



SOUTH
KESTEVEN
DISTRICT
COUNCIL



Additional Information Report

This report sets out additional information in relation to planning applications for consideration at the Planning Committee on 7 December 2023 that was received after the agenda was published.

S23/1671

Proposals: Installation of 16(no) bay vehicle charging station with ancillary seating area and toilet facilities, and associated soft landscaping and infrastructure works (Revised submission of S23/0469)

Site Address: Land south of Tinwell Road, Stamford

Summary of Information Received

Two additional public representations were received after the main report was published. However, these representations do not raise any further material considerations beyond those already considered in the main officer report. As such, there is no change to the officer recommendation.

S23/0710

Proposals: Change of use of grazing land to events venue

Site Address: Land to West of the Junction of Belvoir Road and Cliff Road, Woolsthorpe by Belvoir.

Summary of Information Received

Comments were received from Denton Parish Council and additional information was received from Denton Parish and Cllr Robert Leadenham.

Denton Parish Council

The following objections from Denton Parish Council have been received in relation to the proposal:

“The application, which if approved, would certainly have a detrimental effect on the village of Denton. Adverse effect on residential amenity by reason of traffic, noise & the impact of the location of the development.

In recent years the applicant has substantially increased the number & size of events. This certainly has a consequence to Denton & the surrounding villages, in both Lincolnshire and Leicestershire. Namely, noise, traffic levels, litter, crime (including drug-related issues).

The unique position of the castle affords applications to both Leicestershire & Lincolnshire jurisdictions and therefore; is not limited to the number of events held. Denton Parish Council feels, moving forward, greater importance should be given to this area of concern for local residents, by both South Kesteven District Council (SKDC) and Melton Borough Council (MBC). The impact of events have been widespread. With multiple parish councils around the Vale of Belvoir, expressing opposition and concerns to events on the applicant’s land. The Vale Group of Parishes was recently formed specifically due to ongoing issues with events, that Denton & other areas have to deal with.

General consensus is that the infrastructure surrounding these events quite simply cannot cope with the sizeable influx of people and traffic. To compound the problem, there seem to be traffic accidents on either the A1 or the A52 on a frighteningly regular basis. The traffic is regularly redirected through Denton. Denton suffers on a day-to-day basis from speeding traffic & HGV’s.

This is exacerbated to a very uncomfortable scale for residents when there is an event, as it is one of the main routes to the Castle. This planning application has the potential to add to these cumulative effects in a significant, repeated and ongoing way.

As we understand it, SKDC also has the power under S72 of the Town and Country Planning Act 1990, to provisionally grant planning permission but for a specified temporary period only. This would permit a trial run during the 2024 season to assess the effect of the development on the area, if the Committee are mindful to approve this current application.

We must request that any weddings or indeed any events using this facility, do not take place while there are other events being held at the Castle or within its grounds.

We notice that the original request to use the entry/exit at Brewer’s Grave has been revised and will now not be used. We hope that this will form part of the planning conditions - this area has no street lighting and no footway and is wholly unsuitable for ingress/egress access.

It appears; that much consideration has been given to screening the view of the site from Belvoir Castle itself. However, this large white structure is glaringly visible and rather incongruous to this beautiful rural area. Denton Parish Council’s aim is to open dialogue and be consulted by the event organisers and that events of this nature do not unnecessarily inconvenience the safety and wellbeing of the residents of Denton.”

Cllr Leadenham

Councillor Leadenham provided additional comments and referenced the previous planning appeal decision in relation to the marquee in its former location, in this regard he considered Committee Members should be made aware of the following:

“With the Estate changing the entrance and exit point to the venue site this shows that the attendees will be driving through listed park land which based on the numbers suggested

would mean 200-300 vehicles traveling to and from the venue site for each event as this is the same route from the previous Marquee site.

As the Brewers Grave entrance is situated on a dangerous stretch of road which is a main concern which the Castle has re-routed, so it now brings the traffic through Woolsthorpe by Belvoir crossroads then through Belvoir village, this increases undue noise and disturbance to nearby residents. Also, the site is at a high level above the villages of Woolsthorpe, Denton and Belvoir sound from amplified music will travel plus some events will possibly have a firework displays which then has an impact on residents plus wildlife and pets.

With weddings and events, you have split times where people will travel to the venue i.e., the wedding itself then the evening reception this means an increase in vehicles arriving and leaving the facility this adds to the disturbance.

If the application is approved, can I please request that conditions are put in place, the Castle already have 11 weekend events some very large planned for the 2024 season with adding another 25 totalling 36 this in my opinion is to excessive disturbance to surrounding villages and residents. Can I ask the committee to consider the number of purposed events on the site were limited to 15, that they are only given a one-year permission then a review is carried out, also that the Brewers Grave entrance non-use is under all circumstances.

To keep the amount of traffic to a minimum can you apply a condition that no other event is held on the same day as the proposed site is being used other than normal Castle opening for visitors.

As a point of interest has the two bridges on the proposed route been inspected to ensure they can safely accommodate the amount of traffic which will be using them.”

Officer comments

Noting the above comments from both Denton Parish Council and Councillor Leadenham, the submitted details do not raise any matters which have not been assessed and considered within the main officer report. As such, there is no change to the officer recommendation.

Agenda Item 8: Authority Monitoring Report 2022/23

The following minor corrections have been made to the Authority Monitoring Report, which were identified following publication of the main agenda.

Table 9 of the Authority Monitoring Report (Appendix A)

- Affordable housing completions in 'larger villages' to be amended to 73. Replace table 9 with the following corrected table:

Location	Social Rent	Affordable Rent	Intermediate Rent	Shared Ownership	Discounted Open Market	Rent to Buy	Total
Grantham	-	9	-	18	7	-	34
Stamford	5	-	-	-	-	-	5
Bourne	-	-	-	8	-	-	8
The Deepings	-	27	-	4	-	-	31
Larger Villages	-	39	-	34	-	-	73
Smaller Villages	-	-	-	-	-	-	0
Total	5	75	0	64	7	0	151

Paragraph 4.9 of the Authority Monitoring Report (Appendix A)

Paragraph 4.9 to be replaced with the following paragraph, correcting the affordable housing completions to 52% in the market towns; and 48% in the 'Larger Villages':

- 'Between 1st April 2022 and 31st March 2023 there were 151 affordable housing completions. All affordable dwelling completions accounted for 23.5% of the total number of housing completions during the AMR year, 52% of affordable completions were in the market towns and 48% in Larger Villages. All completed units were on sites that delivered at least 30% affordable housing. Completions in Grantham delivered at least 20%, meeting the Local Plan target. One site in Grantham provided 100% affordable housing.'

Financial Implications reviewed by: Not applicable

Legal Implications reviewed by: Not applicable