

# Council

## (Extraordinary)



SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL

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Thursday, 21 May 2026 at 12.00 pm  
Council Chamber - South Kesteven House, St. Peter's  
Hill, Grantham. NG31 6PZ

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**Members:** Councillor Ian Selby, Chairman of the Council  
Councillor Anna Kelly, Vice-Chairman of the Council

Councillor Kyle Abel  
Councillor Matthew Bailey  
Councillor Emma Baker  
Councillor Rhys Baker  
Councillor Ashley Baxter  
Councillor David Bellamy  
Councillor Harrish Bisnauthsing  
Councillor Pam Bosworth  
Councillor Pam Byrd  
Councillor Richard Cleaver  
Councillor Helen Crawford  
Councillor Steven Cunnington  
Councillor James Denniston  
Councillor Phil Dilks  
Councillor Barry Dobson  
Councillor Patsy Ellis  
Councillor Paul Fellows  
Councillor Ben Green

Councillor Tim Harrison  
Councillor Graham Jeal  
Councillor Gloria Johnson  
Councillor Jane Kingman  
Councillor Gareth Knight  
Councillor Philip Knowles  
Councillor Zoe Lane  
Councillor Robert Leadenham  
Councillor Bridget Ley  
Councillor Richard Litchfield  
Councillor Nikki Manterfield  
Councillor Paul Martin  
Councillor Penny Milnes  
Councillor Virginia Moran  
Councillor Charmaine Morgan  
Councillor Chris Noon  
Councillor Habib Rahman  
Councillor Rhea Rayside

Councillor Nick Robins  
Councillor Penny Robins  
Councillor Susan Sandall  
Councillor Max Sawyer  
Councillor Rob Shorrocks  
Councillor Vanessa Smith  
Councillor Peter Stephens  
Councillor Lee Steptoe  
Councillor Ian Stokes  
Councillor Paul Stokes  
Councillor Elvis Stooke  
Councillor Rosemary Trollope-Bellew  
Councillor Sarah Trotter  
Councillor Murray Turner  
Councillor Mark Whittington  
Councillor Jane Wood  
Councillor Paul Wood  
Councillor Sue Woolley

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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](#)

**1. Apologies for absence**

**2. Disclosure of Interests**

Members are asked to disclose any interests in matters for consideration at the meeting.

**3. Public Open Forum**

The public open forum will last for a maximum of 30 minutes.

**4. Notices of Motion**

**a) Councillor Sue Woolley**

*This Council notes:*

- 1. Small HMOs (Houses in Multiple Occupation) of 3-4 occupants can be established without planning permission under permitted development rights, with no requirement for community consultation.*
- 2. In December 2025 across SKDC, Serco managed 45 properties for resettlement purposes. providing 194 bedspaces.*
- 3. By March 2026 that figure had risen to 69 HMOs providing 301 bedspaces. Of those 69 properties, only 3 are occupied by families.*
- 4. The rate of increase of 55%, 107 new bedspaces in four months, represents a significant and accelerating pressure on South Kesteven's housing stock and communities.*
- 5. Many councils have successfully introduced HMO regulation through Article 4 Directions in areas of intensive HMO properties.*
- 6. Current permitted development rights mean residents have no right to be consulted on, or informed of, HMO conversions in their street.*

*This Council believes:*

- 1. The current rate of HMO growth in Grantham is unsustainable and demands immediate action.*
- 2. Residents have a right to be consulted on developments that affect the character of their neighbourhood.*
- 3. An Article 4 Direction is a well-established, proportionate planning tool that gives communities a proper voice while ensuring legitimate housing needs continue to be met.*
- 4. Our Council has blocked this measure on two separate*

*occasions, in October and November 2025, which has allowed the situation to worsen. This Council cannot allow further delay.*

*This Council resolves:*

- 1. To instruct officers to gather evidence to establish whether there are sufficient grounds to justify the implementation of an immediate Article 4 Direction to restrict the permitted development rights to change the use of dwellinghouses (use class C3) to small HMO's (use class C4) pursuant to the Town and Country (General Permitted Development) (England) Order 2015 in respect of a 2km radius centred from the Grantham Market Cross and to bring a report setting out their recommendations to the ordinary meeting of Full Council due to be held in September 2026 (or an earlier ordinary meeting of Full Council, if feasible), for debate and decision.*

**5. Close of meeting**