance with a Construction Management Plan and Method Statement that has been submitted to and approved in writing by the Local Planning Authority in consultation with the local highways authority and National Highways. The Plan and Statement shall indicate measures to mitigate against traffic generation of the site during construction, and 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 but not be limited to;

- the phasing of the development to include access construction;
- the on-site parking of all vehicles of site operatives and visitors;

- the on-site loading and unloading of all plant and materials;
- the on-site storage of all plant and materials used in constructing the development;
- Details of wheel washing facilities and precautions undertaken to prevent the deposit of mud and other debris from vehicles leaving the site onto the public highway including wheel washing facilities;
- Details of a scheme of dust management;
- Details of the monitoring arrangements;
- the routes of construction traffic to and from the site including any off-site routes for the disposal of excavated material (to include a routing plan back to the A1)
- Details of the routing agreement for HGVs, including directional signage for all vehicular construction and delivery traffic to and from the site;
- Daily and peak hour construction vehicle movements, including Heavy Goods Vehicles (HGVs);
- Construction vehicle parking, loading and unloading arrangements;
- Measures to manage and minimise impacts on the Strategic Road Network (SRN) and ensure the safe and efficient operation of the A1, part of the SRN, including using the EDSAL process for the movement of Abnormal Loads.
- 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.

The Construction Management Plan shall thereafter be implemented in accordance with the details so approved and the approved measures shall remain in place for the duration of the development, unless otherwise agreed in writing by the Local Planning Authority.

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

Surface Water Drainage Scheme

5) Highway Condition 33

The permitted development shall be undertaken in accordance with a surface water drainage scheme which shall first have been 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 an agreed 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 operational 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.

Detailed Battery Safety Management Plan

- 6) No development shall take place until a Detailed Battery Safety Management Plan (DBSMP) based on the principles within the Outline Battery Safety Management Plan (June 2025) that has been submitted with the application have been submitted to and approved in writing by the Local Planning Authority. It shall include details of safety measures and risk mitigation across the construction, operational, and decommissioning phases of the development. The development shall be carried out and maintained for the duration of the permission in accordance with the approved DBSMP.

Reason: In the interests of fire safety. These details are required prior to the commencement of development in order to secure appropriate fire safety measures at operational stage.

Detailed Emergency Response Plan

- 7) Prior to the first use of any of the equipment on the development hereby approved, a detailed Emergency Response Plan (ERP) shall be submitted to and approved in writing by the Local Planning

Authority. This shall include details of suitable access for fire and rescue services, as well as sufficient water provision across the site. The development shall be carried out and maintained for the duration of the permission in accordance with the approved details.
Reason: In the interests of fire safety.

Strategic Water Resources Strategy

- 8) No development shall commence until a strategic water resources strategy has been submitted to and approved in writing by the Local Planning Authority, in consultation with Anglian Water. The strategy will confirm non-domestic water is available to serve the development and should explore innovative solutions which may help reduce overall water demand.

Reason: To ensure domestic water supply is not jeopardised and to protect water resources and ensure sustainable development.

Materials and fencing

- 9) Prior to commencement of the development hereby approved, full details of external materials, finishes and colours, security fencing style, materials, and measures to facilitate movement of protected species shall have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interest of preserving or enhancing the character and appearance of the surrounding area and biodiversity.

Site Levels / Ground Works

- 10) Before the development hereby permitted is commenced, a Groundworks Strategy Plan detailing the existing and proposed site levels and land profiling (areas of cut, areas of fill, mounding, shaping and contouring works), with reference to an off-site datum point, shall have been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the development shall be carried out in accordance with the approved details before the site is operational.

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

During the Building Works

Ecology

- 11) All works on site during the construction period shall be carried out in accordance with the recommendations contained within the Ecological Appraisal, including reasonable avoidance measures for protected species.

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

Abnormal Loads

- 12) Prior to the delivery of any Abnormal Indivisible Loads (AIL) associated with the development, a detailed route assessment and swept-path analysis shall be undertaken and submitted to the Local Planning Authority for approval in consultation with National Highways. The assessment shall identify any required mitigation measures along the delivery route, including temporary removal or relocation of street furniture where necessary.

All identified mitigation measures shall be implemented in accordance with the approved details prior to and during the delivery of such loads.

Reason: To ensure the safe and efficient operation of the Strategic Road Network during the construction phase of the proposed development.

Tree Protection

- 13) All works on site, including construction and delivery works, shall be carried out in accordance with the recommendations contained within the Arboricultural Impact Assessment June 2025 (Barnes Associates), Arboricultural Impact Assessment Plans drawing ref. BA24945AIA Sheet 1 – 4 (Barnes Associates) and Tree Protection Plans drawing ref. BA24945TPP Sheet 1 - 4 (Barnes Associates), unless otherwise agreed in writing by the Local Planning Authority.

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

Before the Development is Operational

Lighting

- 14) Before any part of the development is operational, full details of the proposed lighting scheme must be submitted to and approved in writing by the local planning authority.

The scheme shall be installed and be operational prior to operation of the development. The scheme shall be retained for the life of the development.

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

Access Visibility

- 15) Highway Condition 13

Before the access is brought into use all obstructions exceeding 0.6 metres high shall be cleared from the land within the visibility splays illustrated on drawing number JUNCTION VISIBILITY SPLAYS VERTICAL AND HORIZONTAL VISIBILITY FROM SITE ACCESS TO B6403 HIGH DIKE

dated 14/07/25 and thereafter, the visibility splays shall be kept free of obstructions exceeding 0.6 metres in height.

Reason: So that drivers intending entering the highway at the access may have sufficient visibility of approaching traffic to judge if it is safe to complete the manoeuvre.

Noise Management Plan

- 16) Before any part of the development is brought into use, a Noise Management Plan, based on the recommendations contained within the Noise Impact Assessment submitted with the application, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the residential amenity of local residents in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

Boundary Treatments

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

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

Surface Water Drainage

- 18) Before any part of the development hereby permitted is brought into use, the works to provide the surface 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.

Landscape Management Plan

- 19) Before any part of the development hereby permitted is occupied/brought into use, a landscape management plan shall have been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- i. long term design objectives,
- ii. management responsibilities

and maintenance schedules for all landscape areas.

Reason: Hard and soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

Risk Reduction Strategy

- 20) A risk reduction strategy to provide a Risk Management Plan and Tactical Fire Response Plan shall be submitted to the Local Planning Authority before the site is brought into use, in consultation with Lincolnshire Fire and Rescue. The strategy should cover the construction, operational and early decommissioning phases of the project.

Reason: In the interest of the safety of the site and surrounding area in accordance with Policy DE1.

Ongoing Conditions

Contamination

- 21) 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: In the interest of the safety of the site and surrounding area in accordance with Policy EN4.

Noise Mitigation

- 22) The development should operate in accordance with the approved Noise Management Plan required by Condition 16 above.

Reason: To ensure there is appropriate mitigation from the impact of noise from the proposed development in the interests of the residential amenities of future occupiers of the site.

Replacement Planting

- 23) Within a period of five years from the first occupation 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.

Battery Storage

- 24) The Battery Energy Storage System (BESS) shall not exceed 1 Gigawatts of power.

Reason: In the interest of the safety of the site and surrounding area in accordance with Policy DE1 of the Local Plan.

Batteries On Site

- 25) The number of battery containers on site shall not exceed a total of 1142 BESS containers.

Reason: In the interest of the safety of the site and surrounding area in accordance with Policy DE1 of the Local Plan.

Early Decommissioning Scheme

- 26) In the event the site ceases to store electricity for supply to the electricity grid network for a period of 12 months, an Early Decommissioning Scheme (EDS) shall be submitted to and approved in writing by the Local Planning Authority, no later than 3 months following the end of the 12-month period. The DS shall include provision for the dismantling and removal of all containers, hardstanding, buildings and other associated infrastructure hereby approved. The scheme shall include: a. A scheme for the repair/reinstatement of any identified field drainage within the site; b. Measures to avoid contamination, compaction, or erosion of soils and land during the decommissioning phase; and c. The management of traffic during the decommissioning process and a decommissioning timetable. Thereafter, the land shall be restored to its former condition in accordance with a scheme of decommission work (the Decommissioning Scheme). The decommissioning shall be carried out strictly in accordance with the approved EDS.

Reason: To limit the long-term effects of the development and in recognition of the temporary lifespan of the structures, in accordance with Policy DE1.

OUTLINE PLANNING PERMISSION

Time Limit for Commencement

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

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

Time Limit for Reserved Matters

- 2) Details of the reserved matters set out below shall have been submitted to the Local Planning Authority for approval within three years from the date of this permission:
 - i. Access
 - ii. Appearance
 - iii. Landscaping
 - iv. Layout
 - v. Scale

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:

- Site Location Plan, drawing ref. 1014-RDG-PA-BE01-M2-ED-0051 (received 15/08/25)
- Parameters Plan, drawing ref. 1014-RDG-PA-BE01-M2-ED-0052 (received 15/08/25)
- Proposed Site Layout, drawing ref. 1014-RDG-M2-ED-0020 (received 15/08/25)
- Coloured Proposed Site Layout, drawing ref. 1014-RDG-M2-ED-0021 (received 15/08/25)

Unless otherwise required by another condition of this permission.

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

Before the Development is Commenced

Archaeology

- 4) Before the development hereby permitted is commenced, a Written Scheme of Archaeological Investigation and an Archaeological Mitigation Strategy shall be submitted to and approved in writing by the Local Planning Authority. The details must include:
 - a. Details of a programme of trial trenching, which must be first completed and used to inform the mitigation strategy;
 - f. A plan illustrating the location of any archaeological remains on the site;
 - g. Areas which are designated for archaeological monitoring and recording;

- h. Proposals to ensure that significant archaeological remains are protected or, if appropriate, set out a programme of further archaeological works to ensure that they are recorded in advance of works on site;
- i. A programme for the implementation of the archaeological mitigation strategy.

Thereafter, all works on site shall be carried out in accordance with the approved Archaeological Mitigation Strategy.

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

Construction Management Plan

5) Highway Condition 00

The development hereby permitted shall be undertaken in accordance with a Construction Management Plan and Method Statement that has been submitted to and approved in writing by the Local Planning Authority in consultation with the local highways authority and National Highways. The Plan and Statement shall indicate measures to mitigate against traffic generation of the site during construction, and 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 but not be limited to;

- the phasing of the development to include access construction;
- the on-site parking of all vehicles of site operatives and visitors;
- the on-site loading and unloading of all plant and materials;
- the on-site storage of all plant and materials used in constructing the development;
- Details of wheel washing facilities and precautions undertaken to prevent the deposit of mud and other debris from vehicles leaving the site onto the public highway including wheel washing facilities;
- Details of a scheme of dust management;
- Details of the monitoring arrangements;
- the routes of construction traffic to and from the site including any off-site routes for the disposal of excavated material (to include a routing plan back to the A1)
- Details of the routing agreement for HGVs, including directional signage for all vehicular construction and delivery traffic to and from the site;
- Daily and peak hour construction vehicle movements, including Heavy Goods Vehicles (HGVs);
- Construction vehicle parking, loading and unloading arrangements;
- Measures to manage and minimise impacts on the Strategic Road Network (SRN) and ensure the safe and efficient operation of the A1, part of the SRN, including using the EDSAL process for the movement of Abnormal Loads.

- 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.

The Construction Management Plan shall thereafter be implemented in accordance with the details so approved and the approved measures shall remain in place for the duration of the development, unless otherwise agreed in writing by the Local Planning Authority.

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

Surface Water Drainage Scheme

6) Highway Condition 33

The permitted development shall be undertaken in accordance with a surface water drainage scheme which shall first have been 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 an agreed 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 operational 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.

Detailed Emergency Response Plan

- 7) Prior to the first use of any of the equipment on the development hereby approved, a detailed Emergency Response Plan (ERP) shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of suitable access for fire and rescue services, as well as sufficient water provision across the site. The development shall be carried out and maintained for the duration of the permission in accordance with the approved details.

Reason: In the interests of fire safety.

Strategic Water Resources Strategy

- 8) No development shall commence until a strategic water resources strategy has been submitted to and approved in writing by the Local Planning Authority, in consultation with Anglian Water. The strategy will confirm non-domestic water is available to serve the development and should explore innovative solutions which may help reduce overall water demand.

Reason: To ensure domestic water supply is not jeopardised and to protect water resources and ensure sustainable development.

Materials and fencing

- 9) Prior to commencement of the development hereby approved, full details of external materials, finishes and colours, security fencing style, materials, and measures to facilitate movement of protected species shall have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interest of preserving or enhancing the character and appearance of the surrounding area and biodiversity.

Site Levels / Ground Works

- 10) Before the development hereby permitted is commenced, a Groundworks Strategy Plan detailing the existing and proposed site levels and land profiling (areas of cut, areas of fill, mounding, shaping and contouring works), with reference to an off-site datum point, shall have been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the development shall be carried out in accordance with the approved details before the site is operational.

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

During the Building Works

Ecology

- 11) All works on site during the construction period shall be carried out in accordance with the recommendations contained within the Ecological Appraisal, including reasonable avoidance measures for protected species.

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

Abnormal Loads

- 12) Prior to the delivery of any Abnormal Indivisible Loads (AIL) associated with the development, a detailed route assessment and swept-path analysis shall be undertaken and submitted to the Local Planning Authority for approval in consultation with National Highways. The assessment shall identify any required mitigation measures along the delivery route, including temporary removal or relocation of street furniture where necessary.

All identified mitigation measures shall be implemented in accordance with the approved details prior to and during the delivery of such loads.

Reason: To ensure the safe and efficient operation of the Strategic Road Network during the construction phase of the proposed development.

Tree Protection

- 13) All works on site, including construction and delivery works, shall be carried out in accordance with the recommendations contained within the Arboricultural Impact Assessment June 2025 (Barnes Associates), Arboricultural Impact Assessment Plans drawing ref. BA24945AIA Sheet 1 – 4 (Barnes Associates) and Tree Protection Plans drawing ref. BA24945TPP Sheet 1 - 4 (Barnes Associates), unless otherwise agreed in writing by the Local Planning Authority.

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

Before the Development is Operational

Lighting

- 14) Before any part of the development is operational, full details of the proposed lighting scheme must be submitted to and approved in writing by the local planning authority.

The scheme shall be installed and be operational prior to operation of the development. The scheme shall be retained for the life of the development.

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

Boundary Treatments

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

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

Surface Water Drainage

- 16) Before any part of the development hereby permitted is brought into use, the works to provide the surface 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.

Landscape Management Plan

- 17) Before any part of the development hereby permitted is occupied/brought into use, a landscape management plan shall have been submitted to and approved in writing by the Local Planning Authority. The plan shall include:
- iii. long term design objectives,
 - iv. management responsibilities and maintenance schedules for all landscape areas.

Reason: Hard and soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

Risk Reduction Strategy

- 18) A risk reduction strategy to provide a Risk Management Plan and Tactical Fire Response Plan shall be submitted to the Local Planning Authority before the site is brought into use, in consultation with Lincolnshire Fire and Rescue. The strategy should cover the construction, operational and early decommissioning phases of the project.

Reason: In the interest of the safety of the site and surrounding area in accordance with Policy DE1.

Ongoing Conditions

Contamination

- 19) 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: In the interest of the safety of the site and surrounding area in accordance with Policy EN4.

Replacement Planting

- 20) Within a period of five years from the first occupation 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.

30. Application S26/0683

Proposal: Construction of 4no. Dwellings

Location: Land between 16-18, Bourne Road, Colsterworth

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

Noting comments in the public speaking session by:

District Ward Councillor
Against
Applicant

Cllr David Bellamy
Peter Smith
Mr Jon Gibbison (Hereward Homes)

Together with:

- Provisions within SKDC Local Plan 2011-2036, National Planning Policy Framework (NPPF), Neighbourhood Plan and Design Guidelines for Rutland and South Kesteven.
- No comments received from Environmental Protection Services (SKDC).
- Comments received from LCC highways and SuDs.
- No comments received from Lincolnshire Wildlife Trust.
- Comments received from Colsterworth and District Parish Council.

The following comments were made by the public speakers:

- The history of the application was raised, where there was a previous refusal for five dwellings, however, three dwellings had received planning permission.
- That the Parish Council and neighbouring properties felt four dwellings was out of character and would result in the introduction of a cramped form of development. Concern was raised on the continuous roofline of the dwellings proposed.
- It was felt this proposal would cause overlooking issues with neighbouring properties.
- Concern was raised on the driveways of the dwellings and vehicles having to join a busy road. It seemed the width of the driveway was only suitable for one vehicle to pass, which would cause possible traffic congestion.
- The previously approved scheme included a large six-bedroom property, this application was to request that dwelling be split into two, three-bedroom properties. This was due to a reduction in demand of large executive homes.
- There were no changes to the public footpath from this application to the fallback position.

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

- Further clarification was sought around properties that would be overlooked by the development. The Speaker raised concerns on plot 12 and 16.
- A suggestion was made on whether the previously approved six bedroom property could be split into two semi-detached dwellings without changing the layout of the development. As movement of the boundaries was causing overlooking concerns with neighbouring properties.
- Clarification was sought whether the foundations of the site had already been established on site.

The Applicant confirmed they had aimed to complete the access road firstly and only a partial dig of a foundation had taken place which could be changed if necessary.

- A suggestion was made to reduce the six bedroom property to a four bedroom.

The Applicant highlighted the proposal was made around financial viability of the sales of the properties.

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

- Members were concerned of the overlooking element of the proposal.

Based on the existing boundary treatment and the plan submitted, the Officer felt there was no significant overlooking concern.

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

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 planning application form, and with the following list of approved plans:

- Location Plan (08) 010
- Site Plan 01G
- Plot A1 and A2 Plans and Elevations 02 B
- Plot B Plans and Elevations 03A
- Plot C Plans and Elevations 04

Unless otherwise required by another condition of this permission.

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

During Building Works

3 The development hereby permitted shall be undertaken in accordance with Construction Management Plan received 20th April 2026.

Reason: To minimise detrimental effects to the neighbouring amenities and the amenities of the area in general, having regard to Local Plan Policy DE1 and the National Planning Policy Framework.

4 Notwithstanding the submitted Construction Management Plan, deliveries of construction materials shall only take place between 8:00 am and 5:00 pm, Monday to Friday and between 9:00 am and 5:00 pm on a Saturday. No deliveries shall take place on a Sunday or Public Holiday.

Reason: To protect the amenity of neighbouring occupiers.

Prior to Occupation

5 Prior to the occupation of the dwellings hereby permitted, the bat and bird box and hedgehog provision shall be undertaken in accordance with the details shown on Wildlife Plan Drawing No. 05D updated on 20th April 2026.

The development shall be undertaken in accordance with the approved details and retained as such thereafter.

Reason: To ensure a satisfactory form of development and in the interests of good ecological practice.

6 Prior to the occupation of the development hereby permitted the surface and foul drainage shall be undertaken in accordance with the approved Below Ground Drainage Strategy Drawing No. 77317-BACE-24-00-DR-C-520 Rev P05.

Reason: To ensure a satisfactory form of development and in accordance with Policy EN5.

7 The development hereby permitted shall be undertaken in accordance with submitted materials details 2200-19 received on 27/07/2026.

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

8 The development hereby permitted shall be undertaken in accordance with the principles set out in the Energy Statement dated August 2025 that accompanied planning application S25/0455.

The approved sustainable building measures shall be completed in full, in accordance with the agreed scheme prior to the occupation of each unit.

Reason: To ensure the building includes sustainable building measures in accordance with Policy SB1 of the adopted South Kesteven Local Plan.

9 Before any part of the development hereby permitted is occupied, the works to provide the boundary treatments shall have been completed in accordance with the approved boundary treatment details on Site Plan Drawing No. 01G.

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

10 Following first occupation of any part of the development hereby permitted, the vehicle parking and turning areas for each dwelling shall have been completed in accordance with approved plan Site Plan Drawing No. 01G; and shall not be used for any purpose other than for the parking and turning of private vehicles and motorcycles belonging to the occupants of the property and their visitors.

Reason: To ensure that adequate parking provision is provided and retained in order to minimise on street parking and to ensure that vehicles can enter and leave premises in a forward gear in the interests of highway safety.

11 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 levels details as shown on Site Plan Drawing No. 01G.

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

12 Before first occupation of any part of the development hereby permitted, the refuse and recycling storage facilities, bin collection point indicated on approved Site Plan Drawing No. 01G shall have been completed and made available for use. Those facilities shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling.

13 Before first occupation of the dwellings on plot A1 and A2 hereby permitted is occupied the first-floor windows serving the bathroom, en-suites and dressing room shall have been installed with obscure glazing and with no opening part being less than 1.7m above the floor level immediately below the centre of the opening part. The obscure glazing must be obscured to a

minimum of Pilkington - Privacy Level 3 or an equivalent product. Once installed, the window units shall thereafter be retained as such at all times.

Reason: To safeguard the privacy of the occupiers of the neighbouring/adjoining properties.

14 Before first occupation of the dwelling on plot B hereby permitted is occupied the first-floor windows serving the en-suites shall have been installed with obscure glazing and with no opening part being less than 1.7m above the floor level immediately below the centre of the opening part. The obscure glazing must be obscured to a minimum of Pilkington - Privacy Level 3 or an equivalent product. Once installed, the window units shall thereafter be retained as such at all times.

Reason: To safeguard the privacy of the occupiers of the neighbouring/adjoining properties.

15 Before first occupation of the dwelling on plot C hereby permitted is occupied the first floor windows serving the en-suites, bathroom and dressing room shall have been installed with obscure glazing and with no opening part being less than 1.7m above the floor level immediately below the centre of the opening part. The obscure glazing must be obscured to a minimum of Pilkington - Privacy Level 3 or an equivalent product. Once installed, the window units shall thereafter be retained as such at all times.

Reason: To safeguard the privacy of the occupiers of the neighbouring/adjoining properties.

On-going

16 Within a period of five years from the first occupation 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.

Plot C on the site layout plan hereby approved must not be occupied until the legal alignment of public footpath (Colsterworth/10/1) has been subject to formal, permanent diversion as shown on Site Plan Drawing No. 01 G or an alternative route that has been agreed with the Local Planning Authority.

Reason: To ensure that the footpath is available for use, free from obstruction or impediment at all times, to protect the amenity of users and nearby occupiers, in accordance with Policies SP3 and DE1 of the South Kesteven Local Plan.

31. Application S26/0096

Proposal: Change of use of warehouse/storage space into 2 separate units consisting of a takeaway and a barbershop

Location: 106 Church Street, Market Deeping, Lincolnshire, PE6 8AL

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

This application was **DEFERRED** and would be heard at the next meeting of Planning Committee being held on 3 September 2026.

32. Application S26/0354

Proposal: Creation of 2no. parking spaces to front of property

Location: 5 Corby Road, Bitchfield, Lincolnshire, NG33 4DU

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

This application was **DEFERRED** and would be heard at the next meeting of Planning Committee being held on 3 September 2026.

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

There were none.

34. Close of meeting

The Chairman closed the meeting at 17:19.