



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

3 April 2025



S24/1681

Proposal:	Application for the approval of reserved matters relating to access, appearance, landscaping, layout and scale for convenience store (Class E) as part of local centre pursuant to outline planning permission S08/1231
Location:	Land to the west of Penryhn Way Poplar Farm Grantham
Applicant	Norwich Hub and Buckminster
Application Type:	Reserved Matters
Reason for Referral to Committee:	Application for the approval of reserved matters pursuant to an outline planning permission granted by Planning Committee
Key Issues:	<ul style="list-style-type: none">• Compliance with the outline planning permission• Impact on the character and appearance of the area• Impact on neighbouring amenity• Access and Parking
Technical Documents:	<ul style="list-style-type: none">• Design and Access Statement• Ecological Walkover and Habitat Survey• Local Centre Drainage Report• Statement of Community Engagement

Report Author

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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Grantham Arnoldfield

Reviewed by:

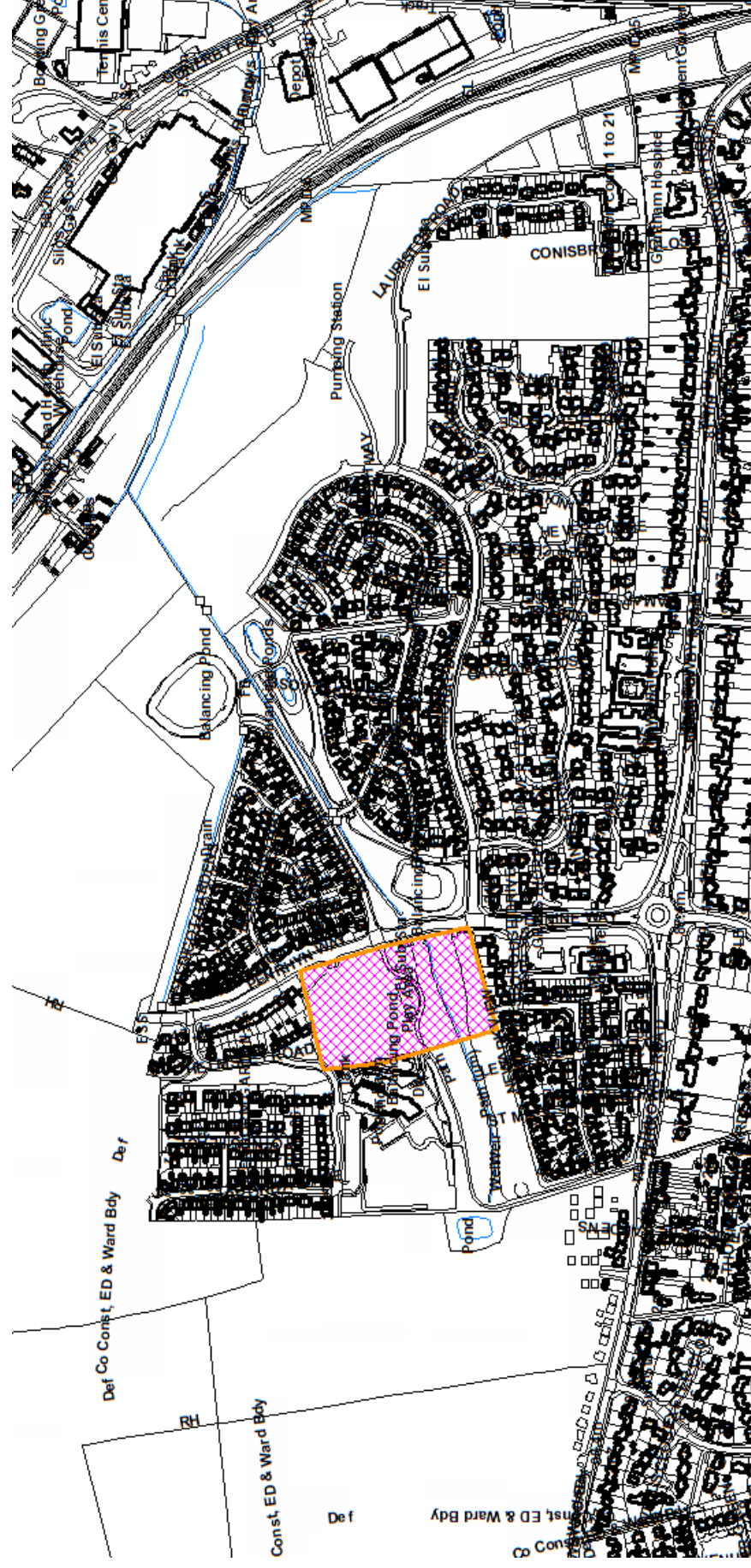
Phil Jordan, Development Management & Enforcement Manager

25 March 2025

Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning & Growth to GRANT reserved matters consent, subject to conditions

S24/1681 – Land to the west of Penrhyn Way, Poplar Farm, Grantham



Key



Application
Boundary



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1 Description of the site

- 1.1 The application site comprises an area of approximately 0.34 hectares (0.84 acres) of irregular shaped land situated to the west of Penryhn Way, situated centrally within the Poplar Farm estate, on the north-western edge of Grantham.
- 1.2 The application site forms part of the proposed Local Centre, which extends to an area of approximately 1.2 hectares (2.85 acres), and is proposed to contain a convenience store (application scheme), medical centre, community centre and day nursery. The wider local centre is a roughly rectangular parcel of land, which rises from east to west by approximately 12 metres and currently sits vacant within the centre of the wider Poplar Farm estate.
- 1.3 Outline planning permission for the Poplar Farm development was granted in June 2011 (LPA Ref: S08/1231) for a proposed “mixed use urban extension comprising up to 1800 dwellings, community facilities (including a primary school, community centre, retail use classes A1, A2, A3 & A5, doctors surgery and elderly person’s accommodation) and associated open space (including new playing fields, facilities and changing rooms, children’s play areas, informal networks of open space and allotments) and a new road and new road bridge to complete the Pennine Way Link”. To date, 672 dwellings have been completed.
- 1.4 The current development site is bound to the east by Pennine Way; to the west by the Poplar Farm Primary School; to the north by existing residential dwellings situated at a higher level; and to the south by the recently completed children’s play area.
- 1.5 The wider Poplar Farm development is bound to the north by the Nottingham – Grantham railway line; to the south by Barrowby Road (A52); and to the west by the Rectory Farm development, allocated for approximately 1,150 dwellings, which benefits from full planning permission for 448 dwellings, and a resolution to grant outline planning permission for a further 400 dwellings.

2 Description of the proposal

- 2.1 The current application seeks approval of reserved matters relating to access, appearance, landscaping, layout and scale for a convenience store (Class E) as part of local centre pursuant to outline planning permission S08/1231.
- 2.2 The current application is the result of positive engagement between the Applicant’s and the Council’s Design PAD service as part of a pre-application submission in 2022, particularly in relation to ensuring that the proposed development scheme provides appropriate hard landscaping and surfacing to ensure that the site is accessible to all users, as well as integrating successfully with the neighbouring Primary School.
- 2.3 The application submission has been accompanied by a Design and Access Statement, Planting Report, Drainage Report, and Proposed Floor Plans, Proposed Elevations, Proposed Site Plans, and Proposed Site Levels Plans, which indicate that the proposed development would consist of the following:
- 2.4 Access to the site is proposed to be taken via the existing, retained vehicular access from Pennine Way, which was implemented as part of the construction of the Pennine Way during the initial stages of the Poplar Farm development. The proposed access is intended to serve the whole Local Centre and will provide access for staff, customers and delivery vehicles. Two additional points of pedestrian access are proposed from Pennine Way to the north and south; and a further pedestrian access point is proposed from the west of site.

- 2.5 The convenience store is proposed to comprise of a L-shaped structure, orientated east-west, with the primary access to the store positioned on the southern elevation and the back of house / loading area situated to the rear / west elevation. The proposed store is to be set back from Pennine Way by a minimum of 13.8 metres and is set away from the boundary of residential properties to the north by a minimum of 1.48 metres.
- 2.6 The convenience store is proposed to be a single storey structure measuring approximately 378 sq. metres and consisting of 280 sq. metres of sales space and 98 sq. metre of back-office space and 65 sq. metre covered service yard to the rear. The proposed store will measure approximately 3.6 metres to eaves and 7.6 metres to ridge. The proposed building will be constructed with red brick under a clay pantile and will feature vertical, oil-stained timber cladding to the elevations. The front elevation which provides the entrance to the shop will include a feature canopy constructed with steelwork and timber columns, together with a recessed diamond brick detail. The proposed shopfront windows, doors and rainwater goods are all proposed to utilise powder coated aluminium and include a split brick header detail.
- 2.7 As referenced above, the current application forms the 1st phase of the proposed local centre to serve the Poplar Farm development, as well as the wider North-West Quadrant development, which includes Rectory Farm. As such, the application scheme also includes part of the market square which forms part of the wider local centre proposals. This includes the provision of 21 customer parking spaces including 2 disabled parking spaces, as well as 3 cycle stands which provide options for up to 6 bicycles to be stored.
- 2.8 The proposed market square is to be surfaced with herringbone parking setts as well as parking areas being delineated by a stretcher laying pattern.
- 2.9 As detailed above, the application site currently rises substantially from east to west, with a difference of approximately 12 metres. The current application scheme entails the re-grading of the land to allow for level access to the proposed convenience store.
- 2.10 In respect of landscaping, the area to the east of the store is proposed to provide a soft landscaped buffer from the edge of Pennine Way, including the planting of street trees along the edge of Pennine Way and feature swale. Further planting is proposed within the market square as well as to the west of the store, to assist in breaking up the visual mass of the built form.

3 Relevant History

Application Ref	Description of Development	Decision
S08/1231	A mixed use urban extension comprising up to 1800 dwellings, community facilities, (including a primary school, community centre, retail use classes A1, A2, A3 & A5, doctor's surgery and elderly person's accommodation) and associated open space (including new playing fields, facilities and changing rooms, children's play areas, informal networks of open space and allotments) and a new road and a new road bridge to complete the Pennine Way Link	Approved Conditionally 23.06.11
S11/1667	Approval of details required by Condition 3 (Masterplan / Design Code), 4 (School /	Details Approved 18.11.11

	Community Facilities), 5 (Phasing Plan) and 10 (Landscaping) of S08/1231	
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4 Policy Considerations

4.1 South Kesteven Local Plan 2011-2036 (Adopted January 2024)

Policy SD1 – The Principles of Sustainable Development in South Kesteven

Policy EN1 – Landscape Character

Policy EN2 – Protecting Biodiversity and Geodiversity

Policy EN4 – Pollution Control

Policy EN5 – Water Environment and Flood Risk Management

Policy DE1 – Promoting Good Quality Design

Policy SB1 – Sustainable Building

Policy ID2 – Transport and Strategic Transport Infrastructure

4.2 Design Guidelines for Rutland and South Kesteven Supplementary Planning Document (Adopted November 2021)

4.3 National Planning Policy Framework (NPPF) (Published December 2024)

Section 2 – Achieving sustainable development.

Section 4 – Decision-making

Section 9 – Promoting sustainable transport

Section 11 – Making effective use of land

Section 12 – Achieving well-designed places

Section 14 – Meeting the challenge of climate change, flooding and coastal change

Section 15 – Conserving and enhancing the natural environment

4.4 South Kesteven Local Plan Review 2021 – 2041 (Regulation 18 Draft)

5 Representations received

5.1 Anglian Water

5.1.1 No objections.

5.2 Grantham Town Council

5.2.1 No objections.

5.2.2 The majority of residents are in favour of it as it will make their lives easier with an accessible convenience store, subject to existing speeding and parking issues being addressed.

5.3 Lincolnshire County Council (Highways and SuDS)

5.3.1 No objections.

5.3.2 The access has already been implemented, and adequate parking provision is proposed within the limits of the site. Therefore, it is considered that the proposals would not result in an unacceptable impact on highways safety.

5.4 Lincolnshire Police Crime Prevention Officer

5.4.1 No comments to make.

5.5 Lincolnshire Wildlife Trust

5.5.1 No comments received.

5.6 Network Rail

5.6.1 No comments to make.

5.7 **SKDC Environmental Protection**

5.7.1 No comments to make.

5.8 **SKDC Principal Urban Design Officer**

5.8.1 No objections received.

6 Representations as a Result of Publicity

6.1 The application has been advertised in accordance with the Council's Statement of Community Involvement and letters of representation have been received from 2 interested parties; one of whom has supported the application and one of whom has remained neutral. The material considerations raised within the representations can be summarised as follows:

(1) Compliance with the outline planning permission

- Support the delivery of the convenience store on Poplar Farm

(2) Impact on amenity

- Concerns about an increase in anti-social behaviour.

7 Evaluation

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority (LPA) makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise. The Council adopted the South Kesteven Local Plan 2011-2036 on 30 January 2020, and this forms the Development Plan for the District and is the basis for decision-making for the current application.

7.2 The Local Planning Authority also have an adopted Design Guidelines Supplementary Planning Document (SPD) (Adopted November 2021), and this document is a material consideration in the determination of planning applications.

7.3 The policies and provisions set out in the National Planning Policy Framework (NPPF) ("the Framework") (Published December 2024) are also a relevant material consideration in the determination of planning applications.

7.4 It is also appreciated that the Local Planning Authority are also in the process of conducting a Local Plan Review. The Regulation 18 consultation on the draft Plan was carried out between February and April 2024. At this stage, the policies contained within the draft Plan can be attributed very limited weight in the determination of planning applications. However, the updated evidence base published alongside the Plan Review is a material consideration and must be taken into account in the determination of planning applications.

7.5 Compliance with the Outline Planning Permission

7.5.1 As referenced above, current application seeks approval of reserved matters relating to access, appearance, landscaping, layout and scale for a convenience store (Class E) as part of local centre pursuant to outline planning permission S08/1231.

7.5.2 Application Ref: S08/1231 was granted in June 2011 and provided outline planning consent for "A mixed use urban extension comprising up to 1800 dwellings, community facilities, (including a primary school, community centre, retail use classes A1, A2, A3 & A5, doctor's

surgery and elderly person's accommodation) and associated open space (including new playing fields, facilities and changing rooms, children's play areas, informal networks of open space and allotments) and a new road and a new road bridge to complete the Pennine Way Link". As such, the current reserved matters application for a convenience store would fall within the description of development permitted by the outline planning permission. Planning conditions are recommended to restrict the use of the unit to the specified use to ensure that the proposed development operates as intended by the outline planning permission.

- 7.5.3 In addition, Condition 3 of the outline planning permission required the submission of an Illustrative Masterplan and Design Code for the whole Poplar Farm development and requires all future development to accord with the approved documents. Similarly, Condition 4 required the areas of land allocated for the school, community facilities, retail and health uses, together with the Pennine Way road, to be defined in the Masterplan and the development to be carried out in accordance with the plan. Condition 5 of the outline planning permission required the approval of a Phasing Plan for the whole Poplar Farm development, and the approved version of this phasing plan confirms that the local centre must be completed as part of the current phase of the development.
- 7.5.4 Furthermore, the Section 106 Agreement for the Poplar Farm development requires that land is to be made available for a 405 sq. metre community hall and 800 sq. metre health centre together with financial contributions towards the delivery of these facilities.
- 7.5.5 In this context, the current application forms the 1st phase of the proposed local centre, and further applications will be required for the approval of details of the health centre and community centre secured by the outline planning permission. As such, a key consideration for the current proposal is ensuring that the current application does not prejudice the future delivery of the remaining local centre uses.
- 7.5.6 In this respect, Officer's have reviewed the submitted scheme and are satisfied that it is in accordance with the requirements of the outline planning permission and would not prejudice the delivery of the remainder of the local centre uses. Consequently, the proposed scheme is acceptable in principle, subject to detailed design considerations.

7.6 Impact on the character and appearance of the area

- 7.6.1 As referenced above, Condition 3 of the outline planning permission required the submission of an Illustrative Masterplan and Design Code for the Poplar Farm development. These documents were approved in November 2011 (LPA Ref: S11/1667) and the approved Design Code states the following in relation to the local centre:
- The street pattern will be based upon a framework that provides logical walking and cycling routes to the Primary School and Community Hub.
 - A semi-continuous building line. A formal, high-density square.
 - 2.5/3-storey building height.
 - High quality materials. Variations of brick and stone which mirror local character, and other materials of high quality architectural and urban design merit. High quality materials for roof tiles based on colours found within the local area of orange, red and dark grey.
 - Landscape street trees at select location. High quality street lighting based on simple columns and luminaire.

- The Primary School and Local Centre facilities will establish a focus for the design and create a Main Square and Community Hub.
- Buildings will act as landmark elements and will help to give the development a sense of place and identity. These buildings will provide an opportunity for architectural expression as well as innovative and sustainable design approaches in terms of construction, design and materials.
- Buildings will frame and enclose the Main Square. The Main Square will include a high-quality public realm of paving and street furniture and will be focused on a safe pedestrian friendly environment, with space for social interaction.

- 7.6.2 The current application has been the result of extensive pre-application engagement between Officers, Consultees and the Applicants through the Council's Design PAD process. This has resulted in a number of improvements being made to the scheme including detailed consideration for the site levels, provision of street trees adjacent to Pennine Way and detailed consideration for a variety of surfacing materials for the main square to create a character and sense of place.
- 7.6.3 In relation to the above, the Council's Principal Urban Design Officer has been formally consulted on the application scheme, and they have raised no formal objections or concerns.
- 7.6.4 It is Officer's assessment that the proposed site layout would ensure that the proposed convenience store provides a focal point to the development and appropriately retains key vistas from the high point of the site to the west, whilst providing sufficient space for the delivery of the remaining elements of the Local Centre. The building is orientated to ensure that it provides an attractive frontage towards long distance views along Pennine Way and suitably encloses the proposed square. The position of the building set back from Pennine Way also allows for the provision of street trees, which further enhance the legibility of this principal route through the development.
- 7.6.5 In respect of the scale and appearance of the building, the single storey nature of the convenience store provides for an appropriate relationship with the residential built form to the north and also allows for continued views across the development site from the west. The proposed footprint is appropriate for a local centre use and allows the building to integrate positively within this part of the site. The proposed building materials are consistent with the requirements of the approved Design Code and, subject to a detailed specification being provided, would ensure a high-quality development. Conditions imposed as part of the outline planning permission require the submission of the detailed materials palette and as such, they are not necessary to repeat as part of this reserved matters consent.
- 7.6.6 In respect the proposed landscaping details, the submitted Landscaping Plan demonstrates the implementation of a feature open space to the east of the Local Centre, which is to the planting of street trees, which would enhance the sense of approach to the focal space within the Poplar Farm development. Further tree planting is proposed within the main square, which is to form the focal point for the Local Centre, which would assist in breaking up the visual monotony of the proposed parking area and reinforce the principal of the space as a place for gathering rather than principally a parking area.
- 7.6.7 The proposed loading area to the rear of the site will be bound by a 2.2m brick wall which would provide further enclosure to this functional area of the site. Whilst the proposed hard landscaping is to utilise a variety of street surfacing materials which would further reinforce

the pedestrian priority within the main square and would also add a sense of place and character to the feature spaces. The proposed hard surfacing coupled within the land regrading would ensure that the development is accessible for all and accords with the requirements set out in Building Regulations in relation to level access. Conditions on the outline planning permission secure the compliance with the submitted finished floor levels as well as the implementation of the proposed boundary treatments. However, further conditions are proposed to require compliance with the submitted landscaping details prior to operation of the convenience store, together with an obligation to submit a Landscape Management Plan and subsequent compliance with the LMP.

- 7.6.8 Taking the above into account, it is Officers assessment that the application proposals would provide an appropriate appearance, layout, landscaping and scale which would ensure that the development positively integrates with the character and appearance of the surrounding built form and would enhance the streetscene. As such, it is Officers position that the application proposals would accord with Policy DE1 of the adopted South Kesteven Local Plan, the adopted Design Guidelines SPD, and Section 12 of the Framework, subject to the imposition of conditions.

7.7 Impact on neighbouring amenity

- 7.7.1 In respect of the impact of the proposed development on neighbouring amenity, it is acknowledged that representations received from members of the public have raised concerns about the potential increase in anti-social behaviour as a result of the proposed local centre.
- 7.7.2 In relation to this, Condition 32 of the outline planning permission requires the submission of a written scheme of a package of crime prevention measures to be incorporated into the development to be agreed by the Local Planning Authority.
- 7.7.3 In this respect, the submitted Design and Access Statement outlines the following measures which have been considered as part of the current application:
- Anchoring the convenience store adjacent to the residential properties to the north provides a clear sightline within the public realm and entrances to the private spaces. Visibility from housing to the east provide passive surveillance to the market square and the convenience store site. Further development to the south and west of the convenience store will provide additional natural surveillance of the site.
 - Pedestrian routes through the site allow for regular footfall through the site. By encouraging the use of footpaths through and around the site the perception of the site is improved and further bolsters natural surveillance of the site.
 - Security measures are proposed to the convenience store to prevent break-in attempts. Bollards are proposed for the perimeter of the convenience store access to offer a visual deterrent to ram-raid break-in attempts. Roller shutters are included to protect the windows and shopfront damage. Service yard gates, high level gabion / brick walls, and steel security doors provide a secure service yard which discourages access to the back of house of the convenience store.
- 7.7.4 It is Officer's assessment that the above measures would minimise the risk of crime and the fear of crime occurring. Lincolnshire Police Crime Prevention Officer has been consulted on the application and has confirmed that they have no objections.

- 7.7.5 Furthermore, in assessing the application proposals against the standards set out within the adopted Design Guidelines SPD, it is Officers' assessment that the orientation of the proposed store coupled with the single storey nature of the store and the site levels would ensure that the proposed development would not give rise to any unacceptable impacts on the neighbouring residential properties by way of loss of privacy, overshadowing or outlook.
- 7.7.6 In respect of the impacts of construction activities on the amenity of existing residential properties, it is appreciated that the application site is located immediately adjacent to the existing dwellings, and therefore, there is the potential for short-term impacts on residential amenity as a result of noise, dust and vehicle movements associated with the construction of the proposed store. As such, conditions are proposed to require the submission of a Construction Management Plan prior to the commencement of development to ensure that these impacts are minimised.
- 7.7.7 Furthermore, in relation to the impact of the operation of the convenience store on neighbouring amenity, it is appreciated that the loading and unloading of deliveries can be a material source of noise which would impact on the amenity of neighbouring properties. In this respect, it is appreciated that the proposed development includes a covered served yard, which will assist in minimising the level of noise emissions from the site, and the proposed scheme also includes a 2.2 brick wall to the service yard with further tree planting along the northern boundary, which would provide further mitigation. It is also acknowledged that the existing dwellings to the north are situated at a higher level and bound by gabion walls, and outbuildings / garages provide further screening between the dwellings and the proposed convenience store. As such, as a matter of principle, it is Officer's assessment that the relationship between the proposed convenience store and the existing dwellings to the north can positively co-exist. However, it is deemed necessary and reasonable to impose conditions requiring the submission of a Delivery Management Plan prior to the first operation of the store, which will control the hours of delivery and ensure that these do not unacceptably impact on neighbouring amenity.
- 7.7.8 Similarly, a detailed scheme for the proposed lighting of the local centre and parking areas is to be required by condition prior to first operation of the store, which will ensure that there are no unacceptable impacts from light spillage.
- 7.7.9 Conditions are also proposed to control the hours of operation of the proposed store to ensure that the use of the store does not give rise to unacceptable noise impacts during nighttime hours.
- 7.7.10 Taking the above into account, it is Officers' assessment that, subject to the imposition of conditions, that proposed development would not give rise to any unacceptable adverse impacts on neighbouring land uses by virtue of loss of privacy, light or overshadowing and would not have any unacceptable noise or light impacts. Therefore, the proposed development would accord with Policy DE1 of the adopted Local Plan, the Design Guidelines SPD, and Section 12 of the Framework.

7.8 Access, Parking and Highways Impact

- 7.8.1 As detailed above, the access to the site is proposed to be taken via the existing, retained vehicular access from Pennine Way, which was implemented as part of the construction of the Pennine Way during the initial stages of the Poplar Farm development. The proposed access is intended to serve the whole Local Centre and will provide access for staff, customers and delivery vehicles. Two additional points of pedestrian access are proposed from Pennine Way to the north and south; and a further pedestrian access point is proposed

from the west of site. The proposed scheme also includes part of the proposed main square parking area, and therefore, includes provision for 21 customer parking spaces, including 2 disabled parking spaces, and a further 6 cycle spaces.

- 7.8.2 Condition 8 of the outline planning permission secures the implementation of the parking areas together with their retention for the lifetime of the development.
- 7.8.3 Furthermore, Condition 25 of the outline planning permission requires the submission of a Travel Plan within 6 months of the commencement of the development, which will ensure that there is adequate public transport serving the proposed local centre and thus encourage the use of non-private vehicles to access the site.
- 7.8.4 Lincolnshire County Council (as Local Highways Authority) have been consulted on the application and have raised no objections. As part of their formal comments they have confirmed that the parking provision proposed is sufficient to serve the requirements of the development.
- 7.8.5 Taking the above into account, it is the Case Officer's assessment that the application proposals would not give rise to any unacceptable adverse impacts on highways safety and / or capacity and provides an appropriate level of parking. As such, the application proposals are assessed as being in accordance with Policy ID2 of the Local Plan and Section 9 of the Framework.

7.9 **Flood Risk and Drainage**

- 7.9.1 Condition 17 of the outline planning permission requires all reserved matters to be accompanied by details of the proposed surface and foul water drainage indicating how they will connect into the wider strategic drainage strategy for the Poplar Farm development.
- 7.9.2 The application has been accompanied by a Local Centre Drainage Report (Systra) (Dated May 2024), which outlines the following drainage strategy:
 - The ground conditions on site do not support infiltration as a reliable drainage mechanism. Accordingly, a series of attenuation basins have been provided to hold excess water. The Local Centre will drain via existing sewers to a basin on the northern side of the Running Furrows Drain, previously referred to as Basin 5 in approvals. Basin 5 discharges back into the Running Furrows via a flow control manhole.
 - The foul drainage system for Poplar Farm comprises a conventional sewer network within the development that drains to a sewage pumping facility on the north side of the development. From here foul water is pumped northwards beyond the railway line to discharge into the foul network under Gonerby Road.
- 7.9.3 Lincolnshire County Council (as Lead Local Flood Authority) have been consulted on the application and have raised no objections to the submitted details. Similarly, Anglian Water have been consulted on the details and have raised no objections.
- 7.9.4 Therefore, it is Officers assessment that, subject to the imposition of conditions requiring compliance with the submitted strategy, the application proposals would not give rise to any unacceptable risk of flooding. Consequently, the application would accord with Policy EN5 of the adopted Local Plan and Section 14 of the NPPF.

7.10 **Biodiversity and Ecology**

7.10.1 Condition 20 of the outline planning permission requires all reserved matters applications to be accompanied by a Protected Species Survey. The current application submission includes an Ecological Walkover and Habitat Survey (Buckminster Management Ltd) (Dated June 2024), which identifies the following:

- The other neutral grassland present on the site is a common and widespread habitat, that is well represented locally. The example present on site is in moderate condition with a low-moderate value for biodiversity. The closely mown nature of the sward limits the value. The scale of the proposed development will result in the loss of a relatively small area of this habitat, and therefore, it is considered that the proposed development will have a low impact on the other neutral grassland and any associated wildlife present within the site.
- No evidence of protected species was identified at the site.
- It is recommended that any clearance of vegetation suitable for nesting birds is completed outside of the nesting season. Where this is not possible, such works will only commence following a pre-clearance nesting bird check by a qualified ecologist. Should this survey identify any active nests, these will be retained and suitably buffered from disturbance until the young birds have fledged.

7.10.2 In connection with the above, Lincolnshire Wildlife Trust have been consulted on the submitted details and have raised no objections.

7.10.3 Taking the above into account, it is Officers' assessment that the proposed development would not result in any unacceptable ecology impacts, and subject to the imposition of the identified soft landscaping measures would result in an overall biodiversity net gain. As such, the proposed development would be in accordance with Policy EN2 of the adopted South Kesteven Local Plan, and Section 15 of the National Planning Policy Framework.

8 Crime and Disorder

8.1 It is concluded that the proposals would not result in any significant crime and disorder implications.

9 Human Rights Implications

9.1 Article 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is concluded that no relevant Article of the Act will be breached in making this decision.

10 Planning Balance and Conclusions

10.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise. In this case, the principle of development for the erection of a convenience store (Use Class E) has been established as part of the outline planning permission. As such, the current application falls to be assessed in the context of the compliance with the conditions and obligations of the outline planning permission, including ensuring that it does not prejudice the future delivery of the remainder of the local centre, as well as the compliance with the adopted Development Plan.

10.2 In this context, it is Officer's assessment that the detailed design and landscaping proposals respond positively to the site's context and the surrounding built form. The proposed convenience store is appropriate for the site context and would not prejudice the future

development of the remainder of the local centre. It is Officer's assessment that the scale and appearance of the development would provide an important focal point for the local centre, and it is appropriately sited to ensure that the development retains key views and adheres to important place-making principles for the local centre delivery. As such, it is Officer's assessment that the proposals would provide an acceptable layout, landscaping, scale and appearance for the development, which would not result in any unacceptable visual impacts, and would make a positive contribution to the streetscene.

- 10.3 Furthermore, subject to the imposition of conditions, it is Officers' assessment that the proposed development would not result in any unacceptable impacts on the amenity of neighbouring land uses.
- 10.4 Taking the above into account, subject to the imposition of appropriate conditions, it is Officers' assessment that the application proposal would accord with the provisions of the outline planning permission, and the adopted Development Plan when taken as whole, and there are no material considerations which indicate that reserved matters consent should be withheld.

11 Recommendation

- 11.1 To authorise the Assistant Director – Planning & Growth to GRANT reserved matters consent, subject to the proposed schedule of conditions detailed below.

Schedule of Condition(s)

Approved Plans

- 1) The development hereby permitted shall be carried out in accordance with the following list of approved plans:
 - a. Site Location Plan (Ref: J2138/001/01/Rev A)
 - b. Proposed Block Plan (Ref: J2138/001/03/Rev A)
 - c. Proposed Site Layout Plan (Ref: J2138/001/04/Rev A)
 - d. Proposed Ground Floor and Roof Plan (Ref: J2138/001/06/Rev B)
 - e. Proposed Elevation Plan (Ref: J2138/001/07/Rev A)
 - f. Proposed Colour Elevation Plan (Ref: J2138/001/08/Rev A)
 - g. Proposed Boundary Treatment Plan (Ref: J2138/001/09/Rev A)
 - h. Existing and Proposed Section Plan (Ref: J2138/001/05/Rev A)
 - i. Proposed Planting Plan (Ref: SL0490/02)

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

Residential Amenity

Construction Management Plan

- 2) No works pursuant to this permission, including demolition of buildings hereby permitted, until a 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 construction stages of the permitted development. The submitted document shall include:
 - a. The phasing of the development
 - b. Construction 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. Ecological Management Plan, including appointment of an Ecological Clerk of Works, and the implementation of Natural England licences as required.

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.

Before the Development is Operational

Design Quality and Visual Impact

Landscaping Implementation

- 3) Before the store hereby permitted is first brought into use, all hard and soft landscaping 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.

Landscape and Ecological Management Plan

- 4) Before the store hereby permitted is first brought into use, a Landscape and Ecological Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. The plan shall include:
 - a. Long term design objectives
 - b. Management responsibilities
 - c. Maintenance schedules for all landscaped areas

Thereafter, the development shall be operated and maintained in accordance with the approved Landscape and Ecological Management Plan.

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 of the adopted Local Plan.

Amenity

Delivery Management Plan

- 5) Before the store hereby permitted is first brought into use, a Delivery Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include:
 - Delivery hours
 - Measures to reduce noise impacts during the arrival of delivery vehicles.
 - Measures to reduce noise impacts during loading and unloading of delivery vehicles.
 - Measures to reduce noise impacts during the departure of delivery vehicles.

Thereafter, the development shall be operated in accordance with the approved Delivery Management Plan for the lifetime of the development, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not have unacceptable adverse impact on neighbouring amenity in accordance with Policy DE1 and Policy EN4 of the adopted South Kesteven Local Plan.

Lighting Scheme

- 6) Prior to the store being brought into use, details of external lighting, together with times of illumination shall be submitted to and approved in writing by the Local Planning Authority. Once approved the lighting shall be installed and managed in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of the locality and comply with Policy DE1 Adopted South Kesteven Local Plan 2011-2036 and comply with the aims and objectives of the NPPF.

Flood Risk and Drainage

Drainage Strategy Implementation

- 7) Before the development hereby permitted is first operational, the surface and foul water drainage strategy shall have been completed in accordance with the details shown on the approved plan (Ref: 24B38-DWG-DR-01/P1), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development does not give rise to an unacceptable flood risk as required by Policy EN5 of the adopted South Kesteven Local Plan.

Ongoing Conditions

Principle of Development

Change of Use

- 8) Notwithstanding the provisions of Schedule 2 Part 3 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, the premises shall only be used for the purposes specified below and for no other purpose, including any other purposes in Class E of the schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), unless planning permission for a new use of the premises have been granted by the Local Planning Authority.

- Convenience store (Use Class E(a))

Reason: The use of the premises for any other purpose at this location could result in impacts that would require further assessment by the Local Planning Authority, and may result in conflicts with the outline planning permission.

Design Quality and Visual Impact

Landscape Protection

- 9) Within a period of five years from the store being brought into use, 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 seasons following any such loss with a specimen of the same size and species, unless otherwise agreed in writing 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 of the adopted Local Plan.

Amenity

Operational Hours

10) The operational hours of the proposed convenience store hereby permitted shall be limited to the following hours:

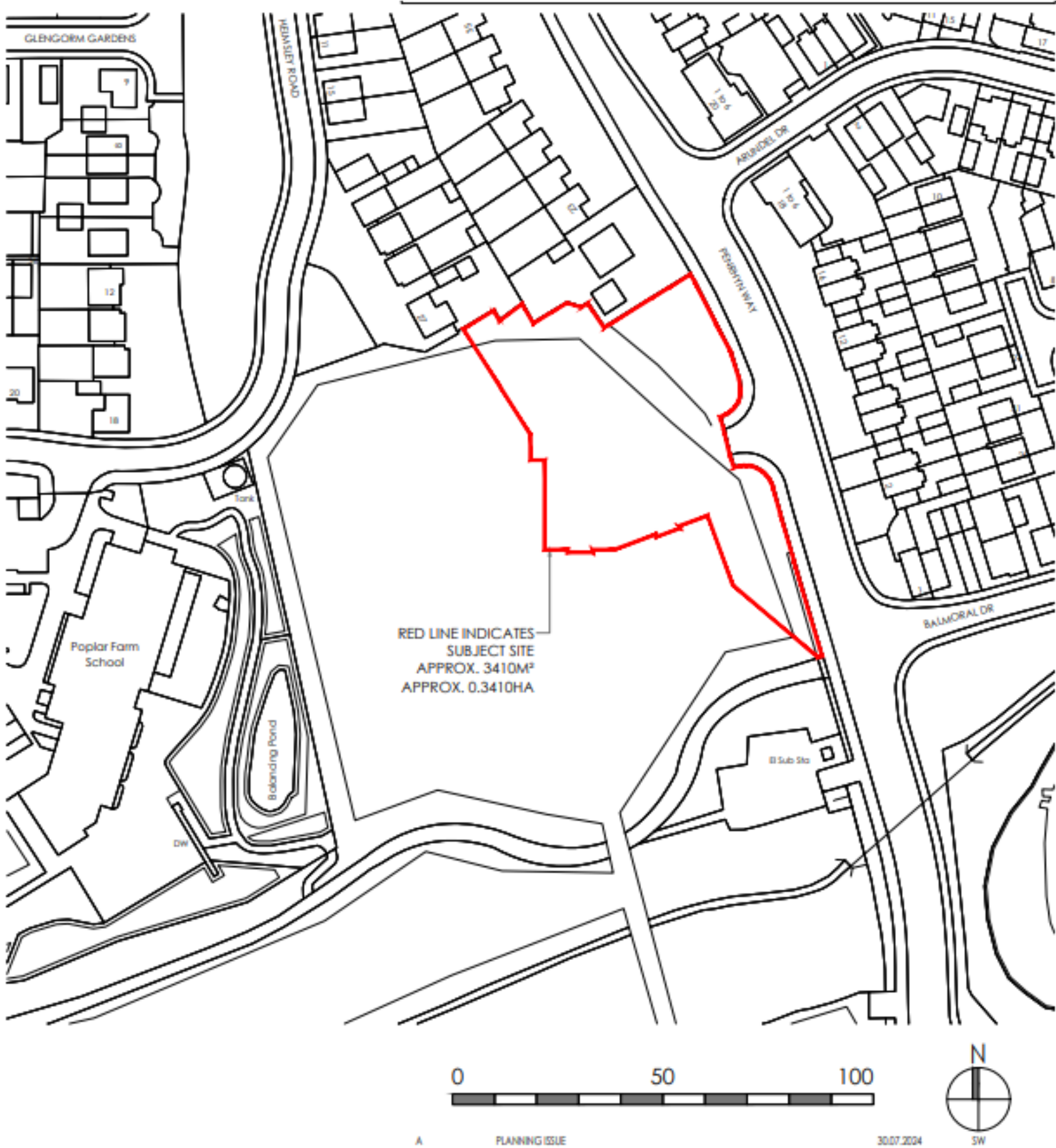
0700-22:30 hours Monday to Sunday (including public holidays).

Reason: To protect the amenity of neighbouring land uses.

Standard Note(s) to Applicant

- 1) In reaching the decision, the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with Paragraph 38 of the National Planning Policy Framework (2024).
- 2) Notwithstanding the submitted details, the Applicant is reminded that a further application will be required for the approval of details secured by Condition 16 (Materials) and Condition 25 (Travel Plan) of the outline planning application ref: S08/1231.

Site Location Plan

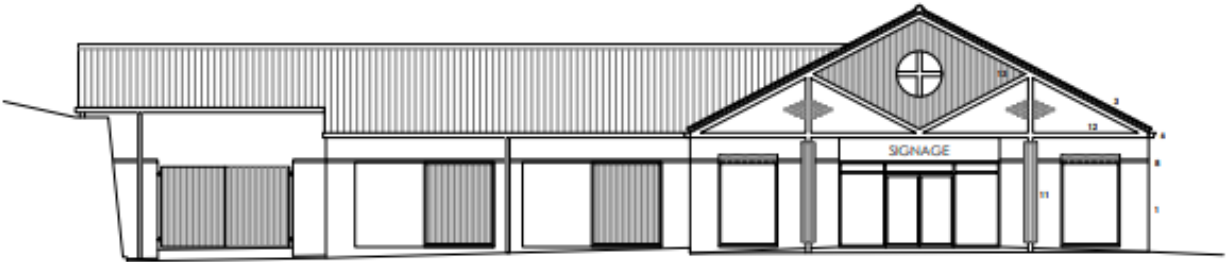




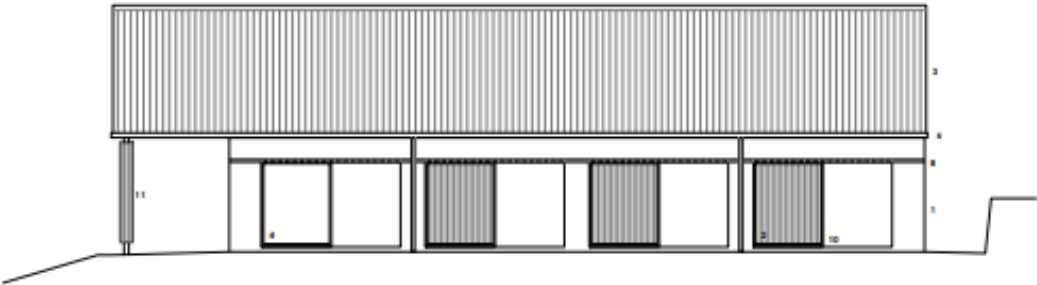
Proposed Elevations

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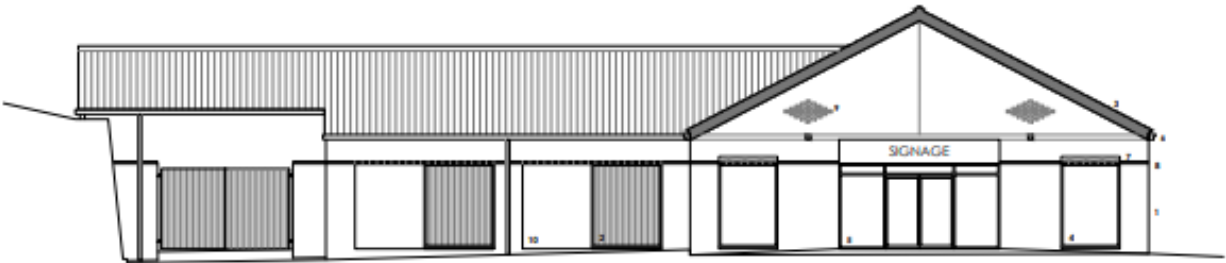
- MATERIALS**
- | | |
|--------------------------|--|
| 1. WALLS | - RED FACED BRICKWORK |
| 2. WALLS | - BRICK CLADDING, OIL STAINED |
| 3. ROOF | - CLAY TILES |
| 4. WINDOWS | - POWDER COATED ALUMINIUM, COLOUR GREY |
| 5. SHOPFRONT | - POWDER COATED ALUMINIUM, COLOUR GREY |
| 6. RAINWATER GOODS | - POWDER COATED ALUMINIUM, COLOUR GREY |
| 7. HEAD DETAIL | - SPOT BRICKWORK HEAD DETAIL |
| 8. BAND DETAIL | - 10MM RECESSED BRICK COLLAR |
| 9. FEATURE BRICK DETAIL | - RECESSED BRICKWORK DIAMOND DETAIL |
| 10. RECESSED BRICK PANEL | - 10MM RECESSED BRICK PANEL |
| 11. COLUMN DETAIL | - PROFILED TIMBER CLAD COLUMN |
| 12. FEATURE CANOPY RAILS | - STEELWORK, COLOUR GREY |
| 13. CANOPY TIMBER SLATS | - TIMBER SLATS, OIL STAINED |
| 14. STEEL DOOR | - POWDER COATED ALUMINIUM, COLOUR GREY |
- NOTE: ALL SIGNAGE SUBJECT TO SEPARATE PLANNING APPLICATION



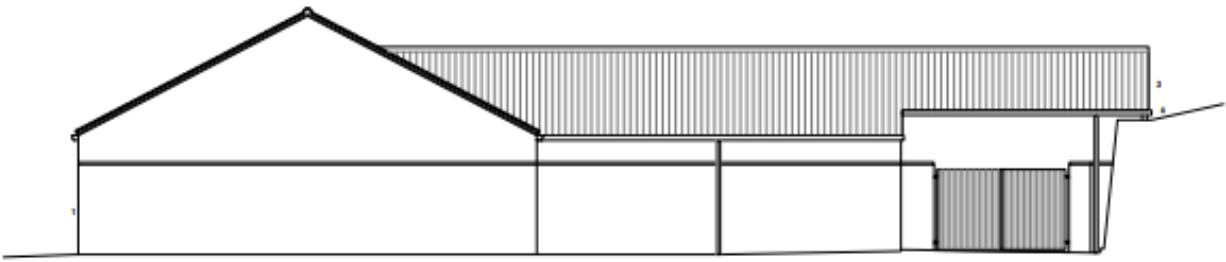
FRONT ELEVATION



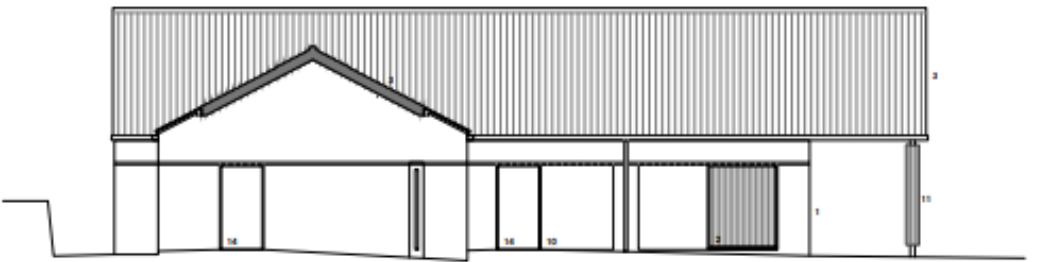
SIDE ELEVATION



FRONT ELEVATION (BEHIND CANOPY)



REAR ELEVATION



SIDE ELEVATION



A		PLANNING	01/07/2024	SW
Proposed Development at: POPLAR FARM LOCAL CENTRE, GRAVESEND		Drawn by: SW	Scale: PLANNING	Client: 100-24 1:1000 (A1)
Framework Architects		Proposed Signature:	Drawn Date: 01/07/2024	Scale: A

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FRONT ELEVATION



SIDE ELEVATION

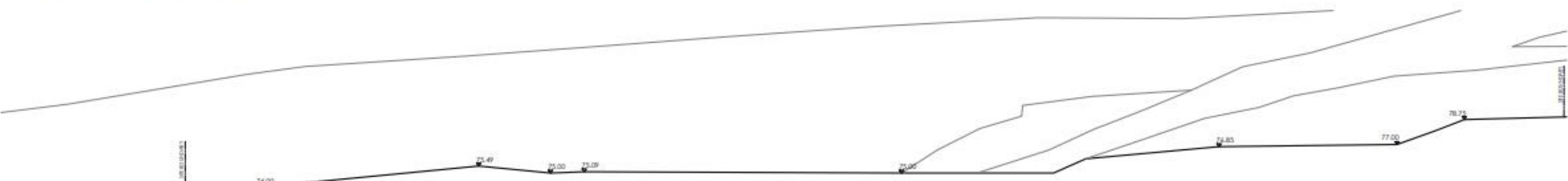
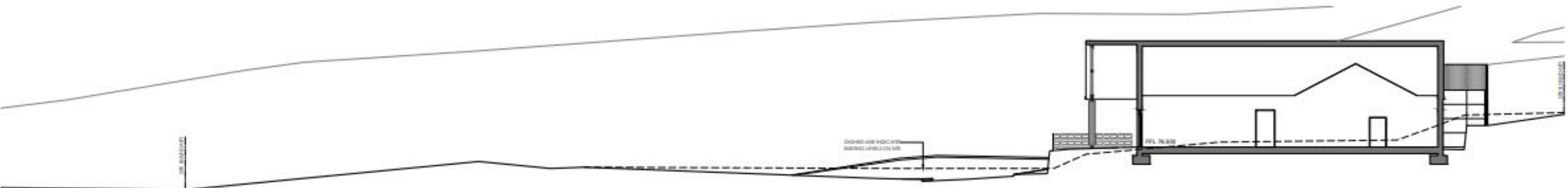
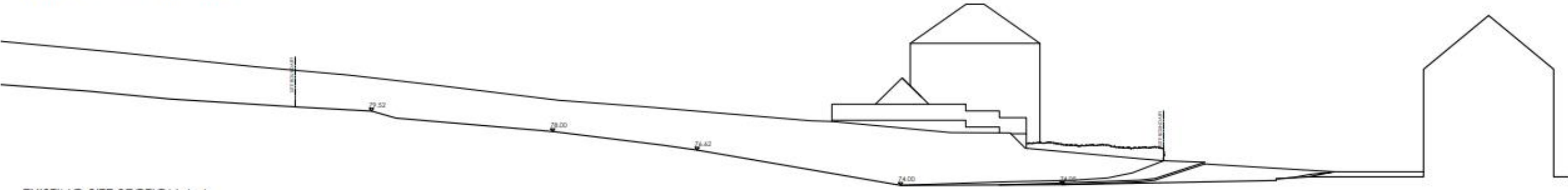


A PLANNING ISSUE		30.07.2024	SW
Rev	Revision note	Date	Drawn by
1	PROPOSED DEVELOPMENT AT, POPLAR FARM LOCAL CENTRE, GRANTHAM		
2	Drawn by SW	Issue PRELIMINARY	Date FEB 24
3	PROPOSED COLOUR ELEVATIONS	Dwg No J2138-00108	Scale 1:100 AT A3
			Rev A

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Existing and Proposed Site Levels



A		PLANNING ISSUE	29.07.2024	SW
Rev	Revision note	Date	Drawn by	
PROPOSED DEVELOPMENT AT POPLAR FARM LOCAL CENTRE, GRANTHAM		Drawn by SW	Issue PRELIMINARY	Date FEB 24
		Scale 1:200@A2		
EXISTING AND PROPOSED SITE SECTIONS		Drawn by J2138 00105	Rev A	

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