

Minutes

Planning Committee

Thursday, 23 January 2025, 1.00pm

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



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Committee Members present

Councillor Charmaine Morgan (Chairman)

Councillor Penny Milnes (Vice-Chairman)

Councillor David Bellamy

Councillor Harrish Bisnauthsing

Councillor Pam Byrd

Councillor Helen Crawford

Councillor Tim Harrison

Councillor Paul Wood

Councillor Max Sawyer

Cabinet Member present

Councillor Phil Dilks (Cabinet Member for Planning)

Other Members present

Councillor Ben Green

Officers

Emma Whittaker (Assistant Director of Planning & Growth)

Phil Jordan (Development Management & Enforcement Manager)

Adam Murray (Principal Development Management Planner)

Venezia Ross-Gilmore (Senior Planning Officer)

Amy Pryde (Democratic Services Officer)

Paul Weeks (Legal Advisor)

100. Register of attendance and apologies for absence

Apologies for absence were received from Councillors Paul Fellows, Vanessa Smith, Patsy Ellis, Sarah Trotter and Gloria Johnson.

Councillor Max Sawyer substituted for Councillor Vanessa Smith.

101. Disclosure of interests

Councillor Paul Wood declared interests on all applications as he had been lobbied on them. Councillor Paul Wood came to the meeting with an open and transparent mind.

Councillor Helen Crawford declared an interest on applications S24/0568 and S24/1707 as she had been lobbied on them. Councillor Helen Crawford came to the meeting with an open and transparent mind.

Councillor David Bellamy declared an interest on application on S24/0568 as he was speaking as Ward Councillor. Councillor David Bellamy would not take part in the debate or vote.

Councillor Penny Milnes declared an interest on application on S24/1418 as she was speaking as Ward Councillor. Councillor Penny Milnes would not take part in the debate or vote.

The Chairman declared that all Members of the Committee had been lobbied on all applications, however, a decision would be made with an open and transparent mind.

102. Minutes of the meeting held on 9 January 2025

The minutes of the meeting held on 9 January 2025 were proposed, seconded and **AGREED** as a correct record.

103. Application S24/0568

Proposal:	Erection of an anaerobic digestion (AD) facility and carbon capture, improvement of existing and part creation of new access track, landscaping and other associated infrastructure.
Location:	Development East of Sewstern Industrial Estate, South of Sewstern Road, Gunby, Lincolnshire NG33 5RD
Recommendation:	To authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions

Noting comments in the public speaking session by:

District Ward Councillors	Cllr David Bellamy Cllr Ben Green
Parish Council's	Cllr Caroline Hainsworth (Stainby and Gunby Ward of Colsterworth and District). Mrs J Arnold (Buckminster Parish Council)
Against	Vanessa Tombs Ron Simpson
Applicant	Phillipp Lukas (Chief Executive of Future Biogas)

Together with:

- Provisions within SKDC Local Plan 2011-2036, Colsterworth and District Neighbourhood Plan, Lincolnshire Minerals and Waste Local Plan: Core Strategy and Development Management Policies DPD, Design Guidelines for Rutland and South Kesteven, Renewable Energy Appendix 3, National Planning Policy Framework (NPPF), National Policy Statement for Energy (EN1) and National Policy Statement for Renewable Energy (EN-3).
- Comments received from Lincolnshire County Council – Highways.
- Comments received from Anglian Water.
- Comments received from Environmental Protection.
- Comments received from Cadent Gas.
- Comments received from Natural England.
- Comments received from Heritage Lincolnshire.
- Comments received from Leicestershire County Council – Highways.
- Comments received from Environment Agency.
- No comments received from Historic England.
- Comments received from Melton Borough Council.
- Comments received from CPRE Rutland.
- Comments received from Colsterworth and District Parish Council.
- Comments received from SKDC Conservation Officer.
- No comments received from Rutland County Council – Highways.
- Comments received from Lincolnshire Wildlife Trust.
- Comments received from SKDC Tree Officer.
- Comments received from Councillor Ben Green.
- Comments received from SKDC Design Officer.
- Comments received from Buckminster Parish Council.
- Comments received from South Witham Parish Council.
- Comments received from Corby Glen Parish Council.

During questions to Public Speakers, Members commented on:

- Clarification was sought around the difference between a smaller scale AD with the farming land surrounding it relating to a larger scale AD bringing crops from elsewhere.
- The importance of an appeal statement on whether the land was agricultural or industrial.

It was noted that from the appeal decisions, the Inspector had a view that products being transported to the AD from outside the area at over 50,000 tonnes per annum, it would be on an industrial scale.

- Further clarification around a statement made on endless HGV traffic.

It was felt that the nature of these plans demanded vehicles of such nature continuously on a daily basis which the Speaker felt was inappropriate with existing infrastructures on site.

- Whether the HGV movements was 70 vehicular movements a day or 140.

It was confirmed that the 70 movements a day from HGV vehicles would be 1 trip in and out the site.

- The impact on overspill materials outside of the 50,000 tonnes was queried.

Concern was raised on road structures through local villages and also an impact on A1 closures. Further concern was raised on the development being operational before the access road works had taken place.

- Lincolnshire County Council (Highways) having no objection to the plans.

The Public Speaker felt as if anybody visiting the site would reach an alternative opinion to Lincolnshire County Council (Highways).

- Whether the scale of the proposal was the main issue.

The Public Speaker had no objections to schemes of this nature. However, the location and landscaping of the scheme was not appropriate for the scale of the development. It was felt the roads could not accommodate any additional vehicles or HGV's.

- Clarification was sought around the 163% increase on traffic movements as stated by a Public Speaker.

It was clarified that the 163% increase on traffic movements had been received by the Parish Council on other reports and statistics that had been found to be severe during harvest.

- The Public Speaker referred to sensitive receptors .The meaning of sensitive receptors was queried.

Sensitive receptors referred to evidence that should be considered for a number of recognised measuring activities relating to levels of noise and odours within the community.

- Whether the CPRE would reject to any size or location of an AD.

The CPRE would normally accept a proportionally sized AD in the correct location which would cause minimal impact.

- Whether the Public Speaker felt the AD proposal was too large on scale.

It was felt the AD proposal was far too big and was a commercial investment and not an energy contributor.

- Whether the Applicant felt the proposal was a big scale in a rural area.

The Applicant compared the proposal to other existing AD sites across the country and the footprint was not bigger than other sites. It was highlighted that the proposal was not financially viable to be any smaller.

- That the Committee were aware of tonnage coming into the site. It was queried how much tonnage would be leaving the site and how many movements this would equate to.

The Applicant confirmed that all tonnage was included within the movements and the vehicles being employed would have the ability to backhaul meaning the same vehicles would be delivering in and out. The local farms around the site would produce around 2000 tonnes of feedstock in and out, meaning vehicles would not access the Highway.

- The Applicant clarified that transportation would be within a 15-mile radius of the AD plant. It was queried which smaller villages would be affected by 50,000 tonnes being transported.

It was confirmed that crops would already be farmed, at harvest all material would be removed. Hub clamps were being sought from the East to the West of the B676 road, there should not be any material impact on other villages.

A benefit of a hub clamp model was to minimise the haulage and harvest, the crops on the AD plant would travel on average around 5 miles to a hub clamp.

- One Member requested a virtual 360° visualisation of the facility could be shown.
- Clarification was sought around subsequent combustion of the gas.

The gas produced would be injected into the National Gas Grid on site and any combustion of the gas would be used for home/industry use.

- That the site was considerably bigger compared to other AD sites with different areas and infrastructure.

The Applicant clarified they had 2 other AD sites that take 100,000 tonnes.

- Clarification was sought around the carbon capture and how it was stored.

Raw biogas would be produced and would bubble in the digester at a 50% Co₂ and 50% methane. The carbon dioxide was taken from the atmosphere and plants grown in the previous season. It would then be liquified on site and would be transported off site by 1 or 2 movements a day around the Country for uses such as sustainable fuel or underground storage, in order to reverse the impacts of climate change.

- Clarification was sought around the 15-mile radius.

The Applicant was unable to provide the exact fields the crops would be grown on, due to crop rotation. The proposed location was chosen deliberately for the access of the B676 to easily access West towards Melton and East beyond the A1 Road where there was suitable land for growing crops.

- The specific types of crops proposed to be grown was requested.

The variety of crops would depend on rotations and the individual farms. It was likely that grass, cereals and maize would be grown depending on the type of land it was being grown on.

- Concern was raised that maize was detrimental to soil. The percentage of crops was queried.

The Applicant clarified that maize was a water efficient plant that would need a small number of visits within growing season. More farmland would be utilised within crop rotation giving time for other farmers to decarbonise their farms and more opportunities for agronomy and blackgrass issues to be addressed.

- Whether any sound, light or smell emissions would come from the AD plant 24 hours a day.

The lighting on site would be used to a minimum to not reflect off-site. Everything on the site would be noise shrouded, and no noise would be heard beyond the boundary of the site. There would be no smells that may come from the plant, there may be a slight sweet smell of silage, and the rest of the process was sealed to be an anaerobic process.

- It was noted the Applicant had other AD plants elsewhere, the size of these AD plants were queried.

Government supported tariffs in the past meant that sites tended to be around 50-60,000 tonnes. The two largest sites of the Applicant's were around 100,000 tonnes. The largest AD in the country were between 250-350,000 tonnes of input.

- The number of people who would be employed on site was queried.

On site, there could be 7-9 operators, site managers and engineers alongside the rural employment from the production and delivery of the crop.

- A query was raised on burn off from the plant.

In the event of the gas grid not being able to take the gas or the equipment being defective. For safety purposes, there was a shrouded flare on site that would produce hot air that allowed the plant to convert the methane into carbon dioxide and safely discharge it.

The Applicant confirmed they did not currently know all locations of the farms where crops would be. However, they had received expressions of interest and looing in areas outlined previously.

- Whether the storage of materials and the hubs would still need to be transported to the AD plant.

It was confirmed that storage of materials and the hubs would need to be transported to the AD plant, this was the nature of the vehicle movements throughout the year on a daily basis.

- It was queried as to why the East to West hub clamp model was not built into the application.

Seeking hub clamps and farmers to grow required approval of a planning application so that the crops had a location to be digested at.

- What surface would be provided for vehicles on the route from the B676 down the long track.

The long track was currently a metal surface access to the woodyard and used to be a railway line would become asphalted to avoid dust and noise.

- What tonnage the long asphalted track proposed would be able to take.

The vehicle weight would be specified to Highways grade.

- Whether the Applicant had been consulted by the Fire Brigade.

The Fire Brigade had been consulted and had visited all sites elsewhere. All sights had comprehensive lightning protection, which was a common start to fires in AD plants.

The Assistant Director of Planning and Growth informed the Committee that although the Applicant had offered a community fund, this was not being secured through a S106 agreement and therefore was not a material planning consideration.

During question to Officers and debate, Members commented on:

- Whether the Country's national aim to be carbon neutral by 2025 could be considered as a material consideration for the application.

The Assistant Director of Planning and Growth highlighted the Council had declared a climate emergency and the need to find alternative fuel sources which could be used as a material considered alongside the benefits of meeting climate change targets. This material consideration should be weighed up against other benefits or negative impacts.

- That the application was contrary to an appeal statement on the scale size and location of the application.
- It was felt the area had poor infrastructure and concerns were raised on traffic of HGV's.
- Concerns raised from local residents within the area.
- Whether there was any scope for the HGV vehicles to be electric or gas powered.

The Senior Planning Officer was not certain on the types of vehicles that would be used. It was noted that the UK was dependant on fossil fuels which were delivered by gas networks in pipes and liquified product that was transported from outside of the UK, which would be carried via vehicle traffic, so the proposal would help reduce reliance on fossil fuels even if the scheme itself did not use electric vehicles.

- Members discussed the rural diversification, and the fact crops could be transported up to 15 miles away. It was felt this application was an industrial process.
- The need for biogas nationally was accepted, however, in the right place. It was noted that a more appropriate space, close to a A road would be more acceptable and therefore would not impact local amenities or be within rural countryside.
- Concern was raised on the burn off from the AD. It was stated that each gram of methane burnt produced more than 3 grams of carbon dioxide.
- Whether the proposed facility could agree with the 15 parameters within the document SR2021 (7) from the Environment Agency.

The Chairman informed the Committee of a report presented by Richard Buxton Solicitors with a transport technical note provided an alternative view of how to assess the impact of the HGV movements. This report outlined that both Highways authorities had considered the overall movement of HGV vehicles but had not taken into account the increased impact of HGV's travelling through small rural villages. Concern was raised on movements and manoeuvrability to gain access to the site.

- Fire & Rescue did not support the application, if it was to go ahead there would be a requirement of a significant amount of water within infrastructure and upgrade to the track access route for a fire engine to gain access if necessary. This representation could be found on page 78 of the report.

The Assistant Director for Planning and Growth clarified that rural diversification would not specify one farm and could be up to a number of farms within the rural business community.

The Committee were reminded to determine the application site and location as seen and were questioned with where an appropriate location for a site of this size would be in terms of vehicular HGV movements.

The Environment Agency's document was a different consenting regime, and appropriate permits would need to be secured for the legislation. Planning uses should be considered alongside public benefits and harms.

- It was highlighted that Anglian Water had stated this site was out of their boundary.

The representation received would mean that Anglian Water were not the responsible body for foul sewerage network. There had been no representations received for foul sewerage and drinking water. The water course and river would be the Environment Agency's responsibility.

- The Exposure and Safety of Anaerobic Digester Guidance outlined several high-profile incidents whereby serious injuries and deaths had occurred due to explosions. One Member reiterated comments received from Fire & Rescue with this information in mind.
- Members questioned the response from Lincolnshire County Council (Highways) that the movements would not make a significant difference to traffic throughout the year.

(Councillor Harris Bisnauthsing left the meeting at 15:27)

It was clarified that the process being proposed was that the operation would be all year round, however, peaks in harvest may occur.

- That a smaller AD plant would be preferred.

The Assistant Director of Planning and Growth confirmed that material considerations were included within the report. The policies around principle of development and renewable energy schemes should carry weight. Other material considerations would include the Council's climate change declarations, reduction of fossil fuels and biodiversity net gain as well as vehicular impact.

It was confirmed that the appeal decision could not be considered when determining this application.

It was proposed, seconded and **AGREED to REFUSE** the application for the reasons discussed with final wording to be agreed deferred to the Assistant Director of Planning and Growth, in consultation with the Chairman and Vice-Chairman of the Planning Committee:

The proposal, including the required upgraded access route, would result in a large-scale, industrial development which is considered to be an inappropriate form of development in this countryside location. The large scale and industrial nature of the development proposal would result in an adverse impact on the landscape setting and character of the area, which would be reduced, but not fully mitigated by the proposed landscaping and planting scheme resulting in harm to the rural landscape of the Kesteven Uplands.

The proposal would additionally negatively impact on neighbouring villages and residents through disturbance from the generation of additional traffic movements on local roads. There is particular concern with increased numbers of HGV movements on minor rural roads, including through the neighbouring villages, that are used by vulnerable road users such as walkers, cyclists, horse riders and children. The mitigation of the site access road does not remove the concern regarding the increase in HGV movements through neighbouring villages, and the application does not suitably take into account or address the negative impacts from the development on the transport network or amenity of neighbouring communities.

It is acknowledged that the generation of renewable energy would be a significant benefit provided by the scheme, however, it is not considered to outweigh the harm from the development in terms of impact on landscape, character and appearance of the area, and the amenity of neighbouring residents. The development is therefore contrary to Local Plan Policy E7, EN1, EN4, DE1 and RE1, and paragraph 135 of the NPPF.

(The Committee had a 10 minute break)

(It was proposed, seconded and AGREED to continue the meeting until 17:00)

104. Application S24/1418

Proposal:	Erection of a single dwelling with associated access, landscaping and engineering works
Location:	Fulbeck Heights, Pottergate Road, Fulbeck
Recommendation:	To authorise the Assistant Director – Planning and Growth to GRANT planning permission, subject to conditions.

Noting comments in the public speaking session by:

District Ward Councillor
Against

Councillor Penny Milnes
Alix Fane
Julian Fane

Applicant/Client Agent

Kevin Kelly and David Sayer

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 Supplementary Planning Document, National Planning Policy Framework (NPPF) and South Kesteven Local Plan Review 2021 – 2041 (Regulation 18 Draft).
- Comments received from Fulbeck Parish Council

- Comments received from Heritage Lincolnshire
- Comments received from Historic England
- Comments received from Lincolnshire County Council (Highways & SuDS).
- No comments received from Lincolnshire County Council (Minerals).
- Comments received from Lincolnshire Wildlife Trust.
- No comments received from Ministry of Defence (Defence Infrastructure Organisation).
- Comments received from SKDC Conservation Officer.
- No comments received from SKDC Environmental Protection Officer.
- Comments received from SKDC Principal Urban Design Officer.
- No comments received from The Gardens Trust.
- No comments received from The Ramblers Association.

During questions to Public Speakers, Members commented on:

- A query was raised on what type of protected species within the area were.

The Public Speaker had provided video and photo evidence of 6 types of protected species, however, this could not be shown in the public domain due to possible unwanted attention being drawn to them.

- Whether any mitigations could be put into place to protect the species, if the application was approved.

The location of the proposal was at the centre of the woodlands where the protected species pass through.

- Clarification was sought that the location of the proposal would block movement.

It was noted the proposal may block the nature highway and cause upset to the species.

- Whether the site had any designation of special interest.

It was clarified that the roadside verges had a designation for wildflowers, however the proposed site did not have any designation of special interest.

- It was highlighted that Lincolnshire Wildlife Trust had not objected to the application.
- That the land was previously used for farming. It was queried whether the land could still be utilised for farming.

The Public Speaker felt that the land could become agricultural land.

- It was confirmed that species utilising the land were vertebrates and invertebrates.
- Whether the proposal meant the property would be built directly on top of a spring. It was queried whether a previous owner of the land could foresee any potential risks of flooding.

The Assistant Director of Planning and Growth clarified that the land could be used as agricultural if the application was not approved, which would not require planning permission.

- Clarification was sought around the biodiversity net gain.

The Applicant confirmed the biodiversity net gain was 23.79% for habitats and the hedgerows had a 132% gain. There were no credit or offsetting in the proposed scheme.

- One Member commented on the design of the property.

The Applicant had previously won awards for outstanding designs. This design took into characteristics of existing woodland and worked with stone masonry and intricate details.

- Whether the proposed dwelling was a single, residential home.

It was confirmed the proposal was for a single dwelling, residential home. The use class would need to be submitted via a full planning permission if the Applicant's wished to split the property into several dwellings.

- Whether the pond had any link to the spring.

It was clarified there was 2 slopes to the side of the building which reflected ground build ups. At the bottom of 1 slope, water emerged into an existing pond, the house sat back from the spring in the valley and water would run downhill. The closest newt recording was 1.53km away. There was another small pond nearby which worked as a sustainable drainage system.

- Whether the height of trees could be conditioned when planting, as the appearance of the proposal looked like mature vegetation.

The Applicant's confirmed that planting would be planting as per the design on site. The intention of the landscape design was for the existing trees to remain and be reinstated in part, with the addition to the property.

- Concerns were raised on lighting from the property.

The Applicant clarified that there were existing clusters of light from existing residential buildings which had been documented.

- Whether a list had been collated of potential wildlife and if the differing landscape areas had biodiversity opportunities.
- It was queried whether a sufficient mitigation plan would be put into place in order to assist habitats during the construction period.

Condition 3 included a construction environmental management plan. The final criteria of the plan was for an ecological management plan dealing with construction impacts, requiring the appointment of an ecological clerk of works.

- The arrangement for sewerage and greywater disposal was queried.

The sewerage and greywater disposal would be at a domestic level and was not required for this planning permission. It would be extended into the existing system for offices and nearby properties. Alternatively, an underground sewerage tank could be used which would not be visible.

During question to Officers and debate, Members commented on:

- Members requested view of the protected species in question.

The Assistant Director of Planning and Growth confirmed the protected species had been assessed by Officers and were also raised in the ecological report, which was within the public domain. The Wildlife Trust had also submitted their objection after seeing photos of the protected species.

- Concern was raised on the prominent position of the property and the visibility of it from the rights of way. It was felt the proposal detracted from the landscape.
- That the application was not within the Council's Local Plan, being contrary to SP5 and the NPPF paragraph 84.
- The Committee were informed they were to make a planning balance and give weight to the harm and benefits of the application.
- That the proposed location was not a protected site in regard to the use of the land and created habitats for future use.

*(It was proposed, seconded and **AGREED** to go into private session for the Committee to view photographs of the protected species).*

*(It was proposed, seconded and **AGREED** to extend the meeting until 17:30)*

- That the design had been through a full process and modified to reach the current stage.

It was clarified that one type of protected species identified in the photos had been included within the Applicant's report. However, sightings could not be found. The protected species were protected under a different legislation, regardless of the decision made on this planning application. Photos received of the protected species could also not be verified.

It was proposed and seconded to authorise the Assistant Director – Planning and Growth to GRANT planning permission, subject to conditions.

This proposal fell.

It was proposed, seconded and **AGREED** to **REFUSE** the application for the following reasons:

The application proposes the erection of a residential dwelling outside of the main built-up area of Fulbeck and does not have a demonstrable need to be located within the Open Countryside. As such, the application is contrary to the Policy SP5 of the adopted South Kesteven Local Plan 2011-2036, and the overall principles of the spatial strategy for the District. Consequently, the application is contrary to the adopted Development Plan when taken as a whole. In respect of material planning considerations, it is the Local Planning Authority's assessment that the scale and materiality of the proposed dwelling, coupled with its prominent location on the escarpment, would be harmful to the character and appearance of the area contrary to Policy DE1 and EN1 of the Local Plan, such that it does not fall to be defined as exceptional quality under the provisions of Paragraph 84(e) of the Framework. Therefore, the material considerations in this case do not justify granting planning permission contrary to the development plan.

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

105. Application S24/1707

Proposal:	Change of use from dwelling (C3) to children's home (C2) for up to 2 young people
Location:	The Lodge, Main Street, Hougham
Recommendation:	To authorise the Assistant Director Planning & Growth to GRANT planning permission subject to conditions

Noting comments in the public speaking session by:

Hougham Parish Council
Against

Peter Baker
Marc Whelan
Rod Bonshor

Together with:

- Provisions within South Kesteven Local Plan 2011-2036, Design Guidelines for Rutland and South Kesteven Supplementary Planning Document, National Planning Policy Framework (NPPF) and South Kesteven Local Plan Review 2021-2041 (Regulation 18 Draft).
- Comments received from Hougham Parish Council.
- Comments received from Lincolnshire County Council (Highways & SuDS).
- No comments received from Lincolnshire County Council (Children's Care Home – Senior Commissioning Officer).

During questions to Public Speakers, Members commented on:

- Whether the Parish Council had engaged with the Applicant for this application.

The Applicant stated they would engage with the local community and Parish Council and had view of objections made.

- Clarification was sought around amenities available in the village which could be accessed by the children.

A Public Speaker confirmed a playing field was shared with Marston and was outside of the Hougham boundary. It was noted there were no clubs or facilities for children to attend within the village.

- Where the nearest facilities available were.

A Public Speaker clarified there were no actual facilities within the vicinity. The closest children facility was in Long Bennington, which was 6 miles from Hougham.

- Clarification was sought from a Public Speaker who had stated the applicant had supplied incorrect or misleading information.

The Public Speaker noted the Applicant had stated there were two double garages on site, however there was one garage. The Applicant's parking plan stated that staff could utilise a Call Connect service, however this was not available for shift pattern suggestions. Other information related to a difference in numbers of children that would live in the home.

During question to Officers and debate, Members commented on:

- Clarification over the number of children that would reside in the home.

The Principal Planning Officer confirmed the application was for up to 2 children which would be strictly controlled by condition 3 of planning conditions.

- That the Applicant's had applied for a lawful development certificate which had previously been refused by the Council as the property would not operate as a residential dwelling, there would be an increase on vehicle movement, in excess of a 'normal' dwelling and would become a place of residence and work. It was felt the change of use could impact on neighbouring properties.

A lawful development certificate and planning application assessments were different. The certificate was to a degree on whether a change of use was occurring, it did not gauge any assessment on whether the change of use was acceptable or not.

Officers had accepted a material change of use which gave some rise to impact, but it was not harmful or unacceptable.

- That Hougham was a small, agricultural village with limited amenities.
- Concern was raised on the size and number of vehicles travelling through the village.
- That the Ministerial Statement highlighted that children's homes should be close to children's communities, access to schools and community support. It was felt that children's homes should be more within an urban area.
- The application form had stated care for up to 2 young people, however, the form also stated the dwelling had 5 bedrooms and 3 bathrooms and the Applicant's intention was to have any more than 4 young people living in the home.

The application was for 2 young people which was covered by condition. Another application for variation would need to be submitted if the operators wished to have 4 young people living in this home.

- That a rural village may be more suitable for the needs of the young people possibly living there.
- The balance of the benefit of the young people to the detriment to surrounding neighbours was discussed.
- Whether the Council had received any evidence that the care provider was a suitable organisation to care for young people.

The Principal Planning Officer highlighted that the organisation was not relevant to the application. The operation of the home would be covered by OFSTED.

- Further concern was raised that the young people become isolated with limited access to peers and excluded from the wider community.
- Whether any weight could be given to the lack of communication between the Applicant and local community and Parish Council.

It was highlighted that the private property could be occupied by a young family with 2 children, meaning access to facilities would remain the same. The property being isolated would have to be defended at an appeal against a young family living there against 2 young people with carers living and working there.

- It was noted that young people living in this property would be in need of special care and would not have the same behaviours as a family living in the property. Concerns from public speakers was that the young people would not be supervised 24/7.

The safety and supervision of children related to the appropriate management of the site itself and was relevant to the application. The application was for land use only.

It was confirmed that a site management plan could be conditioned.

- The wellbeing of the young people's mental health was a concern.

*(It was proposed, seconded and **AGREED** to extend the meeting until 18:15)*

- The sustainability of location for a business of this type was discussed.

The Assistant Director of Planning and Growth reminded the Committee of the existing dwelling which could be occupied for a family. The differences of the proposed use and a single dwelling were requested.

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 permission is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

Approved Plans

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

- Site Location Plan (received 2nd October 2024)

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) Notwithstanding the submitted details, before the development hereby permitted is occupied, a site management plan shall be submitted to and approved in writing by the Local Planning Authority. The Site Management Plan shall include, but shall not be limited to, the following details:

- Staff numbers
- Ratio of children to staff
- Supervision arrangements for occupants on and off site
- Shift patterns
- Staff parking management
- Additional service requirement (including any scheduled visits for education or healthcare purposes)

Thereafter, the approved Site Management Plan shall be implemented prior to first use and shall be strictly adhered to throughout the operation of the use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the safety and amenity of the occupiers, and to protect the residential amenity of neighbouring properties, as required by Policy DE1 of the South Kesteven Local Plan.

Ongoing Conditions

Use of the Property

- 4) Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that order with or without modification), the premises shall be used only as a children's care home for up to two children and for no other purpose (including any other use falling within Class C2 of the Order).

Reason: To ensure that the development operates as assessed.

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

There were none.

107. Close of meeting

The Chairman closed the meeting at 18:10.