

Minutes

Planning Committee

Thursday, 3 April 2025, 1.00pm

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



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Committee Members present

Councillor Charmaine Morgan (Chairman)
Councillor Penny Milnes (Vice-Chairman)

Councillor David Bellamy
Councillor Harrish Bisnauthsing
Councillor Pam Byrd
Councillor Helen Crawford
Councillor Patsy Ellis
Councillor Paul Fellows
Councillor Tim Harrison
Councillor Sarah Trotter
Councillor Max Sawyer

Cabinet Members present

Councillor Phil Dilks (Cabinet Member for Planning)

Officers

Emma Whittaker (Assistant Director of Planning and Growth)
Phil Jordan (Development Management & Enforcement Manager)
Adam Murray (Principal Development Management Planner)
Kevin Cartwright (Senior Planning Officer)
Amy Pryde (Democratic Services Officer)

Paul Weeks (Legal Advisor)

126. Register of attendance and apologies for absence

Apologies for absence were received from Councillors Vanessa Smith, Paul Wood and Gloria Johnson.

Councillor Max Sawyer substituted for Councillor Vanessa Smith.

127. Disclosure of interests

Councillor Helen Crawford declared an interest on application S24/1842 as she had registered to speak as Ward Councillor, she would not participate in the debate or vote.

Councillor Patsy Ellis declared an interest on application S24/2106 due to being a Director of LeisureSK Ltd. She would not participate in the debate or vote and would leave the Chamber.

The Chairman made the following statement:

‘With regards to item 6 of the Agenda, I make a declaration on behalf of all members that whilst it is acknowledged that the applicant is the Council, this will not affect how members of the planning committee determine the application. All members have been trained and will determine the application in accordance with their planning training and with an open mind. Any member who does not feel they are open minded to determine the application today should make a declaration to that effect and not vote on the application.’

128. Minutes of the meeting held on 6 March 2025

The minutes of the meeting held on 6 March 2025 were proposed, seconded and **AGREED** as a correct record.

129. Application S24/1842

Proposal:	Proposed demolition of existing buildings and erection of new 66 bed care home for elderly people
Location:	The Woodlands, Tarragon Way, Bourne, Lincolnshire
Recommendation:	To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions and the completion of a Section 106 legal agreement

Noting comments in the public speaking session by:

District Ward Councillor
Against
Applicant

Councillor Helen Crawford
Matthew Barber
Jo Kemp

Together with:

- Provisions within SKDC Local Plan 2011-2036 and National Planning Policy Framework (NPPF).
- No comments received from Environmental Protection Services (SKDC).
- Comments received from LCC Highways & SuDS Support.
- Comments received from NHS Lincolnshire Integrated Care Board.
- Comments received from Lincolnshire Fire and Rescue.
- Comments received from Anglian Water.

- Comments received from Environment Agency.
- No comments received from Lincolnshire Wildlife Trust.
- No comments received from Lincolnshire Police.

During questions to Public Speakers, Members commented on:

- One Member queried the existing parking concerns within the vicinity of the proposal.

The Public Speaker noted that residents and or visitors parked along the road rather than designated parking. Concern was raised on HGV's accessing the proposed site through Tarragon Way, Bourne with vehicles parking along the road.

- A query was raised on a ransom strip within proximity to the site.

It was highlighted the ransom strip was formerly to access the proposed site. The ransom strip had been sold to a third party and was not permitted for any development. It was confirmed that the developer for the ransom strip had declined all offers for any development.

- It was queried how long Coriander Drive, Bourne had been a cul-de-sac for.

The Public Speaker noted that Coriander Drive, Bourne had been a cul-de-sac since it was built around 2002.

- One Member outlined the possibility of land to the north of the proposed site becoming a housing development in the near future, where the cul-de-sac could be used as an access road.

The Public Speaker highlighted that if the ransom strip became available for access to the site, all objections and concerns regarding parking on Tarragon Way would be addressed.

The Assistant Director for Planning and Growth reminded the Committee to determine the application and access proposed on its own merits as set out in the report.

- The Public Speaker was asked whether their concerns on access related to traffic health and safety or the amenity of residents.

The Public Speakers main concern related to the 12-month build period down the cul-de-sac which he felt was not suitable access for a construction site. At present, there were up to 18 cars parking and manoeuvring in the cul-de-sac.

- A Member queried whether the Public Speaker (who occupied near to the proposed site) was aware of the double entrance gate meaning potential development to the north of the site.

The Public Speaker was not aware of the site being used for further development. At present, the double entrance gate was used for the landowner to access a skip and collect waste.

- One Member asked the Applicant whether they had considered gaining access from a nearby roundabout where the access would be direct without disruption to residents.

The Applicant confirmed the previous owners of the house on the proposed site historically did access the site from the nearby roundabout, however, there had been an alternative ownership of land.

- It was queried whether the Applicant had requested permanent access or temporary building access during construction period.

The Applicant confirmed the land in question was preserved POS land. It was clarified that legally the Applicant's could not seek access through the existing access, due to the third-party ransom strip.

The Applicant confirmed they were made aware of residents concerns of access and loss of the driveway through their objections.

- A query was raised on whether the Applicant's had considered providing a small parking allocation within the development for use of the residents.

The Applicant's were happy to liaise with residents and engage with the community throughout the construction phase. It was felt there wasn't enough space on the site to provide parking for residents as well as staff. Temporary parking may be offered to residents during the construction phase of the project.

- Concern was raised on healthy mature specimen trees being cut down. It was queried how many trees would be removed in the process.

The Applicant confirmed 20 trees would be removed in the process, however, they would be planting 95 more trees. Trees would always try to be relocated before removal; however, this was not always possible.

- Whether there would be a limit on the size of vehicles accessing the site during construction phase and whether articulated lorries would need access.

The Applicant clarified that a site access through a residential estate would be limited to a rigid vehicle which were smaller HGV's. Where larger vehicles may be required, the Site Manager would liaise with residents directly to cause minimal disruption.

- Whether there would be any management regarding potential mud and debris on the road leading to and from the site.

It was confirmed the Construction Management Plan included a commitment to the use of a 'wheel wash' on site, alongside dust management techniques and a road sweeper if required.

- It was queried whether there was enough space within the car park for the manoeuvrability of ambulances and fire engines.

The proposal included an ambulance bay/drop-off area outside the main entrance to the building. Vehicle tracking had taking place to ensure a sufficient turning area for a refuse vehicle/fire engine.

- It was queried whether the Applicant's had investigated costs on relocating trees up to 30ft high rather than removing the trees.

The Applicant confirmed wherever possible, trees would be relocated rather than removed his decision would be made on advice provided by an arboriculturist.

- Whether the site would produce the generation of renewable energy and batter storage.

It was confirmed the proposal was for PV panels on the roof and ground source heat pumps which would generate over 70% of the home's energy. The battery storage would store any surplus energy, which could be used when the solar panels were not producing to a capacity due to weather conditions.

During question to Officers and debate, Members commented on:

It was clarified that the construction management plan was conditioned, and the Council would request details, including hours of operation, demolition and construction in liaison with Environmental Protection in relation to noise, disturbance and impact on amenity.

- Whether ornamental would be replaced by native trees, which would mitigate loss.
- It was suggested that the Applicant show sympathy to residents and allow extra car parking spaces for residents, which would assist in reducing problems during the construction period.
- Clarification was sought on whether all trees were ornamental. Concern was raised that established trees be removed and not relocated.

The Senior Planning Officer stated it was unknown whether all trees were ornamental. As part of the planting scheme, a number of extra heavy standard trees would be planted at 4 metres high with the rest being planted at 3 metres high.

- It was queried whether the concerns raised could be included when the construction plan was considered.

(The Committee had a 5-minute recess)

The Chairman clarified that a construction plan had been received, however, if the application was approved as recommended, further points of concern could not be added onto the construction plan. It was highlighted that a request for a new construction plan including concerns raised could be recommended by the Committee.

- One Member queried whether a full report from the Council's Tree Officer could be requested in order to establish the types of trees, and which trees could be relocated.

The Assistant Director of Planning and Growth clarified that the Planning team did not currently have a Tree Officer, however an Officer in a different team would provide support when necessary. It was confirmed that a comprehensive tree survey accompanied the application and no comments had been received from the Tree Officer on the survey.

- That native trees were preferred to enhance wildlife.
- In order to recognise local residents concerns around vehicle movements. The Committee could request a travel plan as a condition in order to emphasise the use of car sharing and public transport.
- Whether the new details of the construction plan could be shared with the Chairman and Vice-Chairman of the Committee and the Assistant Director of Planning and Growth in order to ensure concerns raised have been included.
- It was noted that a biodiversity net gain plan had been provided. It was queried whether net gain would be met on site due to the removal of trees.

The Planning Officer confirmed the 10% biodiversity net gain and plan would need to be demonstrated within the landscaping scheme.

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 legal 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 planning application form, and with the following list of approved plans:

(1) Location Plan

- (2) Proposed Site Plan – Dwg No. PE10 9NJ-A-03-A
- (3) Proposed Elevations – Dwg. No. PE10 9NJ-A-05
- (4) Proposed Floor and Roof Plans – Dwg No. PE10 9NJ – A-04
- (5) Soft Landscape Specification – Dwg. No. MR24-093/101 Rev B

Unless otherwise required by another condition of this permission.

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

Prior to Commencement

3 Before the development hereby permitted is commenced, plans showing the existing and proposed land levels of the site including [site sections, spot heights, contours and the finished floor levels of all buildings] with reference to [neighbouring properties/an off-site datum point] shall have been submitted to and approved in writing by the Local Planning Authority.

The development shall be undertaken in accordance with the approved details.

Reason: In the interests of the visual amenities of the area and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

4 Notwithstanding the submitted details before any of the works on the external elevations above damp proof course for the building(s) and the infilling of the boundary wall to the southern elevation hereby permitted are begun, samples 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.

The development shall be undertaken 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.

Prior to Occupation

5 Prior to the occupation of the development hereby permitted the surface and foul drainage for the site shall be undertaken in accordance with Proposed Drainage Strategy WOBO-BSP-XX-XX-T-W-0001-P04_Drainage_Strategy dated 11 Feb 2025 and retained as such thereafter.

Reason: To ensure that the proposed drainage is suitable for the development, and in accordance with the technical information relating drainage within the current application, to ensure that the development will accord with Policy EN5 of the Local Plan.

6 Prior to occupation of the development hereby permitted the hard landscaping works shall have been undertaken in accordance with Proposed Site Plan – Dwg No. PE10 9NJ-A-03-A and retained as such thereafter.

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.

7 Before any part of the development hereby permitted is occupied/brought into use, the storage of refuse and recycling and cycle storage shall be undertaken in accordance with Proposed Site Plan – Dwg No. PE10 9NJ-A-03-A and retained as such thereafter.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and promote sustainable means of travel.

8 Before any part of the development hereby permitted is occupied/brought into use, the vehicle parking and turning area shall have been undertaken in accordance with Proposed Site Plan – Dwg No. PE10 9NJ-A-03-A and retained as such thereafter.

Reason: To ensure that adequate parking provision is provided and retained in order to minimise on street parking and to ensure that vehicles can enter and leave premises in a forward gear in the interests of highway safety.

9 Before the end of the first planting/seeding season following the occupation/first use of any part of the development hereby permitted, all soft landscape works shall have been carried out in accordance with the approved soft landscaping details Soft Landscape Specification – Dwg. No. MR24-093/101 Rev B.

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.

10 Within a period of five years from the first occupation 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.

11 Within seven days of the new access being brought into use, the existing access onto Tarragon Way (South of the site that serves the dwelling) shall be permanently closed in accordance with details to be agreed in writing with the Local Planning Authority.

Reason: To reduce to a minimum, the number of individual access points to the Tarragon Way in the interests of road safety.

12 No part of the development hereby permitted shall be occupied before the works to improve the public highway by installation of a Zebra Crossing adjacent to the Bus Station have been certified complete by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of access to the permitted development for travel by Bus.

13 The development hereby permitted shall not be occupied before the 8 pedestrian crossing points over Exeter Street (junction with Tin Lane, junction with Exeter Gardens, junction with Burghley Street, Junction with Exeter Close, junction with Exeter Court, crossings at the with Tarragon Way, junction with St Gilberts Road) have been upgraded to tactile crossing points, to improve the existing footway network for vision impaired pedestrians, they will be provided in accordance with details that shall first have been submitted to, and approved in writing by, the Local Planning Authority. The works shall also include appropriate arrangements for the management of surface water run-off from the highway.

Reason: To ensure the provision of safe and adequate pedestrian access to the permitted development, without increasing flood risk to the highway and adjacent land and property.

14 Before the development is occupied, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority.

Reason: In the interests 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 at dissimilar, interim construction levels.

During Construction

15 During any demolition/construction all existing trees and hedges to be retained shall be protected in accordance with Arboricultural Impact Assessment Drawing No. Arbtech AIA 01 Rev A and Tree Protection Drawing No. Arbtech TPP 01 Rev A.

Reason: To ensure a satisfactory form of development.

16 The development hereby permitted shall be undertaken in accordance with the sustainable development design and construction methods as set out in the approved Sustainability Statement – LNT Care Developments dated October 2024.

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.

17 Notwithstanding the submitted details no development (including any site clearance/preparation or demolition works) shall be carried out until a Construction/Demolition Environmental Management Plan has been submitted to the Local Planning Authority for approval in writing. Details shall provide but not limited to the following details, which shall be adhered to throughout the period of development:

- the parking of vehicles of site operatives and visitors;
- loading/unloading and storage of construction materials
- wheel cleaning facilities and road cleaning arrangements;
- measures to control the emission of dust and noise during demolition /construction;
- a scheme for recycling/disposing of waste resulting from site preparation demolition and construction works;
- hours of demolition/construction work, site opening times, hours of deliveries and removal of materials; and
- routing of demolition/construction traffic

Reason: To minimise detrimental effects to the neighbouring amenities and the amenities of the area in general, having regard to Local Plan Policy DE1 and the National Planning Policy Framework.

18 Prior to the occupation/first use of any part of the development hereby permitted, a Full Travel Plan shall be submitted to the Local Planning Authority for agreement in writing. The Full Travel Plan shall be implemented from the date of first use/occupation of the development, and shall be in place/action at all times when the development permitted is in use.

Reason: To ensure that the Travel Plan is developed, adopted, and retained at all times, in order to encourage sustainable modes of transport to and from the site in accordance with the principles of sustainable development as advocated by the NPPF.

Note to Applicant: *The applicant is advised that deliveries to and from the site should not be by articulated heavy goods vehicles during both the demolition/construction phase and operational phase of the development in the interests of the reasonable residential amenity of neighbouring occupiers.*

(The Committee had a 15-minute break)

130. Application 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
Recommendation:	To authorise the Assistant Director – Planning & Growth to GRANT reserved matters consent, subject to conditions

Noting comments in the public speaking session by:

Applicant Stuart Bizley and William Lee (Buckminster)

Together with:

- Provisions within SKDC 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.
- No comments received from Anglian Water.
- Comments received from Grantham Town Council.
- Comments received from Lincolnshire County Council (Highways & SuDS).
- No comments received from Lincolnshire Police Crime Prevention Officer.
- No comments received from Lincolnshire Wildlife Trust.
- No comments received from Network Rail.
- No comments received from SKDC Environmental Protection.
- No comments received from SKDC Principal Urban Design Officer.

During questions to Public Speakers, Members commented on:

- Whether the Applicant had any plans to include EV charging points within the proposal.

The Applicant confirmed EV charging points would be included within the car parking area of the proposal.

- One Member sought figures of residents in favour of the proposal.

The Principal Planning Officer clarified the figures had been provided from Grantham Town Council as a consultee. The Council had received 2 comments from members of the public on the application.

- A query was raised on the plans around solar panels and sustainable electricity.

The Applicant confirmed all climate change measures would be driven via policy and the requirements of the end user and occupier.

(A declaration was made that Councillors Charmaine Morgan and Tim Harrison were Members of Grantham Town Council, however, they had not been involved with the application),

During question to Officers and debate, Members commented on:

- That the ground would be levelled and therefore the height of the shop would not impose on any surrounding buildings.
- The local need for a shop in the residential area was highlighted. It was noted that this may encourage more sustainable travel and reduce traffic concerns on Harrowby Road.

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

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.

131. Application S24/2106

(Councillor Patsy Ellis left the meeting due to being a Director of LeisureSK Ltd).

Proposal:	Installation of Air Source Heat Pumps and evaporator decks and erection of timber fencing enclosure to rear of the main leisure centre building
Location:	Grantham Meres Leisure Centre, Trent Road, Grantham, NG31 7XQ
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 (NPPF) and Design Guidelines for Rutland and South Kesteven.
- Comments received from LCC Highways & SuDS.
- No comments received from Grantham Town Council.
- Comments received from Cadent Gas.
- Comments received from Lincolnshire Wildlife Trust.
- No comments received from Environmental Protection.

During question to Officers and debate, Members commented on:

- A query was raised as to why the proposal was for air source rather than ground source.

The Principal Planning Officer clarified the application was for an air source heat pump and was a decision of the Applicant's.

- It was queried whether the biodiversity net gain was a strict requirement for the application.

It was confirmed that biodiversity net gain was a mandatory requirement on most planning permissions. The Applicant had covered the requirements in terms via submission of the metric which established baseline details. There was a mandatory pre-commencement planning condition which secured the details of how the net gain would be achieved.

It was proposed, seconded and **AGREED** to authorise the Assistant Director – Planning & Growth 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:

Site Location Plan received 12 February 2025

Drawing No.PLO7 Rev P01 External Pod Location

Drawing No.E.2100 Rev P01 External Site Services

Unless otherwise required by another condition of this permission.

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

During Building Works

Before any of the works on the external elevations for the building(s) hereby permitted are begun, samples 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.

Before the Building 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.

Informatives

1) The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be South Kesteven District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed are considered to apply.

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

There were none.

133. Close of meeting

The Chairman closed the meeting at 15:10.

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