

Meeting of the Planning Committee

Thursday, 12 June 2025, 1.00 pm



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Committee Members present

Councillor Charmaine Morgan
(Chairman)
Councillor Penny Milnes (Vice-Chairman)
Councillor Harrish Bisnauthsing
Councillor Pam Byrd
Councillor Paul Fellows
Councillor Tim Harrison
Councillor Vanessa Smith
Councillor Sarah Trotter
Councillor Mark Whittington
Councillor Paul Wood
Councillor Helen Crawford

Other Members present

Councillor Phil Dilks
Councillor Richard Cleaver
Councillor Rhea Rayside
Councillor Virginia Moran

Officers

Emma Whittaker, Assistant Director
(Planning & Growth)
Debbie Roberts, Head of Corporate
Projects, Policy and Performance
Phil Jordan, Development Management
& Enforcement Manager
Adam Murray, Principal Planning Officer
Kevin Cartwright, Senior Planning Officer
Joshua Mann, Democratic Services
Officer
Debbie Wetherill, Development
Management Planner
Alex McDonough, Assistant
Development Management Planner

1. Register of attendance and apologies for absence

Apologies for absence were received from Councillor Gloria Johnson, substituted by Councillor Helen Crawford.

Apologies were also received from Councillors David Bellamy and Patsy Ellis.

2. Disclosure of interests

Councillor Mark Whittington noted in interest in application S25/0588 as he was related to the applicant. As such, Councillor Whittington agreed to leave the Chamber for this item.

Councillor Harrish Bisnauthsing noted that he was the ward Councillor for application S24/2198 but would approach the application with an open mind.

Councillor Sarah Trotter noted that she was the ward Councillor and had previously engaged with the applicant of application S25/0588, however, would approach the application with an open mind.

Councillor Pam Byrd noted that she was the ward Councillor for application S24/2110 but would approach the application with an open mind.

The Chairman clarified that South Kesteven District Council (SKDC) was either the applicant or owner of the land in relation to applications S24/2100 and S25/0471. Despite this, the Committee was trained to remain independent and open minded.

3. Minutes of the meeting held on 8 May 2025

The minutes of the meeting held on 8 May 2025 were AGREED as an accurate record.

4. Application S24/2103

Prior to the commencement of the item, the meeting adjourned for five minutes to allow Members to consider the supplementary papers.

Proposal: Change of residential dwelling (Use Class C3) to a small care home for 2no. children (Use Class C2)

Location: 6, Dunster Close, Grantham, Lincolnshire

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

Noting comments in the public speaking session from:

Against:

Svetlana Degnan
Charlotte Stewart
(Written statements were provided in the supplementary papers from three residents)

Applicant:

Wayne Brankin

Together with:

- SKDC Local Plan 2011 – 2036
- National Planning Policy Framework (NPPF)
- Representations received from LCC Highways & SuDS Support
- Representations received from Environmental Protection
- Representations received from Lincolnshire Police
- Representations received from Lincolnshire County Council Children's Care (Senior Commissioning Officer).

During questions to public speakers, Members commented on:

- Clarification was sought and confirmed that there were two disabled individuals and two elderly individuals living in the cul-de-sac.
- Access issues with tight parking would remain if the property was used as a typical residence.
- Members queried why the applicant had selected the site. The applicant confirmed that locations embedded in the local community were positive for the children in care to feel embedded in community themselves. Furthermore, there was sufficient parking with the garage and the parking outside the garage.
- It was confirmed the children at the site would be aged 8-18.
- The applicant was questioned whether they shared the parking and access concerns of neighbours and some Members. The applicant acknowledged the concerns but highlighted that staffing changeovers were designed to be minimal and they were accepting of this condition within the management plan.
- Members asked the applicant to address the concern of a resident that there would be light pollution from external overnight lighting. The applicant confirmed they had no intention of external overnight lighting, and this was not in place at their other sites.

During questions to officers and debate, Members commented on the following:

- It was queried and confirmed that such a condition requiring the garages to be used for parking rather than storage could be enforced.
- A Member commented that each house in the vicinity had a garage and if residents were concerned about parking then they could park in their garages.
- Concern was raised by a Member that the shared driveway totaled 23 meters in length, but the manual for streets advised against reversing any further than 12 meters.
- Members who had attended the site visit raised the need for a condition to provide appropriate landscaping to improve the privacy between the site and neighbouring properties.
- Whilst the applicant stated they had no intention of having the site lit at night members felt it appropriate to condition this to protect the amenity of neighbours.

At 14:08, the meeting adjourned for two minutes due to a technical issue.

- The Chairman commented that the application's accompanying management plan would afford greater control to residents than they would have if a large family moved into the house, facing the same access challenges.
- A Member commented that they felt the change of use from residential to business was detrimental to the character of the area.
- The Planning Officer noted that conditions relating to the staff changeover times could be incorporated into the management plan.

Following discussions, with the landscaping amendment incorporated, 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 planning application form, and with the following list of approved plans:

- i. The Location Plan – DK246_LP Rev A.
- ii. Existing and Proposed Site Plan – DK246_300 Rev A.
- iii. Proposed Ground Floor Plan -DK246_301
- iv. Proposed First Floor Plan -DK246_302

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

Prior to the commencement of the use hereby permitted, details of strategic soft landscaping works to the rear garden area 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 to protect the amenity of neighbouring occupiers and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

Ongoing Conditions

3. The garage on site shall be available for the parking of vehicles at all times that the use, hereby permitted, is in operation.

Reason: To ensure adequate parking provision on the site.

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

Reason: To ensure that the development operates as assessed.

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

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

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

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

6. No external lighting shall be installed on site unless otherwise agreed in writing by the local planning authority.

Reason: To protect the amenity of neighbouring occupiers.

7. 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.

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.

5. Application S24/2110

Proposal: Erection of 11 dwellings with associated access, parking and landscaping

Location: Wellington Way, Market Deeping, Lincolnshire, PE6 8LW

Recommendation: To authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions and completion of a Unilateral Undertaking.

Noting comments in the public speaking session by:

For: Stephen Hepworth (Agent)

Together with:

- South Kesteven Local Plan 2011-2036 (Adopted January 2020)
- Design Guidelines for Rutland and South Kesteven Supplementary Planning Document (Adopted November 2021)
- National Planning Policy Framework (NPPF) (Published September 2023)
- The Deepings Neighbourhood Plan (Made June 2021)
- Representations received from Market Deeping Town Council
- Representations received from Anglian Water
- Representations received from Cadent Gas
- Representations received from Lincolnshire Fire & Rescue Service
- Representations received from Lincolnshire County Council (Education)
- Representations received from NHS Lincolnshire ICB
- Representations received from National Grid
- Representations received from LCC Highways & SuDS Support
- Representations received from SKDC Environmental Protection Officer
- Representations received from SKDC Urban Design Officer
- Representations received from SKDC Planning Policy Officer
- Representations received from The Deepings Neighbourhood Plan Group
- Representations received from Lincolnshire Wildlife Trust
- Representations received from Heritage Lincolnshire

- Representations received from Heritage England.

During questions to public speakers, Members commented on the following:

- It was queried whether the properties produced would be allocated to SKDC social housing stock or sold on the private market. It was confirmed that they would become SKDC social housing stock.
- The agent confirmed that tree planting would be used for screening.
- It was also confirmed that the provision for solar panels was included within condition 8.

During questions to officers and debate, Members commented on the following:

- It was queried whether Section 106 funding could be used for the remaining open space. The Planning Officer acknowledged that this could be a discussion outside of the meeting.

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. Location Plan Drg. No 010-(PL)-9026 received 6 December 2024
- ii. Amended Proposed Site Layout Plan Drg. No 003-(PL)-9026 P01 received 2 June 2025
- iii. Proposed 1B2P Flat Elevations Drg. No 204-(PL)-9026 received 6 December 2024
- iv. Proposed 2B3P Flat Elevations Drg. No 203-(PL)-9026 received 6 December 2024
- v. Proposed Terraced House Elevations Drg. No 202-(PL) 9026 received 6 December 2024
- vi. Proposed Semi Detached Elevations Drg. No 201-(PL)-9026 received 6 December 2025
- vii. Proposed 1B2P Flat Plans Drg. No 104-(PL)-9026 received 6 December 2024

- viii. Proposed 2B3P Flat Plans Drg. No 103-(PL)-9026 received 6 December 2024
- ix. Proposed Terraced House Plans Drg. No 102-(PL)-9026 received 6 December 2024
- x. Proposed Semi Detached Plans Drg. No 101-(PL)-9026 received 6 December 2024
- xi. Proposed Roof Plan Drg. No 002-(PL)-9026 received 6 December 2024
- xii. Existing And Proposed Site Sections Drg. No 301-(PL)-9026 received 6 December 2024
- xiii. Existing And Proposed Site Sections Drg. No 302-(PL)-9026 received 6 December 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 Commenced

2) No development, including demolition of buildings hereby approved, 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. Construction and delivery hours
- b. The phasing of the development, including access construction
- c. The on-site 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. Dust suppression measures
- 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 all construction works.

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

Reason: In the interests of the residential amenity of the neighbouring properties.

3. Before any part of the development hereby permitted is commenced, a surface water drainage scheme shall have first been submitted to, and

approved in writing by, the Local Planning Authority. The submitted scheme must:

- i. Be based on the results of evidenced groundwater levels and seasonal variations.
- ii. Be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.
- iii. Provide flood exceedance routing for storm events greater than 1 in 100 year
- iv. Where necessary, 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 local drainage infrastructure and watercourse system without exceeding the runoff rate for the undeveloped site.
- v. Where necessary, provide attenuation details and discharge rates which shall be restricted to the greenfield runoff rate
- vi. Provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- vii. Provide details of how the scheme will be maintained and managed for 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 part of the development shall be occupied / brought into use 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 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.

5) Where required by Condition 4, before the development hereby permitted commences, a priority risk assessment for the proposed outfall location, in accordance with DMRB CD535 and informed by a pre-construction condition survey, shall be submitted to and approved in writing by the Local Planning Authority. If identified as necessary following the priority culvert risk assessment, a mitigation scheme for the proposed outfall location should be submitted to and approved in writing by the Local Planning Authority. Thereafter, the mitigation works shall be completed in accordance with the approved scheme prior to the commencement of development.

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.

During Building Works

6) Before works to erect any external lighting associated with the development hereby permitted are commenced, details of the lighting including an external lighting plan, levels of illumination and hours of operation shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the area and in accordance with Policies EN4 and DE1 of the adopted South Kesteven Local Plan.

7) Before the development hereby permitted is commenced, a noise management plan for the dwellings shall have been submitted to and approved by the Local Planning Authority. The mitigation measures detailed within the management plan shall be implemented prior to occupation and shall remain in place in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the area and in accordance with Policies EN4 and DE1 of the adopted South Kesteven Local Plan.

8) No development above damp-proof course shall take place until details demonstrating how the proposed dwelling would comply with the requirements of Local Plan Policy SB1 and SD1 must be 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 building; details of water efficiency; and the provision of electric car charging points.

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

Reason: To ensure the development mitigates and adapts climate change in accordance with Local Plan Policy SB1 and SD1.

9) Before any part of the development hereby permitted is commenced, a site-specific Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a scheme making available 2 free annual travel passes per dwelling for the first year of their occupation. Thereafter, the Travel Plan shall be implemented in accordance with the approved details prior to first occupation and shall be in place / action in accordance with the approved timescales.

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 there is a reduced dependency on the private car for journeys to and from the development.

10) Before any part of 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 the standards to which the estate roads will be completed during the construction period of the development.

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

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

Before the Development is Occupied

11) Before any part of the development hereby permitted is occupied/brought into use, the external elevations shall have been completed using only the materials stated in the planning application forms and approved drawings unless otherwise agreed 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.

12) 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 (as shown on the approved Planting Plan and Schedule Ref: D10503.001/Rev 01) shall have been carried out in accordance with the approved soft landscaping details.

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.

13) Before any dwelling hereby permitted is occupied, the acoustic mitigation measures identified within the Noise Management Plan shall have been completed and a Validation Report shall be submitted to, and approved in writing by, the Local Planning Authority, which demonstrates the scientific and technical effectiveness of the noise mitigation measures.

Thereafter, the acoustic mitigation shall be maintained and retained for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not give rise to any unacceptable impacts on residential amenity.

14) No part of the development hereby permitted shall be occupied before the works to improve the public highway (by means of a tactile pedestrian crossings to provide connections to the west of the site to Wellington Way has been certified complete by the Local Planning Authority.

Reason: To ensure safe means of connectivity to the permitted development.

Ongoing Conditions

15) Within a period of five years from the first occupation 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.

6. Application S24/2198

Proposal: Outline application for up to 268 residential dwellings (Use Class C3), up to 80 bed care home (Use Class C2), local centre, and public open space with associated access, landscaping, drainage and infrastructure (Access for approval only)

Location: Land at Exeter Fields, Stamford

Recommendation: To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions and the completion of a Section 106 Agreement.

Noting comments in the public speaking session by:

District Ward Councillor:	Councillor Richard Cleaver Councillor Susan Sandall (Written statement) Councillor Rhea Rayside (Written Statement)
Stamford Parish Councillor:	Councillor Barry Devereux
Against:	Carl Killgren
Applicant:	Andrew McPheat

Together with:

- South Kesteven Local Plan 2011-2036 (Adopted January 2024)
- Stamford Neighbourhood Plan 2016-2036 (Made July 2022)
- Design Guidelines for Rutland and South Kesteven Supplementary Planning Document (Adopted November 2021)
- National Planning Policy Framework (NPPF) (Published December 2023)
- South Kesteven Local Plan Review 2021 – 2041 (Regulation 18 Draft)
- Representations received from Anglian Water
- Representations received from Cadent Gas
- Representations received from Heritage Lincolnshire
- Representations received from Lincolnshire County Council (Education)
- Representations received from Lincolnshire County Council (Highways & SuDS)
- Representations received from National Highways
- Representations received from NHS Lincolnshire Integrated Care Board
- Representations received from Peterborough City Council
- Representations received from SKDC Affordable Housing Officer
- Representations received from SKDC Environmental Protection
- Representations received from Stamford Civic Society
- Representations received from Stamford Town Council

During questions to Public Speakers, Members commented on the following:

- The District Councillor was questioned about the level of interest in the site as there was speculation amongst some Members that there had been a lack of interest. The District Councillor rebuked this.
- The comment was made that employment land around Stamford was particularly coveted given that Stamford was largely bordered by other local authorities.
- The Parish Councillor was questioned about the infrastructure in Stamford to support proposals should the application be successful. It was the view of the Parish Councillor that the infrastructure in Stamford would be insufficient. Speaking on behalf of Stamford Town Council, the Parish Councillor expressed that it was the priority of the Town Council for the site to remain as employment land.
- It was confirmed that Stamford had its own Neighbourhood Plan and whilst it was not known how the site was allocated within the Neighbourhood Plan, the site was categorised as being within the 'inner wheel' of the Plan.
- The agent confirmed that repeated and extensive efforts over the previous decade had been made to source a company interested in using the site for employment. These efforts included an intensive marketing campaign targeting both smaller, local businesses and

national businesses. Planning Officers verified that such efforts had been made.

- It was queried whether individual sections of the site had been advertised to small-medium sized enterprises, rather than the full site which would likely be unaffordable and unsuitable for them. The applicant confirmed this.
- The applicant confirmed that their commitment to facilitating a medical centre, should the NHS wish to utilise it, would last a minimum of three years from the date that planning permission was granted. Therefore, the applicant had been engaging with the Integrated Care Board. Confirmation was also given that the land had not previously been allocated for healthcare purposes.
- The applicant confirmed that the site would be completed in a single development phase.

It was proposed, seconded, and AGREED to extend the meeting until 17.30.

During questions to officers and debate, Members commented on the following:

- It was confirmed that the application had been assessed against the Local Plan and the Neighbourhood Plan.
- A Member commented that even if there was insufficient business interest currently, the land should be kept to futureproof for employment land opportunities in future should interest emerge.
- It was confirmed that the amenities and safety mitigation measures would be included within the phasing plan conditions.
- The location of the biodiversity net gain (BNG) was confirmed to be off-site, but immediately adjacent.
- It was queried whether a three-year period was sufficient for the Internal Care Board (ICB) to decide whether to implement a GP surgery on the site. Confirmation was given that three years was sufficient as too long could allow the ICB to move without haste.
- A member commented that whilst land allocated for employment was proposed now for mixed use with housing, the applicant had confirmed the provision of the care home and centre with shops and doctors surgery would provide employment and support small businesses
- A member commented that the applicant had clearly attempted to sell the land for employment use over a prolonged period of time but had been unsuccessful.
- A member commented that there is an elderly population in Lincolnshire and need for care home accommodation.
- A member noted the residents concerns that other applications had gone forward with communal amenities not provided with developers stopping just before key trigger points and queried if this could be conditioned. Officers confirmed that details of the phasing of the development would be secured by the proposed phasing condition.

- It was noted that the crossing near the school had not been provided as part of an earlier application and therefore should be provided in the first stage of this application. Officers were asked if this could be conditioned.

Following discussions, it was proposed, seconded, and **AGREED** to authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions and the completion of a Section 106 Agreement.

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, or two years from the approval of the last reserved matters, which ever is the latter.

Reason: In order that development is commenced in a timely manner, as set out in Section 92 of the Town and Country Planning Act 1990 (as amended).

Time Limit for Reserved Matters

2) Details of the reserved matters set out below shall have been submitted to the Local Planning Authority for approval within three years from the date of this permission:

- i. Appearance
- ii. Layout
- iii. Landscaping iv. Scale

Approval of all reserved matters shall have been obtained from the Local Planning Authority in writing before any development is commenced.

Reason: To enable the Local Planning Authority to control the development in detail and in order that the development is commenced in a timely manner, as set out in Section 92 of the Town and Country Planning Act 1990 (as amended)

Approved Plans

Approved Plans

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

- a. Site Location Plan (Ref: COMU3000_01/Rev A)
- b. Proposed Site Access with Crossing Points and Bus Stops (Ref:

23/215/TR/003/Rev B)

Unless otherwise required by another condition of this permission.

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

Parameter Plan

4) *The development hereby permitted shall be carried out in accordance with the broad principles of the following plans:*

i. *Parameter Plan (Ref: COMU3000_02/Rev G)*

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt, and to ensure that the development operates as assessed.

Before Development is Commenced

Phasing Plan

Prior to the determination of the first reserved matters application, a detailed phasing plan for the development demonstrating phasing of the construction of the development hereby approved, and the extent of each phase, 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, unless alternative phasing details are submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development comes forward in a timely and co-ordinated manner.

Meeting All Housing Needs

Part M4(2) Details

5) Before any part of the development hereby permitted commences, a plan indicating the provision of 10% of the residential dwellings (Use Class C2) to be provided as 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.

Residential Amenity

Construction and Environmental Management Plan

6) Before the development hereby permitted is commenced, a detailed Construction and Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include measures to mitigate against the adverse effects of vehicular movements, noise, dust and vibration and means to manage drainage and ecological impacts during the construction stages of the development. The submitted CEMP shall include:

- i. Access construction and build routes
- ii. The hours of construction work and delivery hours
- iii. The parking of all vehicles and site operatives
- iv. The loading and unloading of all plant and materials
- v. The storage of all plant and materials used in constructing the development
- vi. Wheel washing facilities
- vii. The routing of all vehicles associated with the construction of the development, including any offsite routes for the disposal of excavated material.
- viii. A strategy stating how surface water will be managed during the construction stage 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
- ix. Ecological Management Plan, including appointment of an Ecological Clerk of Works, and the implementation of Natural England licences as required.

Any variation to the approved CEMP shall be submitted to and approved in writing by the Local Planning Authority. 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 amenity of existing residents, and to ensure that the proposed development does not result in any unacceptable adverse impacts on highways, drainage and ecological assets.

Noise Impact Assessment

7) As part of any reserved matters applications, a detailed Noise Impact Assessment considering the impact of the development and its location adjacent to the A1, shall be submitted to and approved in writing by the Local

Planning Authority. The Assessment must be carried out in accordance with current best practice and shall be based on up-to-date modelling of all noise sources.

Where necessary, the submitted Noise Assessment shall identify a scheme of acoustic mitigation or the submission of a Noise Management Plan, to ensure that internal and external noise levels meet the recommended professional standards.

Reason: To ensure that the proposed development does not give rise to any unacceptable impacts on residential amenity.

Access and Highways

Estate Road Phasing & Completion Plan

8) Before any part of 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 the standards to which the estate roads will be completed during the construction period of the development.

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

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

Travel Plan

9) Before any part of the development hereby permitted is commenced, a site-specific Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be in broad accordance with the approved Framework Travel Plan (Bryan G Hall) (June 2024) and shall include a scheme making available 2 free annual travel passes per dwelling for the first year of their occupation.

Thereafter, the Travel Plan shall be implemented in accordance with the approved details prior to first occupation and shall be in place / action in accordance with the approved timescales.

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 there is a reduced dependency on the private car for journeys to and from the development.

Drainage

Surface Water Drainage

10) As part of any reserved matters application relating to layout, a surface water drainage scheme shall have first been submitted to, and approved in writing by, the Local Planning Authority. The submitted scheme must:

- i. Be based on the results of evidenced groundwater levels and seasonal variations.
- ii. Be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.
- iii. Provide flood exceedance routing for storm events greater than 1 in 100 year
- iv. Where necessary, 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 local drainage infrastructure and watercourse system without exceeding the runoff rate for the undeveloped site.
- v. Where necessary, provide attenuation details and discharge rates which shall be restricted to the greenfield runoff rate
- vi. Provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- vii. Provide details of how the scheme will be maintained and managed for 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 part of the development shall be occupied / brought into use 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 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.

Site Levels and Groundworks Strategy

11) Prior to the determination of the 1st reserved matters application, a Groundworks Strategy detailing the existing and proposed site levels and land

profiling (areas of cut, areas of fill, mounding, shaping and contouring works), with reference to an off-site datum point, shall have been submitted to and approved in writing by the Local Planning Authority. Site Levels Plans shall then be submitted as part of each reserved matters application in broad accordance with the approved Groundworks Strategy.

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

Reason: To ensure that the proposed 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; and in the interests of visual and residential amenity.

Biodiversity / Ecology

Arboricultural Method Statement and Tree Protection Plan

12) Notwithstanding the submitted details, before the development hereby permitted is commenced, a detailed arboricultural method statement and tree protection plan for the protection of retained trees, including a tree protection programme for the provision and retention of trees within that phase, shall be submitted to and approved in writing by the Local Planning Authority. The method statement and plan shall meet with the standards set out in BS5837:2012 Trees in relation to Design, Demolition and Construction – Recommendations. The protection scheme and plan shall be completely implemented prior to site preparation and shall be retained in accordance with the approved programme, unless otherwise agreed in writing by the Local Planning Authority. The protection scheme must include details of all trees to be retained and positioning of tree protection fencing, and ground covers to create construction exclusion zones. No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner without the prior written approval of the Local Planning Authority.

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

Ground Contamination

Land Contamination Risk Management Phase II Investigation

13) 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:

i. A site investigation report assessing the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the submitted desk based study; and if required

ii. A detailed scheme for remedial 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 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 future residents and users of the development; and in accordance with Policy EN4 of the adopted Local Plan and guidance contained in the NPPF.

Archaeology

Archaeological Investigation

14) Before the development hereby permitted is commenced, a written scheme of archaeological investigation shall have been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the archaeological investigations shall be completed in accordance with the approved details.

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.

During Building Works

Climate Change

Sustainable Construction

15) No development above damp-proof course shall commence until a Sustainability Statement outlining how the proposed development would comply with the requirements with Local Plan Policy SB1 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of how carbon dioxide emissions have been minimised through the design and construction of the development, details of water efficiency, and the provision of electric car charging infrastructure.

The approved sustainable construction measures shall be completed in full for each dwelling/building in accordance with the agreed scheme, prior to first occupation/use of each dwelling/building.

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

Before the Development is Occupied

Residential Amenity

Noise Mitigation – Implementation and Retention

16) Before any residential dwelling (Use Class C3) or care home unit (Use Class C2) is occupied, the acoustic mitigation measures identified within the Noise Impact Assessment shall have been completed and a Validation Report shall be submitted to, and approved in writing by, the Local Planning Authority, which demonstrates the scientific and technical effectiveness of the noise mitigation measures.

Thereafter, the acoustic mitigation shall be maintained and retained for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not give rise to any unacceptable impacts on residential amenity.

Access and Highways

Access Implementation

17) Before any part of the development hereby permitted is occupied or first brought into use, the works to proposed access and works to improve the public highway (by means of a signalised junction with Arran Road, two enhanced and relocated bus stops and a signalised pedestrian crossing opposite Malcom Sargent Primary School along with all associated works) (as shown on drawing ref: 23/215/TR/003/Rev A) shall 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.

Estate Road Completion Compliance

18) Before any part of the development hereby permitted is occupied or brought into use, all of that part of the estate road and associated footways that form the junction within the main road or Empingham Road, which will be constructed within the limits of the existing highway, and which serves that part of the development, 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 hazards within the public safety from surfacing materials, manholes and gullies that

may otherwise remain for an extended period at dissimilar, interim construction levels.

Biodiversity / Ecology

Landscape and Ecological Management Plan

19) Before any part of the development hereby permitted is occupied / 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:

- i. Long term design objectives
- ii. Management responsibilities; and
- iii. Maintenance schedules for all landscaped areas, other than privately owned, domestic gardens.

Reason: Soft landscaping makes an important contribution to the development and its assimilation with its surroundings; and in accordance with Policy EN2 of the adopted Local Plan.

Ground Contamination Verification Report

20) No part of the development hereby permitted shall be occupied or brought into use until a verification report for that part of the development has been 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:

- i. A complete record of remediation activities, and data collected, as identified in the remediation scheme to support compliance with the agreed remediation objectives.
- ii. Photographs of the remediation works in progress; and
- iii. 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 details.

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 future residents and users of the development; and in accordance with Policy EN4 of the adopted Local Plan and guidance contained in the NPPF.

Ongoing Conditions

Development Specification

21) The development hereby permitted shall not exceed the following development parameters:

- i. Up to 268 residential dwellings (Use Class C3 – Dwellinghouses)
- ii. Up to 80-bed residential care home (Use Class C2 – Residential Institutions)
- iii. Up to 1,788 sq. metres Local Centre, to include:
 - i. Commercial, business and service uses (Retail, restaurant, medical or health facilities, creche or day nursery – Use Class E)
 - ii. Public house, wine bar or drinking establishment
 - iii. Drinking establishment with expanded food provision
 - iv. Hot food takeaway for the sale of hot food where consumption of that food is mostly taken off the premises.
 - iv. Associated green infrastructure including provision of public open space, landscaping and informal play areas.
 - v. Utility provision (including drainage); and
 - vi. Associated access and ancillary works.

Reason: To define the permission and for the avoidance of doubt and to ensure that the development proceeds as assessed.

Residential Care Home (Use Class C2)

22) Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any order revoking or re-enacting that order with or without modification), the proposed 80-bedroom residential care home (Use Class C2) shall only be used for those purposes and for no other purpose (including any other use falling within Class C2 of the Order). It shall comprise of individual rooms within a residential building where a high level of care (as defined in the Order) is provided to meet all activities of daily living. It shall not include support services for independent living, such that occupiers have independent “dwellings”.

Reason: To define the permission and for the avoidance of doubt and to ensure that the development proceeds as assessed.

Biodiversity / Ecology

Landscape and Ecological Management Plan

23) Following first occupation of any part of the development hereby permitted, the approved Landscape and Ecological Management Plan 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 accordance with Policy EN2 of the adopted Local Plan.

7. Application S25/0588

The meeting adjourned at 17.04 and resumed at 17.08. The following Members left the Chamber prior to the commencement of the item; Councillors Paul Fellows, Vanessa Smith, Mark Whittington, Harrish Bisnauthsing, Tim Harrison, and Richard Cleaver.

Proposal: Single storey rear extension

Location: The Conifers, School Lane, Old Somerby, Lincolnshire, NG33 4AQ

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

Noting comments in the public speaking session by:

Against: Linda Dodd

Together with:

- South Kesteven Local Plan 2011-2036 (Adopted January 2020)
- Design Guidelines Supplementary Planning Document (Adopted November 2021)
- National Planning Policy Framework (Published December 2024)
- Old Somerby Neighbourhood Development Plan (Adopted 29 June 2021)
- Representations received from Old Somerby Parish Council
- Representations received from Lincolnshire County Council (Highways and SuDS).

During questions to public speakers, Members commented on the following:

- It was queried whether there was anything that the speaker could do to mitigate the loss of privacy. The speaker confirmed that they had attempted to grow a eucalyptus tree to distort any overlooking, however, this had been unsuccessful.

During questions to officers and debate, Members commented on the following:

- It was confirmed that the window included within the application was positioned higher than the garden fence, It was possible to view the neighbours garden seat from the window. The application site extends

further into the neighbours garden due to the application being in ADDITION to a completed built extension hence impeding further on the neighbour's privacy.

- Although the building work had already commenced, the Assistant Director of Planning confirmed that this was unauthorised and enforcement action could be pursued following the conclusion of the application.
- The Assistant Director also confirmed that this decision would not set a precedent for the area as each application should be assessed on its own merits.
- It was confirmed that the applicant would be able to step onto the extension roof from the Juliet balcony above. It was suggested that a condition should be imposed to restrict the usage of the roof for either maintenance or as an emergency exit.

It was proposed, seconded, and AGREED to extend the meeting until 17.40.

- It was suggested that the window facing over the neighbouring fence be completed with opaque glass, therefore obscuring the vision and maintaining the neighbour's privacy.

Following discussions, it was proposed, seconded, and **AGREED** to authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to the imposition of the suggested opaque window, restrictions on the usage of the roof and the following conditions.

Time limit

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. Site Location Plan - Date received: 28.03.2025
- b. Proposed Plans and Elevations - Drawing number: 25.020PL01-2 - Date received: 24.03.2025

Unless otherwise required by another condition of this permission.

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

Materials

3) Before any part of the development hereby permitted is occupied/brought into use, the external elevations shall have been completed using only the materials stated in the planning application forms unless otherwise agreed 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.

Obscure Glazing

4) Before any part of the development hereby permitted is occupied/brought into use, the window in the eastern elevation shall have been installed with obscure glazing and with no opening part being less than 1.7m above the floor level immediately below the centre of the opening part. The obscure glazing must be obscured to a minimum of Pilkington - Privacy Level 3 or an equivalent product. Once installed, the window units shall thereafter be retained as such at all times.

Reason: To safeguard the privacy of occupiers of the neighbouring / adjoining properties.

Balcony Restriction

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending or replacing that Order), the flat roof area of the extension hereby approved shall not be used as a balcony, terrace, roof garden or similar amenity area, and no railings, walls, parapets or other means of enclosure shall be provided on that roof unless planning permission has expressly been granted for such works.

Reason: To protect the privacy and amenity of the occupants of the adjacent dwellinghouses, having regard to Policy DE1 of the South Kesteven District Council Local Plan 2020, and the National Planning Policy Framework.

8. Application S25/0471

Prior to the commencement of the item, the Cabinet Member for Planning left the Chamber. Councillors Mark Whittington and Tim Harrison returned to the Chamber.

It was proposed, seconded and AGREED to extend the meeting to the completion of the final application.

Proposal: Proposed single storey rear extension

Location: The Caretakers House, 27A Queensway, Grantham, Lincolnshire, NG31 9QB

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

There were no public speakers.

Together with:

- South Kesteven Local Plan 2011-2036 (Adopted January 2020)
- Design Guidelines Supplementary Planning Document (Adopted November 2021)
- National Planning Policy Framework (Published December 2024)
- Representation received from Grantham Town Council
- Representation received from Lincolnshire County Council (Highways and SuDS)
- Representation received from Cadent Gas.

A member asked if the property was being adapted for a disabled person which was confirmed by the officer.

Following the presentation of the application, it was proposed, seconded, and **AGREED** to authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions.

Time limit

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. A4 Location Plan – 27A Queensway Grantham – 03 – Received 17/03/25

b. A1 Proposed – 27A Queensway Grantham – 02 – Received 17/03/25

Unless otherwise required by another condition of this permission.

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

Materials

3) Before any part of the development hereby permitted is occupied/brought into use, the external elevations shall have been completed using only the materials stated in the planning application forms unless otherwise agreed 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.

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

There was no other business.

The Chairman concluded the meeting at 17.37.

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