

# Minutes

## Planning Committee

Thursday, 27 November 2025, 1.00 pm

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



SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL

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### Committee Members present

Councillor Penny Milnes (Vice-Chairman)

Councillor Pam Byrd

Councillor Helen Crawford

Councillor Tim Harrison

Councillor Sarah Trotter

Councillor Max Sawyer

Councillor Vanessa Smith

Councillor Paul Wood

### Cabinet Members present

Councillor Phil Dilks (Cabinet Member for Planning)

### Officers

Emma Whittaker (Assistant Director of Planning and Growth)

Phil Jordan (Development Management & Enforcement Manager)

Adam Murray (Principal Development Management Planner)

Miranda Beavers (Senior Development Management Planning Officer)

Craig Dickinson (Development Management Planner)

Amy Pryde (Democratic Services Officer)

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### 68. Register of attendance and apologies for absence

Apologies for absence were received from Councillors Paul Fellows, Harrish Bisnauthsing, Patsy Ellis, Mark Whittington, Charmaine Morgan and Gloria Johnson.

Councillor Max Sawyer substituted for Councillor Harrish Bisnauthsing.

### 69. Disclosure of interests

Councillor Tim Harrison declared an interest on application S25/1910, he would not participate in the debate and vote.

### 70. Minutes of the meeting held on 27 November 2025

The minutes of the meeting held on 27 November 2025 were proposed, seconded and **AGREED** as a correct record.

Councillor Sarah Trotter made the following declaration in relation to application S25/1301, which was heard at the meeting held on 27 November 2025:

‘In respect of obscure glazing to a window that had been conditioned by the Committee in June 2025. The Applicant had led the Committee to believe that Councillor Sarah Trotter was in support of the window not being obscurely glazed, however, this was not the case. Councillor Sarah Trotter had merely stated she could not see the neighbours garden seating area’.

## 71. Application S25/0890

<b>Proposal:</b>	Proposed residential development to create up to 9no dwellinghouses (outline planning permission with all matters reserved)
<b>Location:</b>	Thaddeus Farm, Main Street, Marston
<b>Recommendation:</b>	To authorise the Assistant Director – Planning & Growth to GRANT planning permission subject to conditions

Noting comments in the public speaking session by:

Against	Ian Robinson Heather Cotton
Agent	Mike Sibthorpe

Together with:

- Provisions within SKDC Local Plan 2011 – 2036, National Planning Policy Framework (NPPF) and Supplementary Planning Document.
- Comments received from Anglian Water Services.
- Comments received from Environment Agency.
- Comments received from Heritage Lincolnshire.
- Comments received from Lincolnshire Fire and Rescue.
- Comments received from LCC Highways & SuDS.
- Comments received from Lincolnshire Wildlife Trust.
- Comments received from Marston Parish Council.

The following comments were made by the public speakers:

- A speaker who lived adjacent to the site felt as if their privacy would be directly impacted.
- Concern was raised on noise and light pollution.
- It was felt the site of 9 dwellings would be excessive in size for the nature of the village and amenities such as the shop and school.

- Concern was raised on Highways and accidents that had previously taken place within the vicinity of the site.
- That the scale of the proposal was too large for the village.
- There had been no height or position of the houses proposed as part of the application.
- Further concern was raised on construction traffic alongside noise and dust particles.
- The agent ensured the Committee that the application comprised of an appropriate development plan.
- That the proposal would provide a positive contribution to the street scene and the entrance to the site would enhance character and appearance of the area.
- That the application was in keeping with the Council's Local Plan and the 5-year housing supply.
- It was confirmed certain scope would be implemented to protect local amenities.
- Scale and numbers of houses would be addressed at reserved matters stage.

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

- Whether there was noise pollution on the site at present, as it was being used agriculturally.

The Public Speaker noted the land had not been used agriculturally in years, however, a low hum from vehicles on the A1 could be heard from his property, at present.

- Clarification was sought on whether objectors would prefer a smaller scale of the site, less dwellings or properties with lower storeys.

The Public Speaker would prefer the site to compose of less dwellings with lower storey properties. It was felt his property and the proposed would have direct 'window to window' view.

- Whether there were any problems with drainage on the site at present.

The Public Speaker clarified the site became flooded following heavy rainfall. The drains were cleaned annually; however, they still became blocked.

It was confirmed the site was vacant due to the farmer becoming retired.

- Clarification was sought on whether the applicant would consider reducing the scale of the site to a lower number of properties.

The agent confirmed scaling of the site would be considered at reserved matters stage.

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

- It was queried how Officers could justify 9 properties being suitable for the site when the BNG, archaeology and the drainage all had unknown impacts.

The Principal Development Management Planner clarified the 9 properties proposed on the site equated to around 13 dwellings per hectare. The density of developments in other areas could be anything up to 25 dwellings per hectare. In comparison, the application proposed was a low density. It was felt that 9 properties would be suitable for the site, whilst ensuring sufficient space for BNG provisions required alongside drainage.

- Whether the overall height of the existing buildings could be conditioned so that any new builds would not exceed the height of any farm buildings.

It was clarified the farm buildings were the equivalent to single storeys in terms of domestic scale. There were a range of different sized properties around the proposed site. There was a scope at the reserved matters stage where fair judgement would be made in terms of scale and layout.

- Clarification was sought around comments on surface water within the report.

The assumption was made that the development would make disposal of surface water easier.

The Principal Development Management Planned informed the Committee that drainage and surface water provision was currently not known on the site. It was confirmed a condition would be imposed on surface water drainage, if the application be approved.

- One Member raised concern on comments received from Anglian Water on foul water connection.

Anglian Water's perspective on applications had changed recently, however, were directly related to the water recycling centre and not the actual treatment centres themselves and the capacity within those facilities. The treatment centres were subject to permitting regimes implemented by the Environment Agency and strongly regulated by Ofwat.

The comments received from Anglian Water in relation to this application were regarding the point in which foul drainage went into the Anglian Water network. However, they would be comfortable with a condition on dealing with foul water drainage as included within the schedule of conditions.

- A query was raised if Policy SP3 was intended for large cul-de-sac schemes or whether it was intended for smaller, sensitive frontage schemes.

From the Officer's perspective, the policy made reference to built up frontage and also a redevelopment opportunity. From a spatial strategy point of view, the focus on the application was around the redevelopment opportunity.

- Whether the conditions would be fully enforceable, if the application was approved.

The Principal Development Management Planner confirmed all conditions outlined within the report were enforceable.

The Committee were advised to assess the application against the development plan before taking the 'tilted balance' position into account. They were reassured the application was only outlined and more specific decisions would take place at reserve matters stage.

The 9 dwellings on the proposed site would meet sufficient separation differences and would preserve the privacy of other residents.

- Members emphasised that concerns raised from residents could be brought back to the Committee at reserved matters stage.

### **Final decision**

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

#### **Time Limit for Commencement**

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission, or two years from the approval of the last reserved matters, whichever 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) 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:

1. Layout
2. Scale
3. Appearance
4. Landscaping
5. Access

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

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

- Drg No.2049 001 Site Location Plan received 14 May 2025

Unless otherwise required by another condition of this permission.

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

#### Prior to Commencement

The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP)], prepared in accordance with the approved Biodiversity Gain Plan and including:

- a) a non-technical summary;
- (b) the roles and responsibilities of the people or organisation(s) delivering the (HMMP)
- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; (could be occupation)and
- (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, has been submitted to, and approved in writing by, the local planning authority.

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

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 (and policy EN2).

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.

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 and Paragraph 199 of the NPPF.

The archaeological investigations shall also have been completed in accordance with the approved details before development commences.

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 and Paragraph 199 of the NPPF.

The development hereby permitted shall be undertaken in accordance with a Construction Management Plan and Method Statement that shall first be approved in writing by the Local Planning Authority. The Plan and Statement shall indicate measures to mitigate the adverse impacts of vehicle activity and the means to manage the drainage of the site during the construction stage of the permitted development. It shall include;

- o the phasing of the development to include access construction;
- o the on-site parking of all vehicles of site operatives and visitors;
- o the on-site loading and unloading of all plant and materials;
- o the on-site storage of all plant and materials used in constructing the development;
- o wheel washing facilities;
- o strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during construction.

Reason: In the interests of the safety and free passage of those using the adjacent public highway and to ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction.

No development shall commence until a strategic foul water strategy has been submitted to and approved in writing by the local Planning Authority, in consultation with Anglian Water. This strategy will identify a sustainable point of connection to the public foul network. Prior to occupation, the foul water drainage works must have been carried out in complete accordance with the approved scheme.

Reason: To protect water quality, prevent pollution and secure sustainable development having regard to paragraphs 7/8 and 180 of the National Planning Policy Framework and SKLP Policy EN5.

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

The 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 existing 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.

#### During Building Works

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 shall be notified immediately. An investigation and risk assessment shall be undertaken and where remediation is necessary a remediation scheme shall 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 shall be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure the satisfactory development of the site.

#### Ongoing



The total number of dwellings to be constructed on the application site shall not exceed 9 in total.

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

## 72. Application S25/0692

<b>Proposal:</b>	Proposed residential dwelling and stable with car port and associated landscaping
<b>Location:</b>	Land between Witham Grange and Cleeve Acre Witham on the Hill
<b>Recommendation:</b>	To authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions

Noting comments in the public speaking session by:

Witham on the Hill Parish Council	Mr Charles Henrique (Chairman)
Against	Mike Sibthorpe
Applicant and Agent	Simon Thompson & Michael Orridge

Together with:

- Provisions within South Kesteven Local Plan 2011-2036, Design Guidelines Supplementary Planning Document and National Planning Policy Framework.
- Comments received from SKDC Environmental Protection.
- Comments received from Cadent Gas.
- Comments received from Anglian Water.
- Comments received from Witham on the Hill Parish Council.
- Comments received from SKDC Conservation Officer.
- Comments received from Lincolnshire County Council (Highways and SuDS).

The following comments were made by the public speaker:

- The Parish Council provided their objections to the application as they felt as if the proposed application had not changed from the previously effused application.
- It was noted the land was not owned by the applicant.
- Concern was raised that the application may encourage further development, which the Parish Council objected to.
- That the previous application was refused on policy grounds being located outside the main built-up part of the village.
- That the application proposed was around 50<sup>2</sup> metres larger and 11 metres wider than the previously refused dwelling. However, the proposed height was lower, but the overall massing of the building had increased.

- Concern was raised around the loss of the footpath if the development was approved.
- The Applicant informed the Committee their intention was to emulate the historic design character of the village.
- It was noted that there had been no objections from Highways.
- That the dwelling was in a well contained edge of village location and sat between 2 existing dwellings.
- The site would implement air source heat pumps and EV charging points where necessary.

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

- Clarification was sought around a neighbouring property (Clear Acre) that had previously been refused planning permission on the request the height was raised.
- Members sought further clarification on comments made by the speaker around the accessibility of the site.

*(Councillor Vanessa Smith joined the meeting at 14:09, however, did not participate in the debate or vote for this application).*

- A query was raised on why the speaker felt a precedent would be set on further development. It was noted the statement from the Parish Council stated the site was an 'infill' site between existing properties.

The Public Speaker felt the precedent would be set due to the land being greenfield and being protected by planning policies. It was felt there was no demonstrable need for development and the approval for this application would potentially encourage further applications to be brought forward.

- One Member queried the concerns raised from neighbours in relation to the stables on the proposed site.

The stable building was within proximity to the boundary of a neighbouring property (Witham Grange).

- In relation to the stable block, further concern was raised on horse boxes accessing the stable and travelling down the roads to access the site.
- The main objections to the proposal were queried.

The objector confirmed the main concerns were based around principle of development of the site and the impact on the character of the site.

- A query was raised on whether the Applicant intended on making improvements to the access road.

The Applicant confirmed the track was subject to ongoing maintenance from people who own the properties or the surrounding land.

- Whether there was clear evidence to prove the site was in fact an 'infill' site.

In terms of the Council's policies, the application sat between SP3 and SP4 and sat more within an SP4 site, however, because of the tilted balance, some weight could be attributed between SP3 and SP4.

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

The Principal Development Management Planner clarified a distinction between a definition of 'infill' in terms of planning and the additional criteria included within the Council's spatial policies.

- Whether the application was in fact a 'linear creep' rather than an 'infill'.

It was highlighted that the proposal was outside of the built up area of the village, however, there were existing properties nearby to the proposed site.

- One Member queried what weight should be given to the 'infill' site and the nearby properties.

The Principal Development Management Planner reiterated there was a change to the site as a setting, however, Officers did not believe they were harmful.

Officers felt the change of design mitigated the development, so it did not cause harm. Moreover, the previous refusal of the application could be used as a material consideration.

- It was noted a nearby property (The Grange) was a replacement for an original building that already had a property. This part of land had never had building development on and had always been open green field.
- Further concern was raised on the stable block, the no provision of paddock and how horses would be transported in and out of the site.

It was clarified that Highways had not objected to the application and no evidence had been submitted to suggest there was not any issues with movement of horse boxes. The stables and paddock would form part of another application; however, this application was set as being for domestic personal purpose only.

- One Member noted the tilted balance required harms to be identified and quantified, however, could not see them within the report.
- Members discussed the previous reasons for refusal and how the proposed development had changed.

- Whether the footpath was officially diverted or moved.

It was confirmed the footpath had not been diverted and did not inhibit the actual legal alignment of the footpath.

An ecology report had previously taken place, however, no evidence of great importance was found. Any protected species were covered under the Wildlife and Countryside Act and therefore it was a criminal offence to cause any danger or harm to the species and their habitats.

- Concern was made around the sensitivity and impact on the conservation area on this village and other small villages in general.
- It was requested a condition be implemented on the stable block, that it remained ancillary and any further applications come back to Committee as change of use.

### **Final decision**

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. Site Location and Block Plans, drawing ref. J2092-PL-01 Rev P01 (received 14/04/25)
  - ii. Proposed Site Plan, drawing ref. J2092-PL-02 Rev P04 (received 16/10/25)
  - iii. Proposed Dwelling Floor Plans, drawing ref. J2092-PL-10 Rev P01 (received 14/04/25)
  - iv. Proposed Dwelling Elevations North and South, drawing ref. J2092-PL-11 Rev P02 (received 03/11/25)
  - v. Proposed Dwelling Elevations East and West, drawing ref. J2092-PL-12 Rev P01 (received 14/04/25)
  - vi. Garage / Stable Plans, drawing ref. J2092-PL-20 Rev P01 (received 14/04/25)
  - vii. Garage / Stable Elevations, drawing ref. J2092-PL-21 Rev P01 (received 14/04/25)

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 any construction work above ground is commenced, an Arboricultural Assessment, Tree Protection Plan and Arboricultural Method Statement shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: Trees make an important contribution to the development site, character of the local area, and Conservation Area, in accordance with Policy EN1, EN2 and SP6 of the adopted South Kesteven Local Plan.

4 Before any construction work above ground 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.

5 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.

6 Before construction of any building hereby permitted is commenced, the land on which that building is situated shall have been graded in accordance with the approved land levels details.

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

Before the Development is Occupied

7 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.

8 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.

9 Before the end of the first planting/seeding season following the occupation/first use of any part of the development hereby permitted, all soft landscape works shall have been carried out in accordance with the approved soft landscaping details.

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

10 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 to climate change in accordance with Local Plan Policy SB1.

Ongoing Conditions

11 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.

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

Reason: To safeguard the amenities of the occupiers of nearby properties.

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

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

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

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

15 The development hereby approved must only be occupied as a self-build dwelling as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015.

Reason: To ensure that the exemption from Biodiversity Net Gain is correctly secured.

16 The Stable building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling and shall not be commercially occupied.

Reason: In the interests of residential amenity in accordance with Policy DE1 of the South Kesteven Local Plan.

*(Councillor Tim Harrison left the meeting and did not return).*

### **73. Application S25/1910**

<b>Proposal:</b>	Installation of externally illuminated hanging sign
<b>Location:</b>	6 High Street, Grantham, NG31 6PN
<b>Recommendation:</b>	To authorise the Assistant Director – Planning to GRANT advertisement consent, subject to conditions

Together with:

- Provisions within SKDC Local Plan 2011 – 2036 and National Planning Policy Framework (NPPF).
- There were no representations received.

*(Councillor Tim Harrison declared an interest and left the meeting).*

*(Councillor Vanessa Smith joined the meeting).*

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

- A query was raised on whether there were any other illuminated signs within the area of Grantham.

The Planning Officer clarified the adjacent building to the right of the site (Bierkeller), had an illuminated sign.

- It was queried whether policy relating to Conservation Areas requested no external lighting. Concern was raised that this could set a precedent for other businesses within Conservation Areas.

Within Council policy, illumination was discouraged, however, not ruled out within the shopfront design guide.



## **Final decision**

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

### **Approved Plans**

- 1 The works hereby permitted shall be carried out in accordance with the following list of approved plans:
  - i. Location Plan Finger Sign - dwg no. 205S P01 - received 09/10/25
  - ii. Site Plan Finger Sign - dwg no. 205S P02 - received 09/10/25
  - iii. External Sign Plan - dwg no. 205S P03 - received 09/10/25

Unless otherwise required by another condition of this consent.

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

### **Ongoing Conditions**

- 2 The In the hours after sunset and until sunrise, the advertisement display luminance shall be no greater than 200cd/m<sup>2</sup>. The lighting shall be static and non-blinking/flashing.

Reason: In the interests of amenity, public safety and in order to retain effective planning control

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

There were none.

### **75. Close of meeting**

The meeting was closed at 15:28.

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