

Minutes

Planning Committee

Thursday, 23 October 2025, 1.00 pm

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



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Committee Members present

Councillor Charmaine Morgan (Chairman)
Councillor Penny Milnes (Vice-Chairman)
Councillor David Bellamy
Councillor Pam Byrd
Councillor Paul Fellows
Councillor Tim Harrison
Councillor Gloria Johnson
Councillor Vanessa Smith
Councillor Sarah Trotter
Councillor Paul Wood
Councillor Helen Crawford
Councillor Max Sawyer

Cabinet Members present

Councillor Phil Dilks (Cabinet Member for Planning)

Other Members present

Councillor Matthew Bailey
Councillor Phil Dilks
Councillor Richard Dixon-Warren
Councillor Robert Leadenham
Councillor Paul Martin

Officers

Emma Whittaker (Assistant Director of Planning and Growth)
Phil Jordan (Development Management & Enforcement Manager)
Tom Amblin-Lightowler (Environmental Health Manager – Private Sector Housing)
Adam Murray (Principal Development Management Planner)
Venezia Ross-Gilmore (Senior Planning Officer)
Hannah Noutch (Development Management Planner)
Andrew Igoea (Tree Officer)
Amy Pryde (Democratic Services Officer)

48. Register of attendance and apologies for absence

Apologies for absence were received from Councillors Harrish Bisnauthsing and Patsy Ellis.

Councillor Max Sawyer substituted for Councillor Harrish Bisnauthsing.

49. Disclosure of interests

Councillor Tim Harrison disclosed an interest on application S25/1192 & S25/1357 and would be speaking as District Ward Councillor only.

Councillor Tim Harrison disclosed a personal interest on application S25/1195, he would not take part in the debate or vote.

Councillor Charmaine Morgan disclosed an interest on applications S25/1192 and S25/1357 due to being a Member of Grantham Civic Society. She had no involvement of previous decision or discussions on the matter and came to the Committee with an open mind.

The Chairman made a declaration on behalf of all Members:

‘With regards to item application S25/1626, I make a declaration on behalf of all members that whilst it is acknowledged that the applicant is the Council, this will 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.’

50. Minutes of the meeting held on 25 September 2025

The minutes of the meeting held on 25 September 2025 were proposed, seconded and **AGREED** as a correct record.

51. Application S25/1192 and S25/1357

S25/1192

Proposal:	Planning application for a proposed change of use of a former Nursing Home (Use Class C2) to a 20-bedroom House of Multiple Occupancy for up to 20 people (Use Class Sui Generis).
Location:	Castlegate House Rest Home, 49 Castlegate, Grantham, Lincolnshire, NG31 6SN
Recommendation:	To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions

S25/1357

Proposal:	Planning application for a proposed change of use of a former Nursing Home (Use Class C2) to a 20-bedroom House of Multiple Occupancy for up to 20 people (Use Class Sui Generis)
Location:	Castlegate House Rest Home, 49 Castlegate, Grantham, Lincolnshire NG31 6SN
Recommendation:	To authorise the Assistant Director – Planning & Growth to GRANT listed building consent, subject to conditions

Noting comments in the public speaking by:

District Ward Councillor	Councillor Matt Bailey Councillor Paul Martin Councillor Tim Harrison
Grantham Civic Society Against	John Manterfield Paul Hardy Mary Gharbi (statement)
Agent/on behalf of Applicant	Tim Stubbins and Phil Holmes

Together with:

- Provisions within SKDC Local Plan 2011-2036 and National Planning Policy Framework (NPPF).
- Comments received from Lincolnshire County Council (Highways).
- Comments received from Lincolnshire County Council (Community Based Services).
- Comments received from Lincolnshire Police.
- No comments received from Historic England.
- Comments received from SKDC Conservation Officer.
- No comments received from Environmental Protection.
- Comments received from Grantham Civic Society.

The following comments were made by public speakers:

- A concern was raised that the building was in the wrong location and would cause heritage harm. The property was a listed building and would require the replacement of windows.
- The application did not make reference to how many people would be living in the property or the management of it. It was noted there were no enforcement powers on HMO's.
- It was felt the property had inadequate amenity space and bedrooms were small.
- Concern was raised on the property being within the Conservation Area and parking within the vicinity was already inadequate for nearby schools, St

Wulframs Church and Grantham House. The road was a narrow one-way street and a through route.

- It was noted the Lincolnshire County Council (Highways) had not visited the site to establish the parking arrangements.
- Concern was raised that an acoustic report had not been produced and that noise may affect neighboring Almshouses.
- Concerns over crime and safety were outlined.
- The agent noted that Lincolnshire Police and Lincolnshire County Council (Highways) had not objected to the proposal.
- It was highlighted that there were no amenity space restrictions or standards on HMOs.
- The previous reason for refusal was around the listed building consent.

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

- That Highways had no objections to the application and Lincolnshire County Council controlled the parking within the area of the application.

A Ward Member highlighted that residents and visitors had to park on side streets within the area and residents did not have parking permits. A further concern was raised on waste freighters being able to access the site.

- One Member sought clarification over clause 27 of the Inspectors report on the previously refused application.
- That Lincolnshire County Council (Highways) had stated the parking for the application was sustainable.
- It was queried why the application form did not specify how many people would reside within the property.

The agent confirmed only 20 people would reside within the property, at any one time.

- The agent highlighted that the building previously was a nursing home, however, it did not comply with nursing home standards due to size of bedrooms.
- Clarification was sought around laundry facilities.

The agent confirmed a vacant room adjacent to the kitchen would become a laundry room.

- Concern was raised on ventilation of the property and any internal or external changes that would be required.
- It was queried what age group the HMO would target.

It was confirmed the HMO would be required to apply for a licence, which would establish who would reside there. The licence would also require a manager for the HMO.

Following a query in relation to waste, it was clarified waste provisions would be the same as a care home setting.

In relation to the old use of the building, the care home was not suitable for manoeuvring residents with mobility issues around narrow corridors and small bedrooms.

It was clarified that there was disabled access at the modern area of the building.

- One Member queried whether the HMO would have residential management, meaning accommodation would also need to be provided for a member of staff.

It was confirmed a manager would not live on site and management would be determined by a licence.

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

- Whether condition 5 could specify that no more than 20 occupants should reside in the property.
- That generally the fear of crime is increased when a property is changed to a HMO and fear of crime was a material planning consideration.
- There was a previously dismissed appeal relating to this site for a change of use to a HMO in November 2024 it was queried how that application substantially differed to the proposed application.

The Principal Development Management Planner clarified the application was previously refused based on concerns on amenity, heritage impact, potential loss of a community facility. The appeal decision had been circulated to Members and addresses all previous issues for refusal.

A member highlighted that the reasons for refusal the Planning Inspector upheld the impact on the heritage asset and the overall density of occupation of the site. He dismissed other concerns raised regarding parking and impact on amenity of the area citing the central location of the site and its proximity to the Conservative Club next door.

The proposed application sought to retain the historic form of the building and the HMO bedrooms would be the same size as the spaces in the care home. The alterations required to the building were less than what was previously needed as a result of the reduction in planned occupation to 20.

The Conservation Officer was satisfied that there did not need to be a great level of alternations to historic fabric that was earlier concerned with the previous refused application. The alterations proposed were more beneficial by returning historic fabric that had been lost.

- How the Council came to a presumption that these residents would not use cars and would access public transport only.

Lincolnshire County Council had advised that parking was not necessary. The application was a town centre location. The application had two parking spaces for maintenance and purposed relating to the operation of the HMO. It was proposed that space in the basement of the property would be used for bicycle storage. Access to bus and railway services would also be available for the occupants, alongside town centre car parks.

- Further concerns on parking were raised.
- It was hoped that CCTV could be installed nearby to the property.
- Inadequate amount of space in kitchens for 20 single occupants. Concern was raised that occupants may cook in their bedrooms which could cause extra moisture in the fabric of an old building.

The Principal Development Management Planner clarified the licensing regime was extensive and would examine minimum space standards in terms of bedrooms, heating, wash facilities, kitchen areas waste provision etc. The regime would also control the number of occupants appropriate for the space available. Any breaches of licence against the landowner would result in enforcement action being taken.

- Further details of the licence submission were queried, alongside timeframes on how the applicant can apply for further occupants to live in the property.

The Environmental Health Manager (Private Sector Housing) confirmed that licensing was not required until it was occupied by five persons. The HMO would have a statutory offence to operate without a licence if the application was being reviewed by the Council. If a licence was not applied for after the fifth occupant moved in, the offence would be investigated.

- Concerns of noise for existing residents was raised.
- Concern was raised that the bedrooms were not en-suites, it was noted that males and females would have to share bathrooms.
- There had been no layout plan or measurements for the top floor of the property provided.
- One Member noted that HMOs historically had relatively low security issues in regard to neighbours and issues usually occurred internally within the HMO. Lincolnshire Police did not have any objections to the application.
- One Member discussed the previously refused application where Lincolnshire Police had provided a report.

The Principal Development Management Planner confirmed the previous refusal was also down to harm of the building where harm was likely to the fabric of the building due to additional servicing required.

Comments from the Inspector on the previously refused application noted that there was no evidence to suggest that the proposal would increase noise and disturbance

in the local area. HMOs were a standard of accommodation that people would be aware of before moving into them.

- A query was raised whether a site management plan could be included in order to protect amenity and residents within the property.

The Principal Development Management Planner informed the Committee that conditions should not be imposed where there are separate regulatory regimes that cover the issues.

During the debate a member of the committee asked whether controls could be placed on who should live in the HMO. The Chairman clarified that it is not a matter for the Planning Committee to consider who the occupants of the HMO are. Accommodation for asylum seekers is managed by the Home Office and not the District Council. All HMOs were subject to licensing regulations.

It was proposed and seconded to GRANT planning permission with the addition of a condition to restrict the HMO to a maximum of 20 occupants and require a site management plan to include noise, waste, protection of amenity internally and externally for residents.

This proposal fell.

Members discussed further concerns in order to provide a further proposal:

- Highways and parking issues.
- Impact on Grade II Listed Building in Conservation Area.
- Impact on amenity of neighbours in relation to residents internally and externally.
- Density on the population of the building.
- There was no 'resident-only' parking available in the area. The impact on neighbouring residents was raised; in the event 20 people moved into the property with 1 car each.

It was confirmed any alterations to the fabric of the building would require listed building consent.

Any noise impacts would be dealt with via a separate regime in terms of statutory noise nuisance.

It was suggested whether the Council could write to Lincolnshire County Council (Highways) in respect of requesting further resident parking in the area.

It was proposed and seconded to GRANT planning permission with the addition of a condition to restrict the HMO to a maximum of 20 occupants and require a comprehensive site management plan to include noise, waste, protection of amenity and security for both residents of the HMO and neighbouring properties.

The wording of the conditions would be finalised by the Assistant Director – Planning and Growth.

This proposal fell. No committee member proposed a motion to Refuse the application when invited to do so.

The Development Management and Enforcement Manager confirmed that reasons for refusal would need to be articulated in order to be reasonably defended at appeal. The recent appeal decision only outlined heritage impact, which had been rectified on this application by the Applicant.

It was clarified the change of use of the building from a care home to a HMO was not taking away defined features of the Conservation Area as there would be no external changes to the building and the internal changes refused by the Planning Inspector on Appeal would no longer be required.

- The potential impact on character of the heritage area due to movement of 20 people day/night was highlighted.
- Concern was raised on lack of sufficient facilities for 20 people including men and women having to share a bathroom.

(The Committee had a 15-minute break)

The Environmental Health Manager (Private Sector Housing) provided a description of the Licensing process. Assurance was provided that the licencing regime would dictate the number of persons based on several factors

Bedroom sizes – the legal requirement for licenced properties is 10.22² metres for a couple and 6.51² for a single occupancy. Amenities such as bathrooms, kitchens and cooking facilities would also be considered under the regime.

Any breaches to a licence was an offence and the licence holder could receive a fine up to £30,000. If a HMO isn't licensable (properties with 3 or 4 persons), the amenity standards still apply such as fire safety, waste and security.

- A query was raised on whether the licencing team would attend the property on a regular basis.

The Environmental Health Manager (Private Sector Housing) confirmed the team could enter the HMO at any reasonable time without giving notification. However, ordinarily a 24-hour notification would be provided.

During the licence application period, a risk assessment would take place to determine the rating for management and layout etc which would provide a score and monitor how often routine inspections would take place.

A warrant could also be applied meaning notification was not needed and the team would force entry and gather any evidence required.

- Whether there was any legal requirements for outdoor space on a HMO property.

It was confirmed there was no legal requirement for outdoor space on a HMO property, as long as it was suitable. There was also no legal requirement for laundry facilities in private rented properties due to laundrettes being available in the area.

- Whether the safeguarding concerns associated with male and females sharing bathrooms a matter for licencing.

The licencing regime would only look into security provisions such as door locks on balance with fire safety. In terms of bathing facilities, this was a Part 1 issue, which was general property conditions.

The provision for disabled people residing in the building was not a licencing regime, however, would be dealt with in regard to fire safety.

A member suggested that the HMO was single sex. It was confirmed that the occupation of the HMO could not be determined by the Planning Committee.

A member highlighted the potentially high number of changes that may be subsequently required in order to fulfil the licensing requirements including fire safety. The Police report indicated that the highest risk to people relating to HMOs was not those living outside but to other residents within the building. Their report indicated a significant number of recommended internal security measures. The provision of appropriate locks on the bathroom door, to protect the privacy of residents, was used as an example. They asked if these could impact on the heritage asset.

The Principal Development Management Planner clarified that any further measures that were not specified in the current plans on changes to the building would require separate listed building consent via a new application.

S25/1192 Final Decision:

It was proposed, seconded and **AGREED** to authorise the Assistant Director – Planning 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) Site Location Plan (received 20/06/25)
 - ii) Block Plan (received 20/06/25)
 - iii) Proposed Floor Plan, drawing ref. 25 010 2 Rev A (received 07/08/25)

Unless otherwise required by another condition of this permission.

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

During Building Works

- 3 Before the development hereby permitted is occupied, details of the storage areas and bicycle storage in the Basement shall have been submitted to and approved in writing by the Local Planning Authority.

Those facilities shall thereafter be retained for use at all times.

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

Before the Development is Occupied

- 4 Before first occupation of any part of the development hereby permitted, the refuse and recycling storage indicated on approved Proposed Floor Plan, drawing ref. 25 010 2 Rev A shall have been completed and made available for use. Those facilities shall thereafter be retained for use at all times.

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

Ongoing Conditions

- 5 The HMO use (Sui Generis) hereby permitted shall be limited to 20no. Bedrooms and no more than 20 occupants, unless otherwise agreed in writing by the Local Planning Authority.

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

Additional Condition A

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:

- Noise Management;
- Waste Management; and

- Amenity area management (including internal and external shared areas and hours of use)

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 amenity of existing and future residents of the area.

Additional Condition B

Before the development hereby permitted is occupied, a scheme of crime prevention measures shall have been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the approved measures shall be implemented in full prior to first occupation, and shall be retained and maintained throughout the operation of the use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of minimising crime and disorder, and the fear of crime and disorder.

S25/1357 Final Decision:

It was proposed, seconded and **AGREED** to authorise the Assistant Director – Planning & Growth to **GRANT** listed building consent, 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:
 - iv) Site Location Plan (received 20/06/25)
 - v) Block Plan (received 20/06/25)
 - vi) Proposed Floor Plan, drawing ref. 25 010 2 Rev A (received 07/08/25)

Unless otherwise required by another condition of this permission.

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

During Building Works

- 3 Before the installation of any of the new external windows and/or doors hereby consented, full details of all proposed joinery works for those windows/doors, including 1:20 sample elevations and 1:1 joinery profiles, shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the satisfactory preservation of this listed building and in accordance with Policy EN6 of the adopted South Kesteven Local Plan.

Before the Development is Occupied

- 4 Before the part of the building being altered is first occupied/brought into use, the joinery works shall have been completed in accordance with the approved joinery details.

Reason: To ensure the satisfactory preservation of the building and in accordance with Policy EN6 of the adopted South Kesteven Local Plan.

52. Application S25/1679

Proposal:	Remove dead wood (T1), remove epicormic growth from main stem and remove basal growth (T2 and T17), remove epicormic growth from main stem, remove basal growth and remove dead wood (T6, T9, T12, T16 and T18), remove epicormic growth from main stem, remove basal growth, remove dead wood and prune branch tips (T7 and T8), remove ivy, remove epicormic growth from main stem, remove basal growth, remove dead wood, crown lift to 5m (T10) (All Lime trees) (TPO-123).
Location:	Land Between The Pines and Manor View , Casthorpe Road, Barrowby, Lincolnshire, NG32 1DW
Recommendation:	To authorise the Assistant Director – Planning & Growth to GRANT Consent, subject to conditions.

Noting comments in the public speaking by:

District Ward Councillor
Barrowby Parish Council
Against
On behalf of Applicant

Councillor Robert Leadenham
Jean-Pierre Durrand and Tim Lees
Katherine Kinnear
Steven Weber (Associate Director – Ecology)

Together with:

- Comments received from Barrowby Parish Council

The following comments were made by public speakers:

- 2 videos were shown to the Committee to evidence the presence of bats on the proposed site.
- That lime trees acted as habitats to local wildlife.
- Preconception between residents and applicants that the application process lacked transparency and was misleading.
- An ecological report was requested.
- Residents felt these trees were being cleared to make space for development on the land and not for arboricultural use.
- The Public Speaker welcomed the additional ecology condition. It was felt the application needed to be micro-managed to ensure the works were carried out correctly.
- It was noted there had been no maintenance of the trees in the last 20 years.
- Concern was raised that some trees could be damaged and would need to be dealt with carefully.
- The bat surveys completed did not report any bats, however, residents had recorded their activity in the area. The individuals conducting the survey were not registered bat professionals.
- It was requested that the bat survey take place once they have emerged from hibernation, next Spring.
- The speaker on behalf of the Applicant held a level 2 bat license which meant a bat survey could take place any time of the year with the correct qualifications.

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

- A query was raised on what time of year the 2 videos were taken of the bats.

The videos were sent to the Tree Officer on 30 September 2025.

(Councillor Max Sawyer left the room, he was therefore unable to participate in the debate or vote of the application).

- It was queried whether roosting bat surveys should be completed between May and end of August.

The agent clarified that the ground level tree assessment was completed in April to assess potential roosting features within the trees. If roosting features were identified, aerial tree climbing surveys would be undertaken.

- Whether the agent would be undertaking the bat survey or a third-party company.

The agent confirmed he would be undertaking the survey.

The Committee were assured that there had not been a bat survey submitted as part of the application. There was reference to survey work within the additional items paper.

- One Member queried what species and population of bats had been identified.

The data was still being reviewed at present in terms of the survey. Within similar areas, Common Pipistrelle had been a prominent species alongside Sprano Pipistrelle. These species were known for flying along wooden edges, and tree lines. The population characterisation was difficult to specify.

- Clarification was sought around the area that was covered in the survey.

*(It was proposed, seconded and **AGREED** to extend the meeting to 17:30, the Committee would still be quorate).*

(Councillor Paul Fellows left the meeting at 16:30).

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

- One Member queried whether a different professional to the applicant could undertake the survey.

It was not deemed appropriate for the Committee to challenge the suitability of the specialist present however, the Council as a Local Planning Authority would verify the results of the survey to ensure compliance with appropriate regulations.

- A further query was made as why the Committee initially had an informative on the bats and a bat survey had not taken place prior to the application being brought to the Committee.
- It was noted that the agent had changed later on in the planning process and the new agent worked for a party who had a known interest in the site. Officers were asked to confirm whether the law was being abided by, all relevant paperwork was with the Officers and signed by the owner of the land and still met the legal requirements under Regulation 16.
- One Member sought clarification on the arboricultural evidence that demonstrated works were justified under the original TPO.

The application had been accompanied on behalf of the applicant to justify the works. There were comments in the officer report from the Council's Tree Officer who had made their own independent assessment on the suitability of the works in terms of TPO regulations.

It was clarified that the person applying for an application was not a material consideration. The works through preservation orders was ultimately whether they

were in the interest of good arboricultural practice and whether it would harm the amenity of the area.

Members raised a concern regarding when surveys should be carried out in order to protect bats. Officers stated that an additional condition for a bat survey could be imposed, however, it was not necessary for all works on tree preservation orders, if anything was to potentially harm a protected species, or habitat was covered by the Wildlife and Countryside Act, which can be subject to prosecution if not abided by.

The Tree Officer clarified the epicormic growth that exists on lime trees was obscuring the stem and buttress roots which were the most critical parts for assessment when undertaking a duty of care inspection in assessing structural stability. When the growth is removed, it allows visual inspection for defects and internal weaknesses.

- It was queried at what height the growth would be cut back too.

It was common that lime trees had growth around the base and could carry on up the stem depending on the form and character of the trees. The report stated that any works proposed were proportionate and reasonable.

- It was suggested that a condition be added to ensure the trees are not cut higher than 2.2 metres from the ground level.

The Committee could include a requirement that a consultation process is undertaken to ensure any evidence put forward by the applicant goes through separate independent expert review.

- One Member requested that the survey also included birds.

It was unusual for the Council to use a condition in respect of tree works. The standard approach was an informative. Set out in the additional items paper was the approach advocated through National Planning Practice Guidance.

- The legalities of sudden change of agent late in the process were further questioned.

The Assistant Director of Planning and Growth clarified the Officers had the relevant paperwork. The agent was required to certify on behalf of the applicant around the land ownership and serve notice on a planning application. In respect of an application for works to protected trees, anyone could put an application forward to protect a tree, there was no requirement to serve notice.

In this instance, the Council had direct communication from the Applicant to notify them of the change of agent.

Final Decision:

To authorise the Assistant Director – Planning & Growth to **GRANT** Consent, subject to conditions:

- 1) All works should be completed within two years of the date of this notice.
- 2) All works must be carried out in accordance with the British Standard BS 3998:2010 – (Tree Work — Recommendations). and the European Tree pruning Standard (2024).
- 3) Pruning cuts from the removal of epicormic growth must not exceed 50mm in diameter. Works must not exceed of height 2.2m when measured from the ground level to the stem.

Reason: To ensure the preservation of the amenity value and health of the tree(s).

- 4) The reduction of (T7) must only include the removal of secondary and tertiary branches - no primary branches. The reduction cut, (removal of the main axis (leader) of the branch/limb) must leave a living side (lateral) branch to sustain the remaining branch with a diameter of at least $\frac{1}{3}$ the diameter of the pruning wound. The retained lateral branch should form a logical extension of the parent stem, avoiding significant changes in the direction of the branch axis and biomechanically unstable joints (e.g. “dog leg”).

Reason: To ensure the preservation of the amenity value and health of the tree(s).

- 5) Seven days written notice must be given to the Council of the date of the commencement of the tree works hereby agreed.

Reason: In order to allow the work to be monitored.

- 6) On completion of the granted tree works an image of the completed tree works must be submitted to the Council within 7 working days.

Reason: In order to allow the work to be monitored

Additional Condition:

No works, hereby approved, must take place until an ecological survey in accordance with CIEEM guidance (including birds and bats) of the trees has been carried out and submitted and approved by the Local Planning Authority in consultation with Lincolnshire Bat Group (Bat Conservation Trust). In the event that any protected species or suitable habitat are identified, then the report must include a scheme of mitigation. The works must only be carried out in accordance with those recommended mitigation measures.

Reason: In the interests of avoiding any harm to protected species and in accordance with Local Plan Policy EN2.

(Councillor Tim Harrison voted against the proposal).

The following Councillors left the meeting at 5pm: Councillors Paul Wood, Vanessa Smith, Sarah Trotter, Gloria Johnson and Tim Harrison.

53. Application S25/1059

Proposal:	Change of use from C3 (dwellinghouse) to C2 (residential institution)
Location:	Pointon House, 25 High Street, Pointon, NG34 0LX
Recommendation:	To authorise the Assistant Director – Planning & Growth to authorise planning permission, subject to conditions.

Noting comments in the public speaking by:

District Ward Councillor
Against
Applicant

Councillor Richard Dixon-Warren
Tom Wright
Natalie Daysmith

Together with:

- Provisions within SKDC Local Plan 2011-2036, National Planning Policy Framework (NPPF) and Design Guidelines for Rutland and South Kesteven Supplementary Planning Document.
- Comments received from Environmental Protection.
- Comments received from Highways (LCC).
- Comments received from Ward Councillor.
- No comments received from Lincolnshire Police – Designing Out Crime Officer.
- Comments received from Environment Agency.
- No comments received from LCC Children's Care Homes Officer.

The following comments were made by public speakers:

- Concerns over vehicle and parking movements with staff and visitors.
- Issues around noise being detrimental to the character of the area and occupiers of nearby residential properties.
- Lack of information provided on staff shift patterns.
- Potential anti-social behaviour from children residing in the property.
- It was highlighted that there were no activities in the area for children or young adults.
- Traffic calming measures in the village were requested.

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

- One Member queried whether any children lived in the village at present.

The public speaker confirmed children did live in the village in quiet communities with stable families.

- One Member requested the applicant addressed other speakers concerns of anti-social behaviour.

The applicant confirmed she had not received any complaints in other homes, over the last 13 years of working in children's homes. It was felt children's homes were stereotyped.

- One Member queried whether the children homed in the house would originate in Lincolnshire.

The applicant clarified that Lincolnshire children were always prioritised to be homed and would be encouraged to build relationships within the community.

- It was further queried what age the children would be.

It was confirmed children residing in the property would be between 7-17 years old, subject to Ofsted approval. Following turning 17, the home would work with relevant authorities and families to discuss the most suited accommodation for their needs.

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

- Whether the boundary condition could include possible access gates for security of the children.
- Whether trees could be assessed potentially for a TPO on amenity grounds.

The boundary treatment condition could specify the Council expect to see gates on the access once details were submitted.

A request had been made to the Council's Tree Officer to assess the trees on site for a TPO.

- Whether an advisory could be added to Lincolnshire County Council (Highways) to add traffic calming measures around the site.

Final Decision:

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

Time Limit for Commencement

- 5 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

- 6 The development hereby permitted shall be carried out in accordance with the following list of approved plans:
- i. Location Plan received 11 July 2025
 - ii. Parking Allocation Plan received 14 July 2025

Unless otherwise required by another condition of this permission.

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

Prior to Commencement

- 7 Prior to any works to the boundary treatments commencing, details of a plan indicating the heights, positions, design, materials and type of boundary treatment to be erected shall have been submitted to and approved in writing by the Local Planning Authority. The works to provide the boundary treatments must only be completed in accordance with the approved boundary treatment details prior to the occupation of the building for the use hereby permitted.

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

Notwithstanding the submitted details, before any part of the development hereby permitted is commenced, a Parking Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Parking Management Plan shall include the following details:

- A plan indicating the location of all parking spaces
- A swept path analysis demonstrating the suitability of the parking spaces for all staff and visitors.
- Details of any hard and soft landscaping to be provided to facilitate the parking arrangements; and

Where necessary, a Arboricultural Impact Assessment and Tree Protection Plan detailing measures to ensure the protection of the existing trees during the implementation of the approved parking scheme.

Thereafter, the approved details shall also be implemented prior to first use of the development and shall be retained and maintained for the lifetime of the development.

Reason: To ensure that the proposed development does not result in any unacceptable adverse impacts on trees and in the interests of the character and appearance of the area.

Ongoing conditions

- 8 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 four children and for no other purpose (including any other use falling within Class C2 of the Order).

Reason: To define the permission as other uses within Class C2 would require further assessment.

The operational details of the business as detailed within the 'Statement of Purpose' received on 8 October 2025 must be implemented on commencement of the approved use and be strictly adhered to throughout the continuation of the approved use unless otherwise agreed by the local planning authority.

Reason: In order to protect the residents of the care home and the surrounding residential properties in accordance with DE1 of the SKDC Local Plan

54. Application S25/1626

Proposal:	Demolition of existing vacant community facility and construction of 3no. terraced bungalows
Location:	Toller Court, Horbling, NG34 0PW
Recommendation:	To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions.

Noting comments in the public speaking by:

Against	Martin Gray
Agent	Lucy Best – Chartered Architect for William Saunders

Together with:

- Provisions within South Kesteven Local Plan 2011-2036, Design Guidelines for Rutland and South Kesteven Supplementary Planning Document, National Planning Policy Framework (NPPF).
- No comments received from Environment Agency.
- Comments received from SKDC Environmental Protection.
- Comments received from Anglian Water.
- Comments received from Lincolnshire County Council (Highway and Lead Local Flood Authority Report)
- Comments received from National Grid.

The following comments were made by public speakers:

- Inappropriate location which would cause harm to community asset.
- Impact on right of way traffic and the potential loss of public right of way via a footpath.
- Concern over retention of mature hedgerows.
- Concern was raised on obstruction to the National Grid power station on the site.
- Concern on the effect of wildlife and habitats.
- The agent confirmed the site had been vacant for over 5 years and was underutilised land.
- The proposed dwellings would be delivered as social housing to meet local demand for affordable homes.
- Anglian Water had withdrawn their objection providing a build-over agreement is included as a condition.
- The scheme would provide 5 on-site parking spaces.
- Open green space would be retained and accessible and no trees or hedgerows would be lost.
- Vehicular access to the sub-station would remain unchanged and unobstructed.

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

- Whether the existing public footpath would be affected, diverted or changed in any way.

The agent confirmed the existing public footpath would be changed due to car parking, however, would be of the same length and same areas could still be accessed. Furthermore, no hedgerows or trees would be removed.

- Whether the applicant had liaised with Lincolnshire County Council on diverting the public footpath.

Planning Officers had checked with Lincolnshire County Council in terms of their countryside and right of way team. There was no legal right of way that crossed their land.

- Whether there would be any impact on the electricity supply to the village or problems accessing the sub-station on site.

The agent clarified the low voltage wires would be protected during construction and they would work with National Grid during construction to ensure that no damage comes to the cables and effects the electricity supply.

The Anglian Water agreement was outside of the planning regime and a condition was not necessary.

Final Decision:

To authorise the Assistant Director – Planning 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. Site Location Plan, drawing ref. 12802-WMS-ZZ-XX-D-A-10202-S2-P03 (received 29/08/25)
 - ii. Proposed Block Plan, drawing ref. 12802-WMS-ZZ-ZZ-D-Z-10002-S2-P03 (received 29/08/25)
 - iii. Proposed Site Layout, drawing ref. 12802-WMS-ZZ-ZZ-D-A-1001-S2-P05 (received 29/08/25)
 - iv. Proposed Floor Plans, drawing ref. 12802-WMS-ZZ-00-D-A-10400-S4-P02 (received 29/08/25)
 - v. Proposed Elevations, drawing ref. 12802-WMS-ZZ-ZZ-D-A-10600-S4-P02 (received 29/08/25)
 - vi. Preliminary Drainage Layout, drawing ref. 12802-WMS-ZZ-XX-D-C-39201-S8-P1 (received 29/08/25)

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

Demolition Management Plan

- 3 Before the development hereby permitted is commenced (including any demolition works), the method of demolition of the existing building(s) shall have been submitted to and approved by the Local Planning Authority. The development must be carried out in accordance with the approved details.

Reason: The site is in a sensitive location and in order to protect neighbouring properties the working methods will need to be carefully considered.

Construction Management Plan

- 4 No development shall take place until a Construction Management Plan and Method Statement has been submitted to and approved in writing by the Local Planning Authority.

The Construction Management Plan and Method Statement shall include:

- Controls for dust and noise
- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- the routes of construction traffic to and from the site including any off site routes for the disposal of excavated material.
- Details of proposed hedgerow protection during construction

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

Contaminated Land

- 5 Should the developer during excavation and construction works of the said development site find any area of the site where it is suspected that the land is contaminated then all works must stop, and the local planning authority notified immediately. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared in accordance with current good practice and legislation and submitted to and approved by the Local Planning Authority, and the approved remediation shall thereafter be implemented. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure the safe management of the site in accordance with Policy EN4 and DE1 of the Local Plan.

During Building Works

Hard Landscaping Details

- 6 Before the development hereby permitted is commenced, details of hard landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. Details shall include:

- i. proposed finished levels and contours;
- ii. means of enclosure;
- iii. car parking layouts;
- iv. other vehicle and pedestrian access and circulation areas;
- v. hard surfacing materials;
- vi. minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.);
- vii. proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.);
- viii. retained historic landscape features and proposals for restoration, where relevant.

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

Soft Landscaping Details

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

- i. planting plans;
- ii. written specifications (including cultivation and other operations associated with plant and grass establishment);
- iii. schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;

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

Sustainable Building

- 8 Before any works on the external elevation of the development hereby permitted are begun, details demonstrating how the proposed development would comply with the requirements of Local Plan Policy SB1 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 dwellings hereby permitted.

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

Before the Development is Occupied

Hard Landscaping Implementation

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

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

Soft Landscaping Implementation

- 10 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.

Materials Implementation

- 11 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.

Ongoing Conditions

Soft Landscaping Protection

- 12 Within a period of five years from the first occupation of the final dwelling/unit of the development hereby permitted, any trees or plants provided as part of the approved soft landscaping scheme, that die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced in the first planting season following any such loss with a specimen of the same size and species as was approved in condition above unless otherwise agreed by the Local Planning Authority.

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

Informatives

Highway Informative 02

In accordance with Section 59 of the Highways Act 1980, please be considerate of causing damage to the existing highway during construction and implement mitigation measures as necessary. Should extraordinary expenses be incurred by the Highway Authority in maintaining the highway by reason of damage caused by construction traffic, the Highway Authority may seek to recover these expenses from the developer.

Highway Informative 04

The road serving the permitted development is approved as a private road which will not be adopted as a Highway Maintainable at the Public Expense (under the Highways Act 1980). As such, the liability for the future maintenance of the road will rest with those who gain access to their property from it.

Highway Informative 08

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections, Section 50 licences and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works. For further guidance please visit the Highway Authority's website via the following link: Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

Biodiversity Net Gain Informative

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.

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 below are considered to apply.

55. Application S25/1195

Proposal:	Installation of an external kitchen extraction system.
Location:	6 High Street, Grantham, Lincolnshire, NG31 6PN
Recommendation:	To authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions.

Together with:

- No comments received from Grantham Town Council.
- No comments received from LCC Highways and SuDs.
- Comments received from SKDC Conservation Officer.
- Comments received from Historic England.

Following a site visit, Members were satisfied with the application and felt there was no negative impact on the character of the building or impact on the amenity of neighbouring residents due to the location of the siting of the equipment.

Final Decision:

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. 205EP01 - received 25/06/25
 - ii. Site Plan – dwg no. 205EP02– received 25/06/25
 - iii. Extract Ceiling Plan – dwg no. 205EP03 – received 25/06/25
 - iv. Extract Elevations – dwg no. 205EP04 – received 25/06/25

Unless otherwise required by another condition of this permission.

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

Before the Development is Occupied

- 3 Before any part of the development hereby permitted is brought into use, the external elevations shall have been completed using only the materials stated in the planning application forms, design and access statement (received 25/06/25) 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.

- 4 Prior to use and occupation of the premises Before any part of the development hereby permitted is brought into use, the development shall be carried out and operated in accordance with the approved details and no use of the premises shall occur until the system has been fully installed in accordance with the approved details and shall be retained as such thereafter

Reason: In order to protect nearby amenities

56. Application S25/1301

Proposal:	Section 73 application for the removal of Condition 4 (Obscure glazing) following planning permission S25/0588
Location:	The Conifers, School Lane, Old Somerby, Lincolnshire, NG33 4AQ
Recommendation:	To authorise the Assistant Director – Planning & Growth to REFUSE planning permission

It was proposed, seconded and **AGREED** to **DEFER** the application to the next meeting of Planning Committee.

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

There were none.

58. Close of meeting

The Chairman closed the meeting at 17:42.