

Minutes

Planning Committee

Thursday, 6 February 2025, 1.00 pm

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 Paul Fellows

Councillor Tim Harrison

Councillor Paul Wood

Councillor Max Sawyer

Officers

Phil Jordan (Development Management & Enforcement Manager)

Adam Murray (Principal Development Management Planner)

Miranda Beavers (Senior Development Management Planning Officer)

Amy Pryde (Democratic Services Officer)

Paul Weeks (Legal Advisor)

108. Register of attendance and apologies for absence

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

Councillor Max Sawyer substituted for Councillor Vanessa Smith.

109. Disclosure of interests

Councillor Harrish Bisnauthsing declared an interest on application S24/1719 due to calling – in the application. Councillor Bisnauthsing came to the meeting with an open mind on the application.

Councillor Charmaine Morgan declared an interest on application S24/1040 as she was a Member of the National Trust. She did not have a pecuniary interest and would be open minded on the application.

110. Minutes of the additional meeting held on 23 January 2025

It was proposed, seconded and **AGREED** to defer the approval of the minutes of the meeting held on 23 January 2025, they would be considered and voted on at the next meeting of Planning Committee.

ACTION: For the wording of reason for refusal on application S24/0568 to be shared with the Committee, at the earliest opportunity.

111. Application S24/1040

Proposal:	Installation of solar farm with associated battery storage, comprising ground mounted solar photovoltaic panels, including mounting systems, inverters and transformers, electrical substation, underground cabling, stock proof fencing, CCTV, internal access tracks and associated infrastructure for a temporary period of 40 years
Location:	Pastures Farm, High Dike, Welby
Recommendation:	To authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions.

Noting comments in the public speaking session by:

Londonthorpe & Harrowby Without Parish Council
Agent

Cllr Alan Bowling
Charlie Mayer
(Arcadis Consulting (UK) Ltd)

Together with:

- Provisions within South Kesteven 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), National Policy Statement for Energy (EN1) and National Policy Statement for Renewable Energy (EN3).
- No comments received from Association of Gardens Trust
- No comments received from Civil Aviation Authority
- Comments received from Defence Infrastructure Organisation
- No comments received from Environment Agency
- Comments received from Heritage Lincolnshire
- Comments received from Historic England
- No comments received from Black Sluice Internal Drainage Board
- No comments received from Lincolnshire County Council (Highways & SuDS)
- No comments received from Lincolnshire County Council (Minerals)
- No comments received from Lincolnshire County Council (Planning Policy)
- No comments received from Lincolnshire Fire and Rescue

- No comments received from Lincolnshire Wildlife Trust
- Comments received from Londonthorpe and Harrowby Without Parish Council
- Comments received from Natural England
- Comments received from National Trust
- Comments received from North Kesteven District Council
- No comments received from National Grid
- No comments received from National Trust
- Comments received from SKDC Conservation Officer
- Comments received from SKDC Environmental Protection Officer
- Comments received from Welby Parish Council

During questions to Public Speakers, Members commented on:

- Further clarification was sought around problems with deer's and bats within the vicinity of the proposal.

The Public Speaker noted that a large herd of deer (between 30-60) had been pictured within the proposed site. The deer used the proposed site as a route between two forest areas of land. It was stated that the road near the site was a deer accident hotspot.

It was further clarified that bats had been seen within the area during the night. The battery units would run through the night generating noise, which may impact hunting capabilities for the bats.

- It was queried how many species of bats had been seen within the area.

It was unknown as to the type of species of bats. It was clarified that the species of deer were large deer, rather than smaller muntjac deer.

- It was queried whether the land was currently being used for sheep grazing.

The Applicant confirmed the land was currently not being used for grazing, however, the farmer had plans to use the land for grazing, if the development was approved.

- Concern was raised on the placement of PV panels not being feasible to allow sheep grazing.

The Applicant clarified the solar panel would be on trackers and slightly raised at a pivot of 2.3 metres above ground level which allow space for sheep grazing beneath the panels.

- It was queried under what conditions 46MW would be produced.

46MW was a maximum export capacity to the grid. The generation was though a bell curve throughout sunrise and sunset. Maximum generation tended to be more towards

summer and the middle of the day. In legislation, maximum capacity was limited to 50MW for planning applications. Schemes with a larger generating capacity would be assessed as a Nationally Significant Infrastructure Project.

- One Member queried the average daily energy generation, based on a yearly assessment.

There was a government-based statistic that looked at generation in terms of the number of homes powered. This information for the proposal was included within the report.

- The Applicant's were queried as to how they would mitigate a safe passage for wildlife, in line with Policy DE1.

The Applicant's had engaged with ecological consultants and no major impact on wildlife had been identified.

- It was further queried whether a wildlife passage or channel could be managed by plantation or whether the site would be completely fenced off.

The Applicant confirmed corridors between the hedgerows and the fence line which the deer would be able to travel through. The proposed site itself would have fencing around the perimeter but would be set back 4-5 metres from the hedgerow.

The Principal Planning Officer provided a visual representation of the wildlife corridors available.

- Whether anything would be put into place to guide the deer to the appropriate route, rather than their original route.

It was clarified that the High Dyke had continuous hedgerow and the proposed would be for the road, then the hedgerow then the fencing within the fields and in between the hedgerow and the solar panels. This would not impact the deer crossing the High Dyke.

- Clarification was sought on the number of solar panels and battery storage units proposed.

There would be roughly under 100,000 solar panels across the site. The battery storage units were grouped into 5 sets of 8.

- How long production of green energy would take to cover the manufacturing, transportation and installation of 100,000 panels and 40 battery storage units.

Government statistics had been published which outlined the total life cycle carbon footprint of solar was lower than any other type of generation.

One Member informed the Committee that Mallard Pass would take between 10-12 years in terms of timings to produce green energy to cover the manufacturing, transportation and installation of the site.

- Concern was raised on impacts on nearby neighbouring properties and whether the site would generate further traffic and noise.
- Whether all electricity produced would be fed into the grid and whether there would be any financial benefit on electricity bills for residents within the neighbourhood.

As part of the development, there would be a community benefit fund where money would be transferred to Loundthorpe and Welby Parish Council's to spend on community projects. Members were reminded that this was not a material planning consideration and could not be taken into account in the assessment of the application.

Following a noise assessment, there was a little to very low impact on noise. A 3-metre barrier was proposed to be erected around the edges of the battery storage area which would significantly reduce noise impact within that farm.

During construction period, there would be a limited impact from construction vehicles assuming that the Grantham Southern Relief Road was completed by that point. Construction vehicles would turn off the A1 and onto the new relief road onto the High Dyke and would avoid the centre of town entirely.

The peak number of vehicles accessing the site during the construction was about 10 HGV's and 50 cars and low-goods vehicles per day which equated to 1-2 HGV's per hour or 8-9 cars an hour at construction peak and construction would last between 6-9 months.

A Cabinet Member from Lincolnshire County Council Highways had advised it was unknown when the Grantham Southern Relief Road would be completed. This proposal was due to start within 3 years, if approved.

- It was queried whether the Applicant would replace the proposed panels with more efficient ones if they became available, which would enable half the land to be released but also generate the 46MW.

The Applicant clarified that newer panels would require a whole reconstruction of the site. It was not their intention to fulfil this for this proposal to repower.

- Whether the Royal Air Force had indicated concerns regarding potential interference and the type of grass proposed that wouldn't attract a flock of birds to the site.

Electrical interference was conditioned and a plan would be agreed and need to be discharged by the Council as usual with any condition.

The bird strike risk related to the landscaping of the site itself and ensuring it was appropriately managed. Condition 12 of the schedule of conditions referred to a landscape and ecological management plan.

During question to Officers and debate, Members commented on:

- Whether the solar panels would decline in efficiency after a 10-year period.

Conditions within the report limited the output to 46MW. A condition outlined operational management plans which secured the potential replacement of panels to ensure electricity was produced effectively. Further conditions were in place if panels were producing power output effectively via a decommissioning scheme.

- The temporary period of 40 years was queried and how the recommendation would differ for a permanent site.

The DM Manager clarified that a temporary 40 year timeframe was Government Policy and was recognised within the industry at present. 40 years was based on the effective lifespan of the solar panels, as they would degrade over a period of time and technology was improving.

- Whether the math to work out electricity output of the panels was an industry standard.

It was confirmed the output would depend on the type of panels, context and landscape of where they were situated and gradient of land. It was noted that tracker panels made better use by following the direction of the sun. The inclusion of the battery storage allowed the scheme to make best use of the land.

- Whether the highest part of the proposed land had detrimental impact to Belton House, Grantham.

Consultee responses from The Gardens Trust and Historic England accepted they felt there was no harm to the asset, taking into account the cumulative potential of other sites.

- The benefits of reducing carbon emissions were queried and concern was raised on the benefits of increased biodiversity against the decrease.

The biodiversity net gain metric looked at the baseline habitat where there was a minimum requirement to provide the 10% net gain. Offsets would need to be put into place if the biodiversity net gain decreased. Conditions covered biodiversity net gain, ecological mitigations and the construction management plan had an ecological scheme of works.

- Whether the battery storage would allow electricity to be staggered into the main grid. Concern was raised that the substation would be at over capacity with 3 developments of this nature within the vicinity.

The availability of capacity was unknown. The 3 developments would require their own agreements in place in terms of connection points to the grid, which would include capacity of the grid.

- Concern was raised that the application be completed prior to the Grantham Southern Relief road. It was queried whether the traffic management plan could look into the use of best roads to use for HGV's outside of the town centre.
- Whether an informative note could be included that the traffic management plan avoided Gainsborough Corner.

The wording of a condition allowed for the routing of construction vehicles to be agreed at a different point of the process.

It was confirmed that landscaping plans covered the concerns received from National Trust.

- The percentage of cumulative impact on character and appearance and the agricultural land was queried.

Planning Authorities were unable to compel landowners to use land for agriculture and had no control over the process. As the scheme would be returned to agricultural land after the 40-year operational period, the Inspector felt there was no loss of agricultural land.

- How many days 'back-up' could be provided by the battery storage facility proposed, in the event of bad weather.
- It was queried how the Ministerial Statement on BMV protection linked into the Inspectors comment around BMV.

For solar developments, there was a sequential approach that Applicant's should take on avoiding certain grades of land. Grade 3A and 3B, such as the site proposed. Recognition from appeals of a similar nature had received high level mapping from Natural England had sequential testing could not expect Applicant's to soil test on land not within their ownership. The Ministerial Statement was still relevant in avoiding best and most versatile land.

- Whether Fire and Rescue had sufficient water supply and whether the site would have access for an 18 tonne vehicle.

The battery energy storage systems had water tanks as part of the development. The available amount of water exceeded the requirements stated by Lincolnshire Fire and Rescue.

Part A of Condition 7 had the requirement for the construction management plan to include details of the access construction to ensure emergency vehicles could access the site.

- Whether a condition could be included that the acoustic barrier for the battery storage could blend in with the landscape.

Condition 16 required the acoustic barrier to be implemented. The condition could include the need for details of an acoustic barrier to be submitted for approval.

One Member felt it was wrong to remove agricultural land from use for 40 years at a time when food security was becoming increasingly important.

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

Time Limit for Commencement

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).

Temporary Permission Limits

- 2) Written confirmation of the first export date shall be provided to the Local Planning Authority no later than 20 days following the event. The development hereby permitted shall cease on or before the expiry of a 40 year period from the date of the first export of electricity from the solar farm to the electricity grid network; excluding electricity exported during initial testing and commissioning.

The land shall thereafter be restored to its former condition in accordance with a scheme of decommissioning work (“Decommissioning Scheme”) which shall make provision for the removal of the solar panels and all other associated equipment, and the subsequent restoration of the site. The scheme shall include details of:

- (1) The extent of equipment and foundation removal, and the site restoration to be carried out;
- (2) The management and timing of any works;
- (3) A Traffic Management Plan to address the likely traffic impacts arising during the decommissioning period.
- (4) An Environmental Management Plan to include details of measures to be taken during the decommissioning period to protect wildlife, habitat features and trees on the site.
- (5) The location of any temporary compound and parking areas.
- (6) Full details of the removal of the solar arrays, associated buildings and plant, any access tracks and sub-surface cabling and all associated ground restoration, including trench backfilling.

(7) Full details of all other works to the land to allow for renewed agricultural production following the removal of structures from the site.

(8) A programme of implementation.

The Decommissioning Scheme shall be submitted to and approved in writing by the Local Planning Authority, no later than 39 years from the date of the first export of electricity and shall be subsequently implemented as approved.

Reason: The proposed development has a 40 year operational period, and to ensure that the site is fully restored to allow for agricultural use, and to maintain the rural landscape character of the area.

Approved Plans

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

- a. Proposed Site Layout (Ref: IGP-02)
- b. Proposed PV Mounting Structure (Ref: IGP-03)
- c. Proposed 33kV Substation (Ref: IGP-04)
- d. Proposed BESS and Conversion Unit (Ref: IGP-05)
- e. Proposed Battery Energy Storage Unit (Ref: IGP-06)
- f. Proposed Battery Energy Storage Water Tanks (Ref: IGP-07)
- g. Proposed CCTV Pole Details (Ref: IGP-08)
- h. Proposed Deer Fence Details (Ref: IGP-09)
- i. Proposed Weldmesh Fence Details (Ref: IGP-10)
- j. Drainage Strategy Plan (Ref: 30183533-ARC-SW-XX-RP-CE-0001)
- k. Landscape Mitigation Plan (Ref: 30183533-ARC-ELS-ZZ-DR-LV-00016-S2-P01)

Unless otherwise required by another condition of this permission.

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

Power Output

4) The exported output of the solar farm hereby approved must not exceed 46 MW (AC).

Reason: To define the permission and ensure that the output of the proposal remains below the limitations allowed under the Town and Country Planning Act.

Before the Development is Commenced

Heritage / Archaeology

Archaeological Mitigation Plan

- 5) Before the development hereby permitted is commenced, an Archaeological Mitigation Strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include:
- a. A Written Scheme of Investigation for further archaeological evaluation of the cable connection route
 - b. A plan illustrating the location of 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.

Materials Details

- 6) Before any part of the development hereby permitted is commenced, a specification of the materials to be used (including the use of any non-reflective panels) in the construction of external surfaces of the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 and EN1 of the adopted South Kesteven Local Plan; and to ensure that the development does not result in any harm to nearby heritage assets as required by Policy EN6 of the adopted Local Plan.

Biodiversity / Ecology

Construction Environmental Management Plan

- 7) Before any part of the development hereby permitted is commenced, a detailed Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The submitted CEMP shall be based on the submitted Outline Construction Environmental Management Plan (OCEMP) (Arcadis) (May 2024) and shall include measures to mitigate against the adverse effects of vehicular movements and noise and means to manage the drainage and ecological impacts of the construction stages of the development. The detailed CEMP shall include:

- a. Details of access construction to ensure that the proposed development can be accessed by emergency vehicles.
- b. Construction hours
- c. The routing of all construction vehicles
- d. The parking of all vehicles and site operatives
- e. The loading and unloading of all plant and materials
- f. The storage of all plant and materials used in constructing the development
- g. Wheel washing facilities
- h. Ecological Management Plan, including appointment of an Ecological Clerk of Works, and the implementation of Natural England licences as required.
- i. Relevant details of the archaeological mitigation strategy for the protection of retained features during the construction period.

The approved CEMP shall be strictly adhered to throughout the construction period.

Reason: To minimise the effects of the construction stage of the development on the highway, and ecological and archaeological assets.

Tree Protection & Arboricultural Method Statement

- 8) No works pursuant to this permission shall commence until a final detailed arboricultural method statement and protection plan for the protection of the retained trees and hedgerows have been submitted to and approved in writing by the Local Planning Authority.

The protection scheme and plan shall be completely implemented prior to site preparation, clearance and building works, starting on site and not removed until entirely complete. The protection scheme must include details of all trees and hedgerows to be retained and positioning of protection fencing and ground covers to create construction exclusion zones. No retained tree or hedgerow shall be cut down, uprooted, or destroyed, nor shall any retained tree or hedgerow be pruned in any manner without the prior written approval of the Local Planning Authority.

Reason: To protect the trees from unnecessary damage during the construction period, and in accordance with Policy DE1 (Good Quality Design) and Policy EN2 (Protecting Biodiversity and Geodiversity) of the adopted South Kesteven Local Plan 2011-2036.

Flood Risk and Drainage

Surface Water Management Plan

- 9) The development hereby permitted shall not be commenced until such time as a scheme for the disposal of surface water in the event of a fire within the battery energy storage system (BESS) have been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the approved scheme shall be implemented before the development hereby permitted is first brought into use, and shall be retained and maintained in full for the lifetime of the development.

Reason: To ensure that the proposed development does not give risk to an unacceptable risk of surface water flooding and groundwater pollution, as required by Policy EN4 and EN5 of the adopted South Kesteven Local Plan.

Aircraft and Associated Activities

Electrical Noise Interference Management Plan

10) No works pursuant to this permission shall commence until such time as an Electrical Noise Interference Management Plan (ENIMP) has been submitted to and approved in writing by the Local Planning Authority in consultation with the Ministry of Defence. The submitted ENIMP shall contain, but not be limited to:

- a. Manufacturers specifications for any generating and associated infrastructure to be installed at the site, to include any inverters, substations, PV panels and any associated cables (including all interconnecting cables as well as the export cables to the national grid) and connectors
- b. Details of measures designed to prevent electrical noise interference being caused to transmitter/receiver technical installations at RAF Barkston Heath
- c. A schedule setting of how the development will be operated, maintained and tested throughout its lifetime to ensure that any electrical noise interference on transmitter/receiver technical installations at RAF Barkston Heath is prevented; and
- d. A protocol through which the site operator can be notified of electrical noise interference issues or observations, the measures that would be taken to investigate, and a description of the approach to resolving/mitigating those impacts.

The provisions set out in the approved ENIMP and any modifications or mitigation, as agreed in writing by the Local Planning Authority shall be maintained for the lifetime of the development. No electrical component or electrical equipment not specified in the approved ENIMP shall be installed or operated within the site without the express written consent of the Local Planning Authority, in consultation with the Ministry of Defence.

Reason: In the interests of maintaining the effective operation of national defence infrastructure and to maintain aviation safety.

During Building Works

Biodiversity / Ecology

Ecological Mitigation

- 11) All works on site during the construction period shall be carried out in accordance with the recommendations contained within Section 3 of the Ecological Impact Assessment (Clarkson and Woods) (May 2024), including reasonable avoidance measures for protected species and the provision and retention of skylark mitigation plots.

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

Before the Development is Operational

Landscape and Visual Impact

Landscape and Ecological Management Plan

- 12) Before the solar development hereby permitted is operational, a Landscape and Ecological Management Plan (LEMP) shall have been submitted to and approved in writing by the Local Planning Authority and shall include details of the management and monitoring of the site during the operational period.

Reason: To protect and enhance the existing landscape features on the site, and to mitigate the harm to the landscape and visual characteristics of the area as a result of the development; and in accordance with Policy EN1 (Landscape Character), EN2 (Protecting Biodiversity and Geodiversity) and DE1 (Promoting Good Quality Design) of the adopted South Kesteven Local Plan.

Landscaping Implementation

- 13) Before the end of the first planting / seeding season following the date when electrical power is first exported ("first export date"), all landscaping works shown on the approved Landscape Mitigation Plan (Ref: 30183533-ARC-ELS-ZZ-DR-LV-00016-S2-P01) shall have been carried out in full, unless otherwise required by another condition of this permission,

Reason: To mitigate the harm to the rural character caused by the proposal and to secure a biodiversity net gain and in accordance with Policy EN1 (Landscape Character) and Policy EN2 (Protecting Biodiversity and Geodiversity) of the adopted South Kesteven Local Plan.

External Material Implementation

- 14) Before the development is operational, the external appearance of all built form on the site shall have been completed in accordance with the details approved by Condition 6 above.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 (Promoting Good Quality Design) of the adopted South Kesteven Local Plan.

Access / Highways

Operational Environmental Management Plan

- 15) Before the date of the first export of electricity from the development hereby permitted, an Operational Environmental Management Plan (OEMP) relating to any maintenance or repair works of the approved development shall be submitted to, and approved in writing by the Local Planning Authority.

Reason: To ensure that the solar farm continues to generate electricity; and to mitigate the impacts of any further construction works required for the repair or replacement solar arrays; in accordance with Policy RE1 (Renewable Energy Generation) of the adopted South Kesteven Local Plan.

Pollution Control

Noise Mitigation Implementation

- 16) Before the date of the first export of electricity from the development hereby permitted, a 3m high acoustic barrier to the Battery Energy Storage System (BESS) shall be installed, as indicated on Figure 6-5 of the submitted Noise Assessment (ref: 30183533-ARC-NOI-REP-00001/Rev 02), in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority. Thereafter, the acoustic barrier shall be retained and maintained for the lifetime of the development.

Reason: To ensure that the solar farm does not give rise to any unacceptable adverse noise impacts on residential amenity, and to ensure that the development operates as assessed; and in accordance with Policy EN4 and DE1 of the adopted South Kesteven Local Plan.

Ongoing

Landscape and Visual Impact

Lighting Details

- 17) No permanent illumination of the site shall be permitted unless otherwise agreed in writing by the Local Planning Authority. In such circumstances, prior to the erection of any external lighting on site, a lighting plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance

with the approved details and thereafter retained for the lifetime of the development.

Reason: To protect the rural character of the site and in accordance with Policy EN1 (Landscape Character) of the adopted South Kesteven Local Plan.

Compliance with LEMP

18) The approved development must be carried out in accordance with the approved Landscape and Ecological Management Plan.

Reason: To protect and enhance the existing landscape features, and to mitigate the harm to the landscape and visual characteristics of the area as a result of the development; and in accordance with Policy EN1 and DE1 of the adopted Local Plan.

Landscape Protection

19) Within a period of five years from the first export date, any trees or plants provided as part of the approved Landscaping Plan that die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced in the first planting season following any such loss with a specimen of the same size and species, unless otherwise agreed by the Local Planning Authority.

Reason: To mitigate the harm to the rural character caused by the proposal and to secure a biodiversity net gain and in accordance with Policy EN1 (Landscape Character) of the adopted Local Plan.

Early Decommissioning

20) In the event that the site ceases to generate electricity for a period of 12 months prior to the cessation of the 40 year period, a scheme of Decommissioning Works ("Early Decommissioning Scheme") shall be submitted no later than 6 months from the end of the 12 month non-electricity generating period to the Local Planning Authority for approval in writing. The early decommissioning scheme shall include the same details required under the Decommissioning Scheme set out in Condition 2 of this permission.

Thereafter, the early decommissioning scheme shall be carried out in accordance with the approved details.

Reason: To ensure that the solar farm continues to generate electricity or is otherwise removed to the benefit of the character and appearance, and agricultural productivity of the District; in accordance with Policy EN1 and RE1 of the adopted South Kesteven Local Plan.

(Councillor Tim Harrison and Max Sawyer voted against this proposal)

112. Application S24/1327

Proposal:	Conversion of former school house building together with erection of 3 (no) 3-storey apartment blocks to form a total of 60 (no) apartments with associated amenity space and vehicle parking; following demolition of the existing workshop and office building (Revised submission of S23/0882)
Location:	The Old School House, Station Road East, Grantham
Recommendation:	To authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions

Noting comments in the public speaking session by:

Applicant Agent

Adam Partington

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.
- Comments received from Anglian Water
- No comments received from Cadent Gas
- Comments received from Grantham Civic Society
- Comments received from Grantham Town Council
- Comments received from Heritage Lincolnshire
- No comments received from Historic England
- No comments received from Lincolnshire County Council (Education)
- Comments received from Lincolnshire County Council (Highways & SuDS)
- No comments received from Lincolnshire Fire & Rescue
- No comments received from Lincolnshire Police Crime Prevention Officer
- No comments received from Lincolnshire Wildlife Trust
- Comments received from LNER
- Comments received from NHS Lincolnshire Integrated Care Board
- Comments received from SKDC Conservation Officer
- No comments received from SKDC Environmental Protection
- No comments received from SKDC Planning Policy Officer – Affordable Housing
- Comments received from SKDC Urban Design Officer
- Comments received from Network Rail

(Councillor Charmaine Morgan declared this application was within her District Ward)

During questions to Public Speakers, Members commented on:

- A query was raised to the Applicant on the difference in height between the existing school and the proposed building.

The height difference was available on the scale drawings. The difference in height between the retained old school building and the ridge height of the new build element was 2 metres.

- Concern was raised on parking provided and bin storage.

The bin storage within the report was the full bin provision proposed.

- The height between the proposal and St Johns Church, Grantham was queried.

The Committee were shown indicative illustrations of a visual representation. The proposed new build was comparable to properties on the opposite side of Launder Terrace, Grantham.

- Whether the Applicant would accept the inclusion of the key Victorian features on the window treatments.

The Applicant confirmed that a detailed characterisation survey was undertaken of the area North to the site. With bringing a terraced form design onto the site, there was a deliberate design choice to suite the area but also allowing the existing buildings gothic features to exist. Decorative elements could also be conditioned.

- Whether any of the proposed properties had accessibility design features.

Condition 3 secured details of accessible and adaptable properties. A minimum of 10% of properties would need to be of an accessible standard.

- The number of car parking spaces provided against how many residents may have cars was queried.

The Applicant confirmed that 15 car parking spaces were provided, with 3 accessible spaces. There would also be the opportunity for motorcycle and bike storage. The Applicant's ambition was for future residents to recognise the walking distances to the bus station and train station.

During question to Officers and debate, Members commented on:

- Members were pleased that the Junior School would be retained. The loss of the Infant School was regrettable.
- That comments from the Civic Society had raised concerns on the condition of the building. It was disappointing that a significant amount of roofing was removed from the building resulting in damage.

- The site was directly opposite a low-cost public car park. It was stated that residents may park on the public highway rather than paying for a low-cost car park. The parking in conjunction with bin storage was already a concern for this area.

A further response had been received from Highways following a parking assessment being submitted by the Applicant. Highways had not provided any further comments, however, firstly they had not raised a formal objection to the application and did not raise an objection to the original refused application. Parking was not a reason for refusal on the previous application.

- That the application included commercial waste collection arrangements.
- Whether the increase of parking would mean a reduction of flats, questioning the viability of the application.

The Principal Planning Officer clarified that if the quantum of houses being provided was decreased, this would impact the viability position.

- Further concern was raised on the design, parking and that a S106 agreement could not be secured.
- It was suggested that a parking management plan be implemented and for the Applicant to negotiate with the neighbouring car park on a discount scheme.

Condition 4 looked into large scale details including design of brickwork and other features.

- Whether trees and landscaping could be included within the proposal.

A soft landscaping condition could be included alongside the mandatory biodiversity net gain condition to ensure the 10% net gain was met.

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

- 2) The development hereby permitted shall be carried out in accordance with the following list of approved plans:
 - a. Proposed Block Plan (Ref: 21-107-001)
 - b. Proposed Elevations Plan – Block A, B and D – Part 1 (Ref: 21-107-006/Rev A)

- c. Proposed Elevations Plan – Block A, B and D – Part 2 (Ref: 21-107-007/Rev A)
- d. Proposed Elevations Plan – Block C (Ref: 21-107-005/Rev A)
- e. Proposed Ground Floor Plans (Ref: 21-107-002)
- f. Proposed First Floor Plans (Ref: 21-107-003/Rev A)
- g. Proposed Second Floor Plans (Ref: 21-107-004)

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

Meeting All Housing Needs

Part M4(2) Dwellings

- 3) Before any part of the development hereby permitted is commenced, a plan indicating the provision of 10% of the dwellings as being Accessible and Adaptable in line with the standard set out in Part M4(2) of the Building Regulations shall have been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the development shall be completed in accordance with the approved details and the dwellings shall be retained as such for the lifetime of the development.

Reason: To ensure that the development meets the needs of all future residents as required by Policy H4 of the adopted Local Plan.

Design Quality and Visual Impact

Large Scale Details

- 4) No part of the development hereby permitted shall be commenced, until large scale details of all external features (including fenestration, brickwork embellishment, dormer detailing and materials, and eaves detailing) 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 prior to first occupation.

Reason: To ensure a satisfactory appearance to the development in accordance with Policy DE1 (Promoting Good Quality Design) and to minimise the harm to a non-designated heritage asset in accordance with Policy EN6 (The Historic Environment) of the adopted South Kesteven Local Plan.

Heritage and Archaeology

Written Scheme of Investigation – Building Recording

- 5) Before any part of the development hereby permitted is commenced, a Written Scheme of Archaeological Investigation (WSI) shall have been submitted to and approved in writing by the Local Planning Authority. The submitted WSI shall include details of a Level 3 Historic Building Recording as defined by Historic England (Understanding Historic Buildings) for any structures to be demolished prior to any works being undertaken and for the retention of the former school notice boards.

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

Reason: In order to provide a reasonable opportunity to record the historic of the site and in accordance with Policy EN6 (The Historic Environment) of the adopted South Kesteven Local Plan.

Residential Amenity

Demolition Method Statement & Construction Management Plan

- 6) No works pursuant to this permission, including demolition of buildings hereby permitted, until a Demolition Method Statement and Construction and Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The submitted Plan and Statement shall include measures to mitigate the adverse impacts of noise, dust and vehicular movements during the demolition and construction stages of the permitted development. The submitted document shall include:
- a. The phasing of the development, to include demolition phasing and build routes.
 - b. Construction, demolition and delivery hours
 - c. The parking of all vehicles of site operatives and visitors
 - d. The on-site loading and unloading of all plant and materials.
 - e. The on-site storage of all plant and materials used in constructing the development
 - f. The routing of all vehicles associated with the demolition and construction activities of the development.
 - g. Wheel washing facilities
 - h. A strategy stating how surface water runoff 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.
 - i. A method statement for how demolition and removal works of the existing buildings will be undertaken.
 - j. Ecological Management Plan, including appointment of an Ecological Clerk of Works, and the implementation of Natural England licences as required.

Thereafter, the Demolition Method Statement shall be strictly adhered to throughout the demolition period.

The Construction Management Plan shall be strictly adhered to throughout the construction period.

Reason: To minimise the effects of the demolition and construction activities on the residential amenity of neighbouring properties and the public highway and protected species.

Flood Risk and Drainage

Surface Water Drainage Strategy

- 7) Before the development hereby permitted is commenced, a scheme for the treatment of surface water drainage shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall:
- a. Be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development
 - b. Provide flood exceedance routing for storm events greater than the 1 in 100 year event.
 - c. Provide details of how runoff 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 surface areas within the development into the existing drainage infrastructure and watercourse system without exceeding the runoff rate for the undeveloped site.
 - d. Provide attenuation details and discharge rates which shall be restricted
 - e. Provide details of the timetable for and any phasing of the implementation of the drainage scheme; and
 - f. 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 arrangement required to secure the operation of the drainage system throughout its lifetime.

Thereafter, no dwelling shall be occupied until the approved scheme has been completed or provided on 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.

Pollution Control

Ground Investigation

- 8) No works pursuant to this permission shall commence, unless otherwise agreed in writing by the Local Planning Authority, until there have been submitted to and approved in writing:

- a. A desk top study documenting all the previous and existing land uses of the site and adjacent land (Phase I);

Should the Phase I Study identify potentially contaminative land uses, the Applicant shall provide to a Phase 2 site investigation detailed below:

- b. A site investigation report assessing the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study; and if required
- c. A detailed scheme for remediation works (should such works be required) and measures to be undertaken to avoid risk from contaminants and / or gases when the site is developed and proposals for future maintenance and monitoring. Such a scheme shall include the nomination of a competent person to oversee the implementation of the works.

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigation and remediation will not cause pollution in the interests of the amenities of future residents and users of the development; and in accordance with Local Plan Policy EN4 (Pollution Control)

Biodiversity / Ecology

Ecological Assessment and Mitigation

- 9) Notwithstanding the submitted documentation, no works pursuant to this permission shall be commenced until an up-to-date Ecological Impact Assessment, including the results of any necessary protected species surveys, has been submitted to and approved in writing by the Local Planning Authority. The submitted Ecological Impact Assessment must include a Biodiversity Mitigation and Enhancement Scheme, including a scheme for the provision of bat and bird boxes as part of the development scheme.

The submitted Mitigation and Enhancement Scheme shall include a plan identifying the location of any mitigation and enhancement, along with a detailed scheme (and technical details of each of the proposed measures. Thereafter, the required mitigation and enhancement measures shall be completed in full in accordance with the agreed scheme, prior to the first occupation of the development.

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

During Building Works

Design Quality and Visual Impact

Materials Details – salvaged material

- 10) Following the demolition works hereby approved, but prior to the commencement of any works for the development of the replacement structures, a detailed specification of the material to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The submitted specification shall include large scale details of the use salvaged materials from the demolition of the former building.

Reason: To ensure a satisfactory appearance to the development in accordance with Policy DE1 (Promoting Good Quality Design) of the adopted South Kesteven Local Plan.

Soft Landscaping Details

- 11) No development above damp-proof course shall take place until details of any soft landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. Details shall include:
- a. planting plans;
 - b. written specifications (including cultivation and other operations associated with plant and grass establishment);
 - c. schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;

Thereafter, the approved soft landscaping scheme shall be implemented before any part of the development hereby permitted is occupied.

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

Climate Change

Sustainable Construction

- 12) No development above damp-proof course shall take place until details demonstrating how the proposed development would comply with the requirements of Policy SB1 have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of how carbon dioxide emissions would be minimised through the design and construction of the development, details of water efficiency; and provision of electric car charging infrastructure.

The approved sustainable building measures shall be completed in full, in accordance with the agreed scheme, prior to the first occupation hereby permitted.

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

Access and Highways

Parking Management Plan

- 13) No development above damp-proof course shall take place until a Parking Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Parking Management Plan shall set out details for the allocation and management of the available on-site parking spaces.

Reason: To ensure that the development does not give rise to any unacceptable impacts on highways safety due to encouraging on-street parking; in order to comply with the requirements of Policy ID2 of the adopted South Kesteven Local Plan.

Before the Development is Occupied

Design Quality and Visual Impact

Materials Implementation

- 14) Before any part of the development hereby permitted is occupied, the external elevations shall have been completed in accordance with the materials details approved by Condition 10 above.

Reason: To ensure a satisfactory appearance to the development in accordance with Policy DE1 (Promoting Good Quality Design) of the adopted South Kesteven Local Plan.

Boundary Treatment Implementation

- 15) Before any part of the development hereby permitted is occupied, the works to provide the boundary treatments for the site as shown on the approved plans shall have been completed in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development in accordance with Policy DE1 (Promoting Good Quality Design) of the adopted South Kesteven Local Plan.

Pollution Control

Verification Report

16) Before any part of the development hereby permitted is occupied, where remediation is required by Condition 8 above, a verification report shall be submitted to and approved in writing by the Local Planning Authority. The report shall have been submitted by the agreed competent person and identify that the approved remedial works have been implemented. The report shall include, unless otherwise agreed in writing:

- a. A complete record of remediation activities, and data collected, as identified in the remediation scheme to support compliance with the agreed remediation objectives.
- b. Photographs of the remediation works in progress; and
- c. Certificates demonstrating that imported and / or material left in situ is free from contamination.

Thereafter, the scheme shall be monitored and maintained in accordance with the approved remediation scheme.

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigation and remediation will not cause pollution in the interests of the amenities of future residents and users of the development; and in accordance with Local Plan Policy EN4 (Pollution Control)

(Councillor Tim Harrison voted against the proposal)

(The Committee had a 10-minute break)

113. Application S24/1822

Proposal: Proposed demolition of Class Q consented barn and erection of a detached dwelling, hard and soft landscaping and formation of a re-wilding Zone

Location: Wildwood, Nightingale Lane, Aisby, NG32 3NE

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

Noting comments in the public speaking session by:

Against

Simon Jones

Applicant Agent

John Dickie

Together with:

- Provisions within SKDC Local Plan 2011-2036, National Planning Policy Framework and Design Guidelines for Rutland and South Kesteven (November 2021).

- Comments received from LCC Highways & SuDS.
- Comments received from Lincolnshire Wildlife Trust.
- Comments received from Heydour Parish Council.
- No comments received from Environmental Protection.
- No comments received from Historic England.

During questions to Public Speakers, Members commented on:

- Clarification was sought around the objector's property in relation to the proposal.

The Committee were shown a Google earth aerial view to provide a visual representation.

During question to Officers and debate, Members commented on:

- Whether the proposal was for a separate dwelling and whether the garden was included within the application.

The application was for a standalone dwelling house with its own residential curtilage including landscaping within the access point and garden.

- Whether further information could be provided on the materials used for thermal efficiency.

A pre-commencement condition requested details of materials being used for thermal efficiency.

It was confirmed that the property closest to the proposal was an outbuilding.

- Whether any boundary treatments would screen the 2 proposed windows from the neighboring property.

The Planning Officer confirmed the separation distance between the neighbor was to a certain standard and was assessed against the fallback position.

- The approximate distance between the proposal, Hawthorne House and Wildwood was queried.

It was confirmed there was 100 meters between the proposal and Hawthorne House and Wildwood.

It was suggested a condition be included on the requirement for landscaping edging to prevent any overlooking.

Condition 9 required details of a soft landscaping scheme to be submitted. An informative would be suitable to request further planting along boundaries for native species.

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

Time Limit for Commencement

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

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

- i. Drawing No.JDA 202-0755-LOCATION.001 Location Plan
- ii. Drawing No.JDA 2024-0755-SITE.001A Proposed Site Plan
- iii. Drawing No.JDA 2024-755-FLOORS-ELEVS.001A Proposed Floor Plans and Elevations
- iv. Drawing No.JDA 2024-0755-LIGHTING.001Proposed Lighting

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

Before the development hereby permitted is commenced, a scheme relating to the survey of the land for contamination shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- i. A desk top study documenting all the previous and existing land uses of the site and adjacent land;
- ii. A site investigation report assessing the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study; and
- iii. A detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring.
- iv. Shall include the nomination of a competent person to oversee the implementation of the works.

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

During Building Works

During construction of the development hereby permitted, the approved Construction Management Plan October 2024 (Drawing No.JDA/2024/755/CEMP/001) shall be adhered to in full unless otherwise agreed in writing by the Local Planning Authority.

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.

Before any of the works on the external elevations for the building(s) hereby permitted are begun, a detailed specification of the materials (including colour of any render, paintwork or colourwash) to be used in the construction of the external surfaces shall have been submitted to and approved in writing by the Local Planning Authority.

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

'Construction work' shall only be carried out between the hours of 7:30 am to 6:00 pm Monday to Friday and 9:00 am to 1:00 pm on a Saturday.

Construction work shall not be carried out on Sundays or Public Holidays.

The term 'construction work' shall include mobile and fixed plant/machinery, (e.g., generators) radios and the delivery of construction materials.

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

During construction work, 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: In order to minimise noise impacts on the occupiers of adjacent residential dwellings, in accordance with Policy DE1 of the South Kesteven Local Plan.

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority.

The remediation strategy shall be implemented as approved.

Reason: To ensure that the proposed development not cause pollution in the interests of the amenities of the future residents and users of the development; and in accordance with Local Plan Policy EN4.

Before any construction work above ground is commenced, details of any soft landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. Details shall include:

- i. planting plans;
- ii. written specifications (including cultivation and other operations associated with plant and grass establishment);

- iii. schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;

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

Before the Development is Occupied

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

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

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

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

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

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

Before any part of the development hereby permitted is occupied/brought into use, all hard landscape and soft landscaping works shall have been carried out in accordance with the approved hard landscaping details.

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

Ongoing

Within a period of five years from the first occupation of the final dwelling/unit of the development hereby permitted, any trees or plants provided as part of the approved soft landscaping scheme, that die or become, in the opinion of

the Local Planning Authority, seriously damaged or defective, shall be replaced in the first planting season following any such loss with a specimen of the same size and species as was approved in condition above unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, or re-enacting that Order, with or without modification), no enlargement, improvement or other alteration of the approved properties, shall be carried out without planning permission first having been granted by the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause harm to the character of the area, and for this reason would wish to control any future development and in accordance with Policy DE1 (Promoting Good Quality Design) of the adopted South Kesteven Local Plan.

Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, or re-enacting that Order, with or without modification), no buildings etc. incidental to the enjoyment of the dwellinghouse, shall be constructed without planning permission first having been granted by the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause harm to the character of the area, and for this reason would wish to control any future development and in accordance with Policy DE1 (Promoting Good Quality Design) of the adopted South Kesteven Local Plan.

114. Application S24/1719

Proposal:	Change of use of outbuilding to single dwelling
Location:	1 Albert Road, Stamford, Lincolnshire, PE9 2EA
Recommendation:	To authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions.

Together with:

- Provisions within SKDC Local Plan 2011-2036, National Planning Policy Framework and Stamford Neighbourhood Plan
- No comments received from the Parish Council.
- No comments received from LCC Highways and SuDS Support.
- No comments received from Ward Councillors.
- Comments received from Conservation Officer.
- Comments received from Environment Agency.
- No comments received from Peterborough City Council.
- Comments received from Environmental Protection Services.

During question to Officers and debate, Members commented on:

- Whether there was any parking proposed.

There was no additional parking proposed beyond the current position. The building currently could be lawfully occupied for ancillary residential accommodation; therefore, it was difficult to justify an increase in parking demand.

- That the building was within close proximity to several car parks.
- Whether Officer's were satisfied with the flooding risks.

There had been no changes to the flooding risk as the dwelling would remain the same.

- Concern was raised on the difference between an outbuilding and a dwelling of residence. It was further queried whether the proposal had building regulations for an outbuilding or dwelling.

The DM Manager clarified the change from an ancillary outbuilding to a dwelling would require the appropriate building regulations, this was a separate matter but could be an informative.

- Clarification was sought around the flood risk and drainage in relation to whether the proposal met Environment Agency's strict measurements.

Condition 3 required the finished floor levels to be completed in accordance with the flood risk assessment which specified measurements for finished floor levels.

Any advisories recommended by the Environment Agency would be provided and included on the decision notice.

- Clarification was sought whether condition 4 removed permitted development rights.

The removal of permitted development rights meant the Applicant could not automatically add extensions or outbuildings without the need for an application to the Council.

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

Time Limit for Commencement

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

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

Approved Plans

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

- i. OS Location Plan as shown on Site Plan, Block Plan and OS Location Plan as Existing re. Drawing No.5 received 4 October 2024
- ii. Site Plan, Block Plan and OS Location Plan as Proposed re. Drawing No.7 received 4 October 2024
- iii. Proposed Elevations re. Drawing No.8 received 4 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 Prior to the occupation of the development hereby permitted, the finished floor levels shall have been completed in accordance with the submitted flood risk assessment in section 6.6 of the Planning Statement, undertaken by James Turley Planning Ltd (dated October 2024) and the following mitigation measures it details:

- Finished floor level for the bedroom to be set no lower than 23.335 mAOD
 - Finished floor level for the living area to be set no lower than 22.36 mAOD
- These mitigation measures shall be retained and maintained thereafter throughout the lifetime of the development.

Reason To reduce the risk of flooding to the proposed development and future occupants in line with Policy EN5 of the South Kesteven Local Plan

Ongoing conditions

4. Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration to the property other than those expressly authorised by this permission shall be carried out without Planning Permission first having been granted by the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby properties and the character and appearance of the area.

- 1.1 Notwithstanding the provisions of Schedule 2, Part 1, Classes B & C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order

with or without modification), no window, dormer window, rooflight or other development consisting of an alteration to the roof of the property other than those expressly authorised by this permission shall be constructed without Planning Permission first having been granted by the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby properties and the character and appearance of the area.

Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no building, enclosure, swimming or other pool or container used for domestic heating purposes shall be constructed within the curtilage of the dwellinghouse without Planning Permission first having been granted by the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area, and for this reason would wish to control any future development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

- 1.2 Notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no gate, fence, wall or other means of enclosure shall be constructed within or on the boundary of the curtilage of the site without Planning Permission first having been granted by the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area, and for this reason would wish to control any future development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

115. Application S23/0299

Proposal:	Erection of 67 dwellings with associated vehicular access from Reedings Road and Owen Way, and associated public open space and infrastructure
Location:	Land at Reedings Road, Barrowby
Recommendation:	To authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to

conditions and the completion of a Section 106 Agreement

During question to Officers and debate, Members commented on:

- One Member raised their disappointment on Lincolnshire County Council.

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

Time Limit for Commencement

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

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

Approved Plans

- 2) The development hereby permitted shall be carried out in accordance with the following list of approved plans:
 - a) Planning Submission Schedule (Dated 4 June 2024)

Unless otherwise required by another condition of this permission.

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

Before Development is Commenced

Archaeological Investigation

- 3) Before the development hereby permitted is commenced, the programme of archaeological investigations shall have been completed in accordance with the approved Written Scheme of Investigation for Archaeological Evaluation Trenching (Lanpro) (June 2022), and a report submitted to and approved in writing by the Local Planning Authority.

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

Construction Management Plan

- 4) No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan and Statement shall include measures to mitigate the adverse impacts during the construction stages of the permitted development and shall include:
- a. The phasing of the development, including access construction and build routes.
 - b. The on-site parking of all vehicles of site operatives and visitors.
 - c. The on-site loading and unloading of all plant and materials.
 - d. The on-site storage of all plant and materials to be used in constructing the development.
 - e. Dust suppression measures.
 - f. Wheel washing facilities.
 - g. A strategy stating how surface water runoff on and from the development will be managed during the construction, and protection measures for any sustainable features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during all construction works.

The Construction Management Plan and Statement shall be strictly adhered to throughout the construction period.

Reason: In the interests of residential amenity, and to prevent flooding upstream or downstream of the application site.

Part M4(2) Dwellings

- 5) Before any part of the development hereby permitted is commenced, a plan indicating the provision of 10% of the dwellings as being Accessible and Adaptable in line with the standards set out in Part M4(2) of the Building Regulations, shall have been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the development shall be completed in accordance with the approved details and the dwellings shall be retained as such for the lifetime of the development.

Reason: To ensure that the development meets the needs of all future residents as required by Policy H4 of the adopted Local Plan.

Surface Water Drainage Strategy

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

- a. Be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.
- b. Provide flood exceedance routing for storm events greater than the 1 in 100 year event;
- c. 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 drainage infrastructure and watercourse system without exceeding the runoff rate for the undeveloped site;
- d. Provide attenuation details and discharge rates which shall be restricted;
- e. Provide details of the timetable for and any phasing of the implementation of the drainage scheme; and
- f. 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.

Thereafter, no dwelling shall be occupied until the approved scheme has been completed or provided on 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.

Tree Protection Measures

- 7) Before the development hereby permitted is commenced, including bringing any plant or materials on to the site, the tree protection measures indicated on the Tree Protection Plan (Ref: RSE_6038_TPP/Rev V3) shall have been implemented in full.

Thereafter, the protection measures shall be retained on site until all works have been completed.

Reason: In the interests of visual amenity and for the avoidance of doubt.

Estate Road Phasing Plan

- 8) Before the development hereby permitted is commenced, an Estate Road Phasing and Completion Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall set out how

the construction of the development will be phased and standards to which the estate roads on each phase will be completed during the construction period of the development.

Thereafter, the development shall be undertaken in accordance with the approved details.

Reason: To ensure that a safe and suitable standard of vehicular and pedestrian access is provided for residents throughout the construction period of the development.

During Building Works

EV Charging Points Plan

- 9) No development above damp-proof course shall take place until a plan detailing the local of electric vehicle charging points, as required by Local Plan Policy SB1, has been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the approved electric vehicle charging points shall be installed prior to first occupation of the dwellings hereby permitted.

Reason: To ensure the development mitigates against and adapts to climate change in accordance with Policy SB1 of the adopted South Kesteven Local Plan.

Construction Hours

- 10) Construction work on site shall only be carried out between the hours of 0730 and 1800 Monday to Friday, and 0900 to 1300 on Saturdays. Construction work shall not be carried out on Sundays or Public Holidays; unless otherwise agreed in writing by the Local Planning Authority.

The term “construction work” shall include all mobile plant and machinery, radios and the delivery of construction materials.

Reason: To minimise noise impacts on nearby residential dwellings.

Delivery Hours

- 11) Deliveries of construction materials shall only take place between the hours of 0800 and 1700 Monday to Friday, and 0900 and 1700 on Saturdays. Deliveries shall not take place on Sundays or public holidays.

Reason: To minimise noise impacts on the adjacent residential dwellings.

Ecological Mitigation

- 12) All works on site, including construction and delivery works, shall be carried out in accordance with the recommendations contained within Section 6 of the Ecological Appraisal (BSG Ecology) (December 2022), 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.

Previously Unidentified Contamination

- 13) Should the developer, during excavation and construction works of the approved development site, find any area 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 in writing by the Local Planning Authority. Thereafter, the approved remediation scheme shall be implemented in accordance with the approved details.

Following the completion of the measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing by the Local Planning Authority prior to the first occupation of the dwellings hereby permitted.

Reason: previous activities associated with the site may have caused, or had the potential to cause, land contamination and to ensure that any site investigation and remediation will not cause pollution, in the interests of the amenities of future residents and users of the development; and in accordance with Policy EN4 of the Local Plan.

Revised Travel Plan

- 14) Notwithstanding the submitted details, before any development above damp-proof course, a revised Travel Plan, including specific modal share targets for active travel modes which seek to achieve the Government's objectives for 50% of all trips to be made by active travel methods, shall have been submitted to and approved in writing by the Local Planning Authority. This shall include a scheme making available 2 free annual travel passes per dwelling for the first year of their occupation.

Reason: In order that the permitted development conforms to the requirements of the National Planning Policy Framework, by ensuring that

access to the site is sustainable and that there is reduced dependency on the private car for journeys to and from the development.

Before the Development is Occupied

Sustainable Building

- 15) Prior to the occupation of each dwelling hereby permitted, works shall be undertaken to conform with the sustainable building measures detailed in the approved Sustainability Statement (JSP Sustainability) (October 2022).

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

Materials Compliance

- 16) Before each dwelling hereby permitted is first occupied, the external materials must have been completed in accordance with the approved Proposed Charter Plan (Ref: BA/CP/01/Rev A) and the corresponding approved housetypes pack detailed in the Drawing Schedule (4 June 2024).

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

Hard Landscaping

- 17) Before any part of the development hereby permitted is occupied, all hard landscaping works, including the proposed children's play area, and street surfacing, shall have been completed in accordance with the approved Proposed Charter Plan (Ref: BA/CP/01/Rev A).

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

Boundary Treatments

- 18) Before each dwelling hereby permitted is occupied, the works to provide the boundary treatments relating to that part of the development shall have been completed in accordance with the approved Proposed Charter Plan (Ref: BA/CP/01/Rev A) and the approved Landscaping Plan (Ref: 10821-FPCR-XX-XX-DR-L-003 P13, 10821-FPCR-XX-XX-DR-L-004 P13 and 10821-FPCR-XX-XX-DR-L-005 P13).

Reason: To provide a satisfactory appearance to any boundary treatments and by screening rear gardens from public view, in the interests of the privacy and amenity of the occupants of the proposed and neighbouring dwellings and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

Travel Plan Compliance

- 19) Before any dwelling hereby permitted is occupied, the measures contained with the approved Travel Plan shall be implemented in accordance with the approved details and shall continue to be implemented for as long as any part of the development is occupied.

Reason: In order that the permitted development conforms to the requirements of the National Planning Policy Framework, by ensuring that access to the site is sustainable and that there is reduced dependency on the private car for journeys to and from the development.

Reedings Road / Owen Way junction

- 20) Before any part of the development is occupied, all of that part of the estate road and associated footways that forms the junctions with Reedings Road and Owen Way, and which will be constructed within the limits of the public highway, shall be laid out and constructed to finished levels in accordance with details to be submitted to, and approved in writing by the Local Planning Authority.

Reason: In the interest of safety, to avoid the creation of pedestrian trip hazards within the public highway from surfacing materials, manholes and gullies that may otherwise remain for an extended period of time at dissimilar, interim construction levels.

Ongoing Conditions

Soft Landscaping

- 21) Before the end of the first planting / seeding season following the first occupation of the development hereby permitted, all soft landscaping works shall have been completed in accordance with the approved planting plans:

- FPCR, Detailed POS Planting Sheet 1 of 5, drawing number 10821-FPCR-XX-XX-DR-L-0001 P14
- FPCR, Detailed POS Planting Plan Sheet 2 of 5, drawing number 10821-FPCR-XX-XX-DR-L-0002 P14
- FPCR, Detailed On-Plot Planting Plan, drawing number 10821-FPCR-XX-XX-DR-L-0003 P13
- FPCR, Detailed On-Plot Planting Plan, drawing number 10821-FPCR-XX-XX-DR-L-0004 P13

- FPCR, Detailed On-Plot Planting Pan, drawing number 10821-FPCR-XX-XX-DR-L-005 P13

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

Soft Landscaping Protection

22) Within a period of five years from the first of occupation of the final dwelling 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, unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscaping, in accordance with the approved designs, and in accordance with Policy DE1 and EN2 of the adopted South Kesteven Local Plan.

Landscape Ecology Management Plan

23) Following first occupation of the final dwelling hereby permitted, the approved Landscape Ecology Management Plan (BSG Ecology) (October 2022) shall be adhered to in full, unless otherwise agreed in writing by the Local Planning Authority.

Reason: Soft landscaping makes an important contribution to the development and its assimilation with its surroundings, and in the interests of best ecological practice; and in accordance with Policy DE1 and EN2 of the adopted South Kesteven Local Plan.

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

There were none.

117. Close of meeting

The Chairman closed the meeting at 16:14.

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