



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

22 January 2026



S25/2380

Proposal:	Change of use from an area of the recreation ground to a community activity hub
Location:	Dysart Park, Houghton Road, Grantham
Applicant:	Mr Vincent Brittain, inspire+
Application Type:	Full Planning Permission
Reason for Referral to Committee:	South Kesteven District Council are the landowner
Key Issues:	Principle of the proposed use Effect of the proposal on the character and appearance of the area Benefits of the proposed development

Report Author

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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Grantham St Vincent's

Reviewed by:

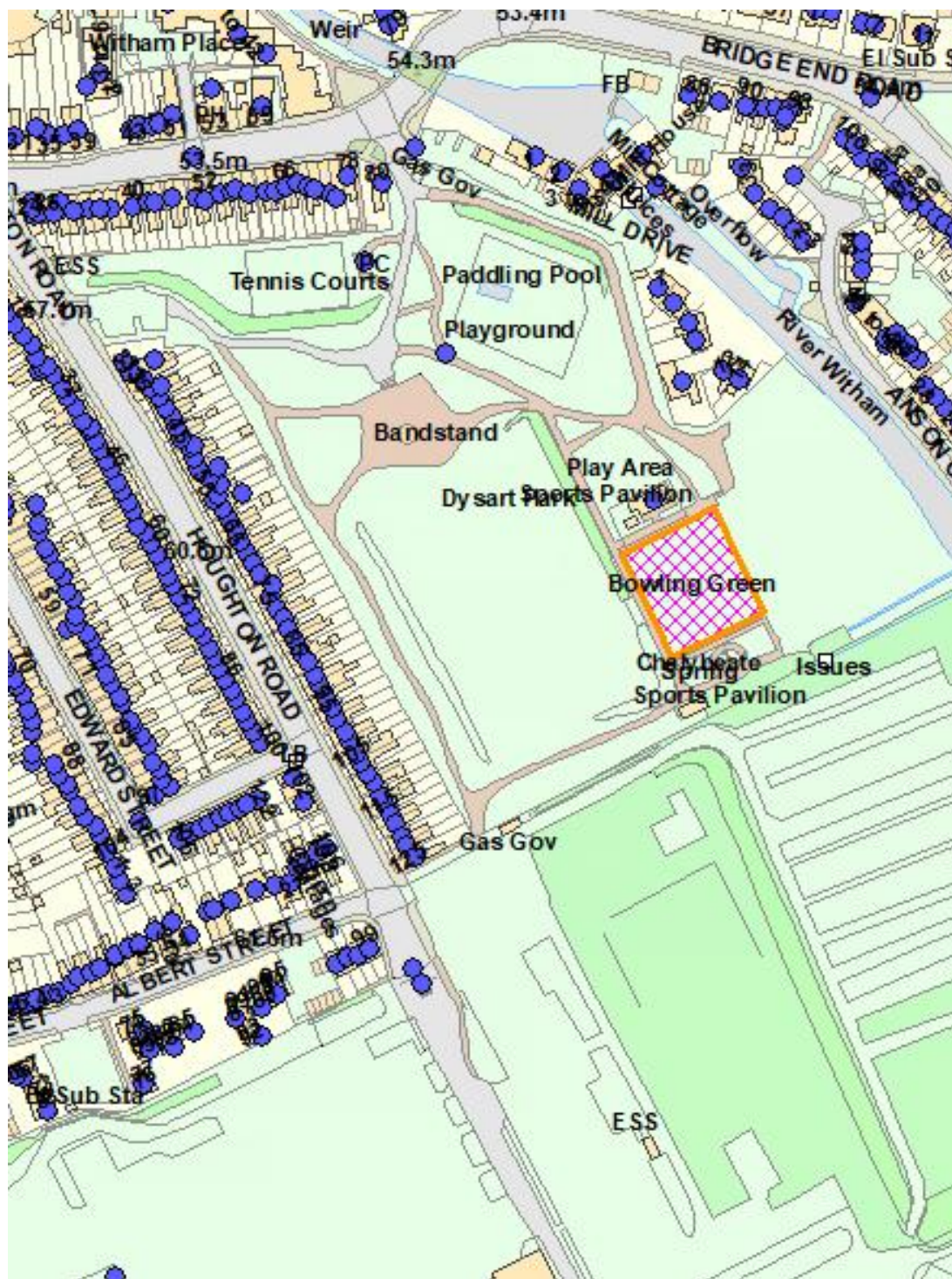
Adam Murray – Principal Development Management Planner

12 January 2026

Recommendation (s) to the decision maker (s)

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

S25/2380 - Dysart Park, Houghton Road, Grantham



**Application
Boundary**



Key

1 Description of Site

- 1.1 The application site is an existing area of land used for leisure and recreation, located at Dysart Park, Grantham. Dysart Park is accessed off Houghton Road and Bridge End Road. The application site is on part of a former bowling green, centrally located within the park and adjacent to some existing outdoor gym equipment. To the north of the site is the former bowls clubhouse, which has been converted into a workshop and is occupied by the Men's Shed, a community group active in wood working, painting and metal work.

2 Description of Proposal

- 2.1 The proposed change of use would create a hub that would serve the local community. The hub would have a forest school theme, offering outdoor, active and nature-based activities to support wellbeing, promote physical activity, and provide learning and personal development opportunities. The hub would be run by inspire+, an established charity based in Grantham focused on improving the health, wellbeing, and physical activity of young people.
- 2.2 The site would be accessible to all ages with a variety of programmes for the local community. The primary focus for inspire+ delivered programmes would be on working with young people aged 5-16. However, there would also be opportunity to work with local groups such as the Dysart Park Action Group to enable wider community access, as well as an intergenerational programme in partnership with the Men's Shed.
- 2.3 The educational element of the programme would be delivered in school hours. The hub would initially be open on limited evenings and weekends for the youth club, and with scheduled access to local community groups.
- 2.4 The proposal includes two temporary buildings, erection of perimeter fencing and the retention of open green space for outdoor activities. The first building would measure 12.4m x 4.2m x 2.9m and be timber clad. This building would provide an indoor space for the delivery of the proposed activities. The second building would measure 6m x 2.4m x 2.6m and also be timber clad. This would be used for the storage of equipment associated with the proposed use. The site would be enclosed with green 2.4m palisade fencing.

3 Policy Policies and Documents

- 3.1 **SKDC Local Plan 2011 – 2036**
SP1 Spatial Strategy
SP6 Community Services and Facilities
OS1 Open Space
DE1 Promoting Good Quality Design
EN5 Water Environment and Flood Risk Management
ID2 Transport and Strategic Transport Infrastructure
- 3.2 **National Planning Policy Framework (NPPF)**
Section 8 – Promoting healthy and safe communities
Section 9 – Promoting sustainable transport

4 Representations Received

4.1 Grantham Town Council

4.1.1 No objections

4.2 Environmental Protection

4.2.1 No comments to make.

4.3 Lincolnshire County Council (as Local Highway Authority)

- 4.3.1** No objections - Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.
- 4.3.2** This proposal is for the change of use from an area of the recreation ground to a community activity hub and the access and parking arrangements remain unchanged; therefore, it is considered that the proposals would not result in an unacceptable impact on highway safety.

5 Representations as a Result of Publicity

This application has been advertised in accordance with the Council's Statement of Community Involvement, and 3 letters of representation have been received. The points raised can be summarised as follows:

- As Headteacher at St Anne's Primary School I am fully in support of this initiative. The hub would provide much needed local, open green space with structured forest school activities which would be available to our pupils both during the school day and out of hours. Provision such as this, which promotes physical activity and personal development, is lacking in our area. The hub would definitely meet a need.
- Following consultation with the PCC of St Anne's Church, New Somerby I can provide our wholehearted support for the proposal to provide such a much needed community focussed facility in the parish.
- A community hub would transform Dysart Park into a vibrant, safe, and inclusive place where children can stay active, social, and healthy-especially after school hours.
- With a school located so close to the park, Dysart Park is ideally positioned to support after-school activity clubs, sports sessions, and outdoor learning opportunities.
- Many parents, are keen for accessible, local options that encourage children to be physically active rather than spending their afternoons indoors. A community hub would make this possible in a way that is structured, supervised, and welcoming to all.

- Beyond benefiting children, a community hub would strengthen connections between residents, provide a focal point for local events, and encourage greater use of public green space in a positive and sustainable way.
- I truly believe this proposal represents a forward-thinking investment in the health, wellbeing, and social life of our area.

6 Evaluation

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

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

6.3 Principle of the proposed use

6.3.1 The existing site is part of the former bowls green, which has not been used since 2017. Part of the bowls green has already been developed with fixed outdoor gym equipment. The development of the site to a community hub would represent an enhancement to the existing open space and is therefore in accordance with Local Plan Policy OS1 (Open Space).

6.3.2 The application site is located within an existing, established park in Grantham, which is recognised as a focal point for growth in Local Plan Policy SP1 (Spatial Strategy). The park serves a large local community, much of which is located within walking and cycling distance and in this respect the proposal is consistent Local Plan Policy SP6 (Community Services and Facilities). Support for the proposal has been received from the local community, recognising the social and health benefits of the proposed development.

6.3.3 In summary, the principle of the proposed use is supported and in accordance with Local Plan Policies SP1, SP6 and OS1 and the NPPF (section 8).

6.4 Effect of the proposal on the character and appearance of the area

6.4.1 The character of the existing site is typical of an urban park, with a variety of formal and informal open spaces, as well as various ancillary recreation and leisure structures and facilities. The proposed use would compliment and enhance the existing community offer within the park.

6.4.2 The proposed buildings are relatively small and the timber cladding would ensure that they would assimilate with the existing character of the site and surrounding context. Likewise, the fencing is typical of other existing fenced areas within the park. The proposed development would not result in any impact on any existing trees.

6.4.3 In summary, the proposed development would not result in any harm to the character and appearance of the area and is in accordance with Local Plan Policy DE1 and the NPPF (section 12).

6.5 Effect of the proposal on residential amenity

- 6.5.1 The wider park is adjacent to residential development to the north, east and west. The application site is located centrally within the park, with the closest residential properties located approximately 40m to the north off Mill Drive.
- 6.5.2 The existing park is open to the public 24 hours a day and contains a variety of leisure and recreational facilities including equipped play areas, outdoor gym equipment and a tennis court. The proposed use is unlikely to result in any further impacts on residential amenity beyond those that can already occur through the current use of the park. The facility and associated activities would be managed by an established local charity.
- 6.5.3 As such, the proposed development is considered to be in accordance with Local Plan DE1, SP6 and the NPPF (section 12) insofar as potential impacts on residential amenity are concerned.

6.6 Flood Risk and Drainage

- 6.6.1 Policy EN5 (Water Environment and Flood Risk Management) states that all development must avoid increasing flood risk. Surface Water should be managed effectively on site through the use of Sustainable Drainage Systems (SuDS) unless it is demonstrated to be technically unfeasible.
- 6.6.2 The application site is located within flood zone 1 and at a low risk of surface water flooding. The proposed buildings are relatively small scale and would be unlikely to result in any increased flood risk.
- 6.6.3 While not shown on the proposed floorplans, it is understood that the intention is to provide toilet facilities within the larger of the two proposed buildings. It is recommended that a condition is imposed to secure final details of the foul drainage arrangements in this respect.
- 6.6.4 Subject to suitable details of above, the proposal would be in accordance with Local Plan EN5 and the NPPF (section 14).

6.7 Access, Highway Impacts and Parking

- 6.7.1 As above, the park serves a large local community, much of which is located within walking and cycling distance. The existing park also has a small parking area and is located within walking distance of existing bus routes.
- 6.7.2 The application does not propose any alterations to the existing access and parking arrangements that serve the park which are considered to be acceptable for the proposed development.
- 6.7.3 Lincolnshire County Council (as local highway authority) have been consulted, and have raised no objections to the proposal.
- 6.7.4 The application is therefore in accordance with the requirements of Policy ID2 of the Local Plan and Section 9 of the NPPF in so far as it has regard to highways matters.

7 Crime and Disorder

- 7.1 It is considered that the proposal would not result in any significant crime and disorder implications.

8 Human Rights Implications

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

9 Planning Balance and Conclusions

- 9.1 The proposal would create a community hub within an established park which would provide social and health benefits to the local community. There would be no unacceptable impacts on the character and appearance of the area, residential amenity or the local highway.
- 9.2 Taking the above into account, it is considered that the proposal is appropriate for its context and is in accordance with development plan, when taken as a whole. The material considerations in this case, including the benefits of the scheme weigh in favour of granting planning permission. It is therefore recommended that planning permission is granted, subject to conditions securing the drainage arrangements associated with the proposed development.

11 Recommendation

To authorise the Assistant Director-Planning & Growth to GRANT planning permission, subject to the following 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 received 8 December 2025
 - ii. Proposed Site Plan drawing no. INS-LIN-XX-XX-DR-A-0012 received 8 December 2025
 - iii. Community hub building plans and elevations drawing nos. INS-LIN-XX-XX-DR-A-0110 and INS-LIN-XX-XX-DR-A-0210 received 8 December 2025
 - iv. Storage building plans and elevations drawing no. INS-LIN-XX-XX-DR-A-0211 received 8 December 2025

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

- 3 Before the development hereby permitted is commenced, details of the surface and foul drainage scheme shall have been submitted to and approved by the Local Planning Authority.

Reason: To ensure there is an appropriate means of drainage for the development, hereby approved, and in accordance with Local Plan Policy EN5.

Before the development is brought into use

- 4 Before any part of the development hereby permitted is occupied/brought into use, the works to provide the surface and foul water drainage shall have been completed in accordance with the approved details.

Reason: To ensure the provision of satisfactory surface and foul water drainage is provided in accordance with Policy EN5 of the adopted South Kesteven Local Plan.

- 5 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 on the approved plans 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.

- 6 Before any part of the development hereby permitted is occupied/brought into use, the works to provide the boundary treatments shall have been completed in accordance with the approved boundary plans.

Reason: To provide a satisfactory appearance to any boundary treatments and to secure the site in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

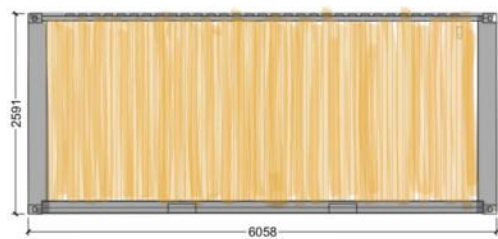
Proposed Site Plan



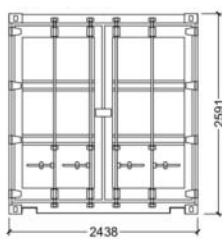
Proposed Community Building



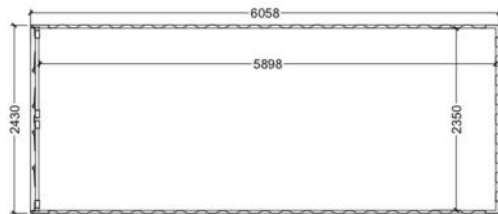
Proposed Storage Building



North Elevation



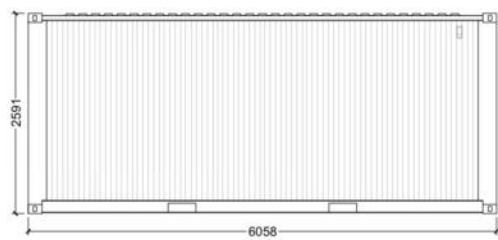
East Elevation



Floor Plan

Materials Palette:

- Walls** - Upvc Clad with Timber Effect Graphic
- Wall Trims / Flashing** - Powder Coated Aluminium - Colour: Dark Grey
- Roof** - TBC
- Fascia** - Powder Coated Aluminium - Colour: Dark Grey



South Elevation



West Elevation

