

Minutes

Planning Committee

Thursday, 11 June 2026, 1.00 pm

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



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Committee Members present

Councillor Helen Crawford (Chairman)
Councillor Penny Milnes (Vice-Chairman)

Councillor Harrish Bisnauthsing
Councillor Pam Byrd
Councillor Paul Fellows
Councillor Gloria Johnson
Councillor Max Sawyer
Councillor Sarah Trotter

Cabinet Members present

Councillor Phil Dilks (Cabinet Member for Planning)

Other Members present

Councillor Murray Turner

Officers

Emma Whittaker (Assistant Director for Planning & Growth)
Phil Jordan (Development Management and Enforcement Manager)
Adam Murray (Principal Development Management Planner)
Debbie Wetherill (Development Management Planner)
Craig Dickinson (Development Management Planner)
Sean Davies (Tree Officer – Planning)
Amy Pryde (Democratic Services Officer)
Martha Rees (Legal Advisor)

1. Register of attendance and apologies for absence

Apologies for absence were received from Councillors Paul Wood, Patsy Ellis and Peter Stephens.

2. Disclosure of interests

The Chairman made the following statement:

‘With regards to application S26/0584 and agenda item 6 (all TPOs), I make a declaration on behalf of all members that whilst it is acknowledged that the Council is the Applicant, this will not affect how members of the planning committee determine the application. All members have been trained and will determine the applications in accordance with their planning training and with an open mind. Any member who does not feel they are open minded to determine the applications should make a declaration to that effect and not vote on the application.’

Councillor Sarah Trotter declared an interest on S26/0103 and would speak as Ward Member. She would not sit on the Committee for this application.

Councillor Paul Fellows declared an interest on S26/0322 and would speak as Ward Member. He would not sit on the Committee for this application.

Councillor Helen Crawford declared she knew a public speaker on a professional level for S26/0322, however, she came to the meeting with an open mind.

3. Minutes of the meeting held on 14 May 2026

The minutes of the meeting held on 14 May 2026 were proposed, seconded and **AGREED** as a correct record.

4. Application S25/0024

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| Proposal: | Use of land as glamping site including 3no. eco friendly glamping pods, utility building, creation of car parking area and associated landscaping |
| Location: | Land at 8 Bourne Road, Folkingham |
| Recommendation: | To authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions |

Noting comments in the public speaking session by:

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| District Ward Councillor For Applicant | Cllr Murray Turner Tammy Key Sarah Neal |
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Together with:

- Provisions within SKDC Local Plan 2011 – 2036, National Planning Policy Framework (NPPF) and Design Guidelines for Rutland and South Kesteven.
- No comments received from Anglian Water Services.
- Comments received from Black Sluice Internal Drainage Board.
- Comments received from Conservation Officer (SKDC).
- No comments received from Environment Agency.
- Comments received Environmental Protection Services.
- Comments received from Folkingham Parish Council.

- Comments received from Heritage Lincolnshire.
- Comments received from Lincolnshire County Council - Highways & SuDS.
- Comments received from Lincolnshire Fire and Rescue.
- Comments received from Lincolnshire Wildlife Trust.

The following comments were made by the public speakers:

- The District Ward Councillor raised concerns on water drainage for wastewater at the site.
- That historic views of the Conservation Area would be affected by the development.
- Existing flooding issues within the area and a recent report published by the Black Sluice Drainage Board was raised.
- Concern was raised on the size of the pods in relation to the size of land they were proposed for. The location of the pods would sit on an old dyke, which was also close to an adjoining neighbours boundary.
- The neighbour directly opposite to the site felt the application had been submitted responsibly and thoughtfully. The proposal had been significantly reduced in scale from the original application submitted.
- It was recognised that small, rural businesses and diversification projects contributed positively to small villages.
- That the Applicant had shown willingness to listen and address all concerns raised and changes had been made to the scheme, in response to feedback.
- The Applicant highlighted the application was a reduced proposal to the original application comprised of 3 low impact glamping pods, reduced from 8.
- The application would provide rural tourism focused on wellbeing and respectful of its rural surroundings.
- The Applicant had spoken to local residents and businesses, who were in support of the proposal. The application would be supported by a detailed landscaping strategy, incorporating native hedgerow screening, orchard planting and sustainable drainage features reflecting the sites historic character.
- It was noted the application would have no physical or environmental impacts on the land.
- A detailed drainage strategy prepared by a qualified drainage engineer demonstrated that both surface water and foul water could be safely and effectively managed on site.

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

- Clarification was sought around the concerns raised around drainage.

The District Councillor was concerned about the naturally sloped fields towards the site and the fields that run off from the adjacent property, particularly with a view to site the pods on an existing drainage channel.

- One Member queried the measurements of the proposed gravel area on site.

The Applicant confirmed the pods would be fully screened with natural landscaping and the pod would only be visible inside of the screens.

- Clarification was sought around the total area of the pods and also the pods including the screening and gravel area.

It was confirmed the cabin footprint was 10m width and 7.4m depth. The pods were not built into the ground and would not impact drainage arrangements. It was confirmed the pods seen on the site visit were the same size as the pods proposed.

- One Member queried how much space would be left behind the cabin from the edge of the boundary fence.

The Applicant clarified the pods would vary from a minimum of 3-4 metres from the dyke. It was noted that a drawing could be supplied of each area set out against each edge.

- Clarification was sought following concerns raised on drainage and run off water, as the proposed site for the pods was at a lower level to the rest of the site.

It was confirmed the pods were elevated above the ground at around meaning that any flooding would pass underneath the building and would not impact the pod. The pods would sit within a suspended floor with small pillars drilled into the ground, with gravel sitting beneath the pod itself.

During questions to officers and debate, the following comments were made:

- Whether a detailed plan could be provided to show the spacing of the pods on the site.

A defined site plan was provided. The pods were situated separately from the ditch.

- Further concern was raised that land north to the pods was slightly raised meaning run off water would run downstream to the pods.

It was clarified the surface water drainage would be managed by infiltration. Initial surface water testing had taken place in terms of assessment of groundwater

levels. Lincolnshire County Council had requested further testing, which was proposed to be secured via planning condition.

- One Member raised concern around an objection received from Fire and Rescue.

The objection related to the capacity of the road for a fire fighting vehicle to gain access to. The capacity concern would be controlled by Building Control Regulations.

- Whether any weight could be given to other 'glamping' sites within the vicinity of the area.

The Principal Development Management Planner confirmed Policy E9 within the Local Plan dealt with visitor economy which essentially supported development, which would provide overnight accommodation. The fact there was the provision of camping within the vicinity does not affect the acceptability of the application in terms of principle of development itself. Any impact on the existing business was an economic competition and not a planning matter.

- That concerns around surface water run off were centred on the effect of hard standings and the difference it would make to the current site. It was suggested that any hard standings be porous.
- Clarification was sought around the proposed method for wastewater and sewerage system.

The foul drainage was intended to be dealt with on-site by a septic tank for each pod which would be collected via a wastewater vehicle.

- Members recognised the concept of the site was good, however, the pods were very large with the designated outdoor area. It was queried whether the application was in keeping with the small village.
- Whether the Committee could approve the site for glamping, however, request further information on scale and details of the pods.
- That the directly opposite neighbour to the site was in favour of the application.

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

Time Limit 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 7 January 2025
- ii. Drawing No.2024-PRO9-OFA-DR-PA-01 Rev F received 17 March 2026

Unless otherwise required by another condition of this permission.
Reason: To define the permission and for the avoidance of doubt.

Prior to Commencement

3) Before the development hereby permitted is commenced, a scheme for the layout of the site, showing the final design and materials of the glamping pods, together with the means of foul water drainage (hereafter referred to as the site development scheme) shall be submitted to and approved in writing by the Local Planning Authority. The site management scheme shall be in broad accordance with the submitted Proposed Site Plan (Ref: 2024-PRO9-OFA-DR-PA-01 Rev F).

Thereafter, the development must be implemented and maintained in accordance with the approved scheme.

Reason: To ensure that the proposed development is appropriate for the character and appearance of the area, and to ensure that the proposed management of the site does not give rise to any unacceptable impacts on water quality; as required by Policy DE1 and EN4 of the adopted Local Plan.

4) 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 the habitat works 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).

5) 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 (including for each unit and utility/bin storage area);
- iii. car parking layouts;
- iv. other vehicle and pedestrian access and circulation areas;
- v. hard surfacing materials;

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.

6) 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 the routes of construction traffic to and from the site including any off-site routes for the disposal of excavated material and;
- 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.

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

The scheme shall:

- be based on verified groundwater levels and seasonal variations, as evidenced through on-site monitoring conducted over a six-month winter period;
- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;

- provide flood exceedance routing for storm event greater than 1 in 100 year;
 - 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 run-off rate for the undeveloped site;
 - provide attenuation details and discharge rates which shall be restricted to greenfield runoff rate;
 - provide details of the timetable for and any phasing of implementation for the drainage scheme; and
 - provide details of how the scheme shall be maintained and managed over 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.
- No part of the development shall be occupied until the approved scheme has been completed or provided on the 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 the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, or upstream of, the permitted development.

During Construction

- 8) Before any of the works on the external elevations for the building(s) hereby permitted are begun, specification of the materials (including colour of any render, paintwork or colourwash) to be used in the construction of the external surfaces shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

- 9) 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.

Prior to Occupation.

- 10) A Landscape Management Plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved by the local planning authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

Reason: To ensure the satisfactory appearance of the development in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

- 11) 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.

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

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

- 13) Before any 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

- 14) Monitoring reports shall be submitted to the local planning authority in writing in accordance with the methodology and frequency specified in the approved (HMMP).

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).

- 15) Notice in writing shall be given to the Council when the Habitat Management and Monitoring Plan (HMMP) works have started.

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.

- 16) The created and/or enhanced habitat specified in the approved Habitat Management Monitoring Plan [HMMP] shall be managed and maintained in accordance with the approved [HMMP].

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.

- 17) Within a period of five years from the first occupation of the final unit of the development hereby permitted, any trees or plants provided as part of the approved Landscape Management Plan, 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.

- 18) The glamping site hereby permitted shall operate in accordance with the approved Site Management Plan (including Waste Management and Noise Management Plan) dated September 2025.

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

- 19) The holiday accommodation hereby approved shall be occupied only in strict accordance with the following requirements:

- i. The holiday lodges shall be occupied for holiday purposes only.
- ii. The holiday lodges shall not be occupied as a person's sole, or main place of residence.
- iii. A register of occupancy of the holiday lodges, to include the details of motor vehicle registration numbers, the names and addresses of all occupants and their arrival and departure dates, shall be kept by the site manager and shall be made available at all reasonable times for inspection by officers of the local planning authority".

Reason: To ensure that the permitted holiday lodges are not occupied for permanent residential use having regard to the site's location outside of the main built-up area of an existing setting within the District, and the overall spatial strategy for residential development set out in Policy SP1 and SP2 of the adopted South Kesteven Local Plan.

20) The total number of glamping units to be constructed on the application site shall not exceed 3 in total.

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

5. Application S26/0584

Proposal: Repair works to the truncated conical timber roof structure that supports the bell turret along with repair works to the adjacent duo pitch roof ridge components

Location: Guildhall Arts Centre, St Peter's Hill, Grantham, Lincolnshire, NG31 6PY

Recommendation: To authorise the Assistant Director - Planning to GRANT listed building consent subject to conditions

Together with:

- Provisions within South Kesteven Local Plan 2011-2016, Design Guidelines for Rutland and South Kesteven Supplementary Planning Document and National Planning Policy Framework (NPPF).
- Comments received from Grantham Town Council.

It was proposed, seconded and **AGREED** to authorise the Assistant Director - Planning to **GRANT** listed building consent subject to conditions:

Approved Plans

1 The works hereby consented shall be carried out in accordance with the following list of approved plans and reports:

- i) Location Plan received 02 April 2026
- ii) Block Plan received 02 April 2026
- iii) Heritage Statement received 02 April 2026
- iv) Design and Access Statement received 02 April 2026
- v) Photographic Record received 02 April 2026

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

2 Before the part of the building being altered is first brought into use, the repair of the conical roof and ridge board shall have been completed in accordance with the approved details and material to match.

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

6. Application - TPOs

3a. S26/0473

Proposal: Remove Lime tree (T1) to ground level and reduce crowns of two Beech trees (T2 and T3) (TPO-351)

Location: Wyndham Park, Hill Avenue, Grantham, Lincolnshire, NG31 9BB

Recommendation: To authorise the Assistant Director – Planning & Growth to grant consent, subject to conditions

Noting comments in the public speaking session by:

- No comments received from Grantham Town Council.

One Member noted that following the works to this tree, the tree would still have a degree of rot. It was suggested whether it would be best to remove the tree completely.

The Tree Officer – Planning confirmed the tree had decayed around the base. Due to the age of the tree, decay was natural and a part of their biology. As a compromise to fully removing the trees, the tree would maintain the aesthetics and history of the area and keep residents happy.

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

1. Time limit for implementation: The works hereby consented shall be begun not later than two years from the date of this decision, or before the authorised works have been completed, whichever first occurs.
2. Tree work standards: All works hereby authorised shall be carried out in accordance with BS 3998:2010 Tree Work – Recommendations and European Arboricultural Standards: Tree Pruning (2024), or any subsequent document replacing those standards.

Reason: To ensure that the authorised works are undertaken in accordance with recognised arboricultural good practice, in the interests of the health, structural condition, and amenity value of the retained tree stock, and having regard to Tree Preservation Order TPO-351.

3. Replacement tree planting: Prior to the commencement of the works hereby permitted to Lime tree T1, full details of a replacement planting scheme for that tree shall be submitted to and approved in writing by the Local Planning Authority. The replacement tree shall comprise one nursery-grown specimen

selected from the following acceptable species or genera: *Quercus coccinea* (oak), *Metasequoia glyptostroboides* (dawn redwood), or *Liquidambar styraciflua* (sweetgum). The approved replacement tree shall be container-grown to a minimum size of 40 litres, with a girth of 20/25cm measured 1m above ground level and a minimum height of 2m. It shall be planted as close as reasonably practicable to the original tree location during the first available planting season following removal (being between 1 September 2026 and 31 March 2028), together with a hydration sack and 75mm depth of organic bark mulch. The replacement tree shall be watered not less than 13 times per year, at approximately fortnightly intervals between April and September inclusive, for a period of five years from planting. Any replacement tree which, within five years of planting, dies, is removed, becomes seriously diseased, or fails to establish shall be replaced in the next planting season with another tree of similar size and species, unless otherwise first agreed in writing by the Local Planning Authority. Written confirmation shall be provided to the Local Planning Authority once planting has been completed.

Reason: In the interests of visual amenity, continuity of tree cover, and the long-term maintenance of the tree population at the site following the removal of a protected tree and having regard to Section 206 of the Town and Country Planning Act 1990.

3b. S26/0474

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| Proposal: | Remove willow and ash trees to ground level (TPO-294) |
| Location: | Londonthorpe Lane, Grantham, NG31 9FD |
| Recommendation: | To authorise the Assistant Director – Planning & Growth to GRANT Consent, subject to conditions |

- Comments received from Parish Council.

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

1. Time limit for implementation: This consent shall remain valid for a period of two years from the date of the decision notice, or until the approved tree works have been completed, whichever occurs sooner. Reason: To ensure that the works are undertaken within an appropriate timescale, having regard to the time-limited nature of Tree Preservation Order consents under Regulation 17(1)(a) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.
2. Tree work standards: All tree works authorised by this consent shall be carried out in accordance with BS 3998:2010 Tree Work – Recommendations and the European Arboricultural Standards Tree Pruning 2024.

Reason: To ensure that the health, amenity value and structural condition of the retained tree stock are protected through the application of recognised arboricultural good practice and in accordance with the requirements of Tree Preservation Order No. 294.

3. Replacement tree planting: Before the permitted works are carried out, full details and specifications for two replacement trees shall be submitted to the Local Planning Authority. The replacement trees shall replace the removed ash and willow trees and shall be specimens of one or more of the following acceptable species or genera: *Quercus coccinea* (oak), *Metasequoia glyptostroboides* (dawn redwood), *Liquidambar styraciflua* (sweetgum), *Taxodium distichum* (swamp cypress), or *Davidia involucrata* (handkerchief tree). Each tree shall be nursery grown, with a container size of at least 40L, a girth of 20/25 cm measured 1m above ground level, and a height of at least 2m. The replacement trees shall be planted as close as practicable to the original tree locations during the first planting season following removal, together with a hydration sack and 75mm of organic bark mulch. The trees shall be watered a minimum of 13 times per year, fortnightly from April to September, for five years. If any replacement tree dies, becomes diseased, or fails to establish, it shall be replaced with a similar tree in the next planting season. The Local Planning Authority shall be informed in writing once the replacement trees have been planted.

Reason: In the interests of visual amenity and in order to maintain tree cover at this site following the removal of the preserved trees, and in accordance with Section 206 of the Town and Country Planning Act 1990.

3c. S26/0569

Proposal:

Tree 05ZU, sycamore, TPO ref T5:

1. Crown lift on East side to create 3m clearance from roof of adjacent residential property
2. Selective pruning to create 2m clearance from the streetlight

Tree 05TT, pine, TPO ref T6: Selective pruning to create 3m clearance from roof of adjacent residential property

Tree 05TU, pine, TPO ref T7: Selective pruning to create 3m clearance from roof of adjacent residential property

Location:

Manthorpe Road, Grantham, NG31 8FJ

Recommendation:

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

- No comments received.

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

1. Time limit for implementation: This consent shall remain valid for a period of two years from the date of the decision notice, or until the approved tree works have been completed, whichever occurs sooner. Reason: To ensure that the works are undertaken within an appropriate timescale, having regard to the time-limited nature of Tree Preservation Order consents under Regulation 17(1)(a) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.
2. Tree work standards: All tree works authorised by this consent shall be carried out in accordance with BS 3998:2010 Tree Work – Recommendations and the European Arboricultural Standards Tree Pruning 2024.

Reason: To ensure that the health, amenity value and structural condition of the retained tree stock are protected through the application of recognised arboricultural good practice and in accordance with the requirements of Tree Preservation Order No. 201.

3d. S26/0568

Proposal: Radial crown reduction to Horse Chestnut tree (T42) and removal of basal shoots and epicormic growth from Lime tree (T44) (TPO-223)

Location: Grantham Tennis Club, Gonerby Road, Grantham, Lincolnshire, NG31 8HU

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

- Comments received from Grantham Town Council Planning Committee.

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

1. Time limit for implementation: This consent shall remain valid for a period of two years from the date of the decision notice, or until the approved tree works have been completed, whichever occurs sooner. Reason: To ensure that the works are undertaken within an appropriate timescale, having regard to the time-limited nature of Tree Preservation Order consents under Regulation 17(1)(a) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.
2. Tree work standards: All tree works authorised by this consent shall be carried out in accordance with BS 3998:2010 Tree Work – Recommendations and the European Arboricultural Standards, Tree Pruning (2024).

Reason: To ensure that the health, amenity value and structural condition of the retained tree stock are protected through the application of recognised arboricultural good practice, and in accordance with the requirements of Tree Preservation Order No. 223.

3e. S26/0112

Proposal: Crown lift Tilia sp. (T23), 2x Fagus sylvatica (T16 and T9) and 2x Platanus x hispanica (T2 and T8). Prune Prunus Kanzan (T10). Shorten two branches of Fagus sylvatica (T9). (TPO-201)

Location: Isaac Newton Statue, St Peter's Hill, Grantham Lincolnshire, NG31 6PY

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

- No comments received from Grantham Town Council.

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

1. Time Limit for Implementation: This consent is valid for a period of two years from the date of this decision notice, or until the completion of the approved tree works, whichever occurs first. Reason: To ensure the works are undertaken in a timely manner, reflecting the time-limited nature of Tree Preservation Order consents as required by Regulation 17(1)(a) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.
2. Tree Works Standards: All tree works authorised by this consent shall be carried out in accordance with BS 3998:2010 Tree Work – Recommendations and the European Arboricultural Standards Tree Pruning 2024. Reason: To ensure the health, amenity value, and structural stability of the tree(s) are preserved in accordance with best arboricultural practice and the statutory requirements of Tree Preservation Order No. 201.

3f. S26/0113

Proposal: Remove suckers from tree (07A9), fell tree (07AA). (G3)(TPO-365)

Location: Stonebridge Close Amenity Area, Stonebridge Road, Grantham, NG31 9AR

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

- One representation was received requesting that a bat survey be undertaken prior to works commencing and that replacement trees be provided should consent be granted for the tree removal.

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

1. Time Limit for Implementation. This consent is valid for a period of two years from the date of this decision notice, or until the completion of the approved tree works, whichever occurs first. Reason: To ensure the works are undertaken in a timely manner, reflecting the time-limited nature of Tree Preservation Order consents, as required by Regulation 17(1)(a) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.
2. Tree Works Standards. All tree works authorised by this consent shall be carried out in accordance with BS 3998:2010 Tree Work – Recommendations and European Arboricultural Standards Tree Pruning 2024. Reason: To ensure the health, amenity value and structural stability of the tree(s) are preserved in accordance with best arboricultural practice and the statutory requirements of Tree Preservation Order No. 365.
3. Replacement Tree Planting. Before the works hereby permitted, full details and specification for a proposal to provide one replacement tree for tree ref. 07AA, Sycamore, shall be submitted to the Local Planning Authority. The replacement tree shall be one specimen from the following short list of acceptable species (or genus): *Fagus sylvatica* (Beech), *Tilia platyphyllos* (Large-leaved Lime), or *Tsuga heterophylla* (Western Hemlock). The tree shall be nursery grown, with a container size of at least 40L, a girth of 20/25 cm measured 1m from soil level, and a height of at least 2m. It shall be planted as close as practicable to the original tree location during the first available planting season (1 September 2026 to 31 March 2028), with a hydration sack and 75mm organic bark mulch. The tree shall be watered a minimum of 13 times per year (fortnightly from April to September) for 5 years. If it dies, becomes diseased or fails to establish, it shall be replaced with a similar tree in the next planting season. The Local Planning Authority shall be informed in writing once the replacement tree has been planted. Reason: In the interests of visual amenity and in order to maintain tree population at this site after the removal of the preserved tree, and in accordance with Section 206 of the Town and Country Planning Act 1990.

3g. S26/0367

Proposal:

Tree ref 05R9, *Quercus robur* (Part of TPO group G5):

- 1) Crown reduction to reduce total height from 22m to 20m (Extent of reduction = 2m)
- 2) Removal of basal shoots and epicormic growth to 5m above ground level.

Tree ref 05RC, *Tilia* sp. (TPO tree T15): Removal of basal shoots and epicormic growth to 5m above ground level.

Tree ref 05RJ, *Quercus robur* (TPO tree T4): Crown reduction to reduce total height by up to 1m.

Tree ref 05RN, Quercus robur (TPO tree T14):
Crown lift to create 2m clearance above ground level.

Location: Amenity Area Adjacent to Hazelwood Drive And Gonerby Road (B1174), Gonerby Hill Foot, Grantham, NG31 8GZ

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

- No comments received.

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

1. Time limit for implementation The consent is valid for a period of two years from the date of this decision notice, or until the completion of the approved tree works, whichever occurs first. Reason: To ensure the works are undertaken within a reasonable period, reflecting the time-limited nature of Tree Preservation Order consents as required by Regulation 17(1)(a) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.
2. Tree work standards All tree works authorised by this consent shall be carried out in accordance with BS 3998:2010 Tree work – Recommendations and the European Arboricultural Standards: Tree Pruning (2024). Reason: To ensure the health, amenity value and structural integrity of the protected tree(s) are safeguarded in accordance with best arboricultural practice.

3h. S26/0454

Proposal: Crown lift to provide minimum of 3m height clearance over the access road and footpath, measured from ground level. Restricted to the removal of branches to maximum of 75mm diameter. (TPO-337)

Location: Belton Lane, Grantham, NG31 9PR

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

- Comments received from Grantham Town Council.

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

1. Time Limit for Implementation. This consent is valid for a period of two years from the date of this decision notice or until the completion of the approved tree works, whichever occurs first. Reason: To ensure the works are undertaken in a timely manner, reflecting the time-limited nature of Tree Preservation Order

consents as required by Regulation 17(1)(a) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

2. Tree Works Standards. All tree works authorised by this consent shall be carried out in accordance with BS 3998:2010, Tree Work – Recommendations, and European Arboricultural Standards, Tree Pruning 2024. Reason: To ensure the health, amenity value, and structural stability of the tree(s) are preserved in accordance with best arboricultural practice and the statutory requirements of Tree Preservation Order No. 337.

3i. S26/0469

Proposal: Remove four ash trees and one hawthorn tree to ground level, remove deadwood and regrowth from one ash tree, and remove regrowth from three ash trees and one oak tree

Location: Green Lane Footpath, Grantham

Recommendation: To authorise the Assistant Director – Planning & Growth to grant consent, subject to conditions

- Comments received from Grantham Town Council.

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

1. Time limit for implementation: This consent shall remain valid for a period of two years from the date of the decision notice, or until the approved tree works have been completed, whichever occurs sooner. Reason: To ensure that the works are undertaken within an appropriate timescale, having regard to the time-limited nature of Tree Preservation Order consents under Regulation 17(1)(a) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.
2. Tree work standards: All tree works authorised by this consent shall be carried out in accordance with BS 3998:2010 Tree Work – Recommendations and the European Arboricultural Standards Tree Pruning 2024. Reason: To ensure that the health, amenity value and structural condition of the retained tree stock are protected through the application of recognised arboricultural good practice and in accordance with the requirements of Tree Preservation Order No. 294.
3. Replacement tree planting: Before the works hereby permitted are undertaken, full details and a specification for a proposal to provide replacement tree planting for the removal of four ash trees and one hawthorn tree shall be submitted to and approved in writing by the Local Planning Authority. The replacement tree shall comprise one specimen selected from the following acceptable species or genera: *Quercus coccinea* (scarlet oak), *Metasequoia glyptostroboides* (dawn redwood), *Tilia platyphyllos* (large-leaved lime),

Liquidambar styraciflua (sweetgum), or *Taxus baccata* (English yew). The tree shall be nursery grown, with a container size of at least 40 litres, a girth of 20–25 cm measured 1 m above ground level, and a height of at least 2 m. It shall be planted as close as reasonably practicable to the original tree location during the first available planting season (1 September 2026 to 31 March 2028), with a hydration sack and 75 mm depth of organic bark mulch. The tree shall be watered a minimum of 13 times per year (fortnightly from April to September) for five years. If it dies, becomes diseased, or fails to establish, it shall be replaced with a tree of the same species and specification in the next planting season. The Local Planning Authority shall be informed in writing once the replacement tree has been planted.

Reason: In the interests of visual amenity and to maintain tree cover at the site following the removal of protected trees, in accordance with section 206 of the Town and Country Planning Act 1990.

7. Application S26/0322

| | |
|------------------------|---|
| Proposal: | Proposed modification in respect of a Deed of Variation required for a Section 106 that relates to Planning reference - SK.94/0125 |
| Location: | Elsea Park, Bourne |
| Recommendation: | To authorise the Assistant Director of Planning & Growth to agree that the Council enter into a deed of variation to vary Section 106 Agreement ref: SK.94/0125 clauses 9.12-9.17 which currently relate to funds for the provision of a shuttle bus to be reallocated to providing a permanent cycle path to connect the Elsea Park estate to Manor Road, Bourne |

Noting comments in the public speaking session by:

District Ward Councillor
Applicant

Cllr Paul Fellows
Graeme Parrott

Together with:

- No comments received from Bourne Town Council.
- No comments received from Cadent Gas.
- No comments received from Environmental protection.
- Comments received from Highways.

(Councillor Paul Fellows addressed the Committee as Ward Councillor, he then left the Chamber for the duration of this application).

The following comments were made by the public speakers:

- The District Ward Councillor was a representative of Elsea Park Trust on behalf of the Council.
- The aim of the application was to make a pragmatic communication system within Elsea Park.
- The Applicant provided an overview of Elsea Park:
 - Approximately 2,810 properties
 - Estimated population of 7,000 people
 - Northern and southern halves only connected by estate road network in late 2025.
 - All vehicular movement between halves required using the A151 bypass.
- That car ownership on Elsea Park was 88.2-95.5%, where households own one or more cars. Other figures were provided on monitoring reports e.g. work from home data and bus travel to work.
- The Trust using the Green Fund (£18,000) commissioned the construction of a new footpath to enable children on Welland Drive to stop walking along the bypass.

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

- Clarification was sought on when the S106 agreement was agreed.

The District Councillor confirmed that the S106 agreement would have been signed in June 2001, when Elsea Park was first established.

- A query was raised on why the shuttle-bus scheme was unsuccessful.

It was clarified the shuttle-bus scheme did not come to fruition due to costs being higher than the Trust could afford.

- It was queried how many of the 11 letters of representation came from residents of Elsea Park.
- One Member noted that figures provided on car usage were from 2021. These figures may not be accurate and should be taken with caution due to the Covid-19 pandemic.

The Applicant clarified the Lincolnshire County Council Transport Monitoring Report was completed in 2025, however the Census data was from 2021.

- One Member queried the annual fee paid by residents on Elsea Park.

It was confirmed the annual fee was around £291.40 per year. This complied with the S106 agreement where the CPI had to be increased each year. There had been a 3.1% rise in the last year for the annual fee.

The Elsea Park Community Trust owned 11 play parks which included a rolling programme of replacement of those. The Trust also had ownership of public open space, ground works, community centre and a football pitch.

It was proposed, seconded and **AGREED** to authorise the Assistant Director of Planning & Growth to agree that the Council enter into a deed of variation to vary Section 106 Agreement ref: SK.94/0125 clauses 9.12-9.17 which currently relate to funds for the provision of a shuttle bus to be reallocated to providing a permanent cycle path to connect the Elsea Park estate to Manor Road, Bourne.

The deed of variation would require the remaining balance for the green fund contribution of £21,516 within the Section 106 Agreement Sk.94/0125 to be re-allocated to the provision of a Cycle path to town and the amendment of the trigger point to the Cycle path contribution within 15 days from the signing of the deed of variation.

(The Committee adjourned for a 10-minute break).

8. Application S26/0103

(Councillor Paul Fellows returned to the meeting and was present for the remainder of the meeting).

(Councillor Sarah Trotter addressed the Committee as Ward Councillor, she then left the Chamber for the duration of this application).

| | |
|------------------------|---|
| Proposal: | Construction of a new-build, 1.5-storey detached dwelling with a single-storey detached garage that includes an ancillary habitable room, landscaping and access arrangements |
| Location: | Pickworth Grange, Village Street, Pickworth, Lincolnshire, NG34 0TD |
| Recommendation: | To authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions |

Noting comments in the public speaking session by:

District Ward Councillor
Pickworth Parish Meeting
Against

Cllr Sarah Trotter
Mark Houldey (Chairman)
Francis Disney
Ian Roberts

Together with:

- Provisions within SKDC Local Plan 2011 – 2036 and National Planning Policy Framework (NPPF).
- Comments received from Pickworth Parish Council.
- Comments received from Lincolnshire County Council (Highways & SuDS).
- Comments received from Heritage Lincolnshire.
- Comments received from SKDC Tree Officer.

The following comments were made by the public speakers:

- That the application was not appropriate for the area and would provide harm to the character of the area alongside impacts on biodiversity.
- That the proposal constitutes an over development of the site. The plot already contained substantial build and introduction of an additional dwelling garage and ancillary accommodation would intensify the use of land. It was felt the application would be a cramped and an urbanised form of development within a small rural village.
- The District Ward Councillor commented on the cumulative effect that similar development may have on the rural character.
- Concern was raised around biodiversity, in particular, green spaces, trees, hedgerows and underdeveloped areas providing habitats and connectivity for wildlife.
- That national and local policies placed significant emphasis on protecting and enhancing biodiversity. It was felt this application would provide no net benefit in biodiversity.
- That the build footprint had been increased since a previous proposal from approximately 73sqm to 100sqm.
- The Parish Meeting raised a concern around the proposed large garage with a habitable room with no purpose.
- It was felt the development was against the hedge line on the north side of site and the removal of hedging on all three sides. The application would be urbanised from a rural view by the removal of hedging.
- A nearby neighbour felt the application was an overdevelopment of a constrained site, would cause harm to the character and appearance of the area by the loss of trees and hedging.
- Concern was raised that the application would provide a highways safety issue and problems with parking/access.
- Objectors requested the Committee consider the application against material considerations and the reasoning behind an Inspector's previous decision. This proposal appeared to conflict with the Inspectors earlier conclusions around scale and nature of the development.

During questions to officers and debate, the following comments were made:

- Clarification was sought around which trees and hedgerows were proposed to be removed and retained.

The Planning Officer provided a visual plan to describe which trees and hedging would be removed and retained. Some trees being removed would be replaced with different species of trees and boundary hedging would be replaced with laurel.

- A query was raised on how this application deviated from the previous application for this site, which was refused.

The original outline application that was overturned was around the layout and access only. This proposal was a full application, but was a relatively similar proposal to the previous outline application in terms of design. This proposal included 2 small wings either side of the dwelling, whereas the outline application did not include any elevations.

The Principal Development Management Planner confirmed the Inspector allowed the outline application for access and layout, which was the actual position of the building. During the appeal decision, the Inspector did not deal with scale of the building in terms of height and footprint of the dwelling.

- One Member queried the height and footprint of neighbouring properties within the immediate area.

The Committee were shown visuals of indicative street scene elevations which provided a scale in comparison to neighbouring dwellings. It was confirmed there were two-storeyed properties within the vicinity and a similar dwelling to the proposed.

- It was queried how the proposal would alter the spatial view of the area and whether the application had been through Design Pad.

The Officer's assessment was the application was within the keeping of the street scene, however, the application would require a significant removal of hedging and trees. The proposal had not been through the Design Pad, however, there was a pre-application process.

- A query was raised on the height and footprint of the properties directly opposite to the proposed site.

It was confirmed a property opposite had a large footprint and other footprints of properties within the area varied.

- Clarification was sought around the protection of the trees on site.

The Principal Development Management Planner clarified the trees and hedge on the site were not protected, meaning they could be removed at any point.

Members discussed the previous history of the site.

- It was noted that the hedges and trees were not protected, meaning they could be removed at any point without planning application. The main area of concern and strong reason for refusal was the large footprint of the house.

The Officer reminded the Committee that any matters that weren't subject to the original outline approval (layout and access), could be a potentially valid reason for refusal.

- One Member queried whether a condition could be implemented for the proposal of laurel to be replaced with a native hedgerow alongside native trees.

A condition had been included within the report that secured compliance with a landscaping scheme. However, the Committee could request a further landscaping scheme be submitted to agree a suitable species.

It was proposed and seconded to **REFUSE** the application; however, the proposal fell.

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

Time Limit

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the following list of approved plans:
 - i. Proposed Site Plan – dwg no PK 002 – received 22/01/2026
 - ii. Detached Cottage Floor Plans – dwg no. PK 003 – received 22/01/2026
 - iii. Detached Cottage Elevations – dwg no. PK 004 – received 22/01/2026
 - iv. Detached Cottage Section – dwg no PK 005 – received 22/01/2026
 - v. Detached Cottage Sectional Elevation – dwg no. PK 006 – received 22/01/2026
 - vi. Garage Floor Plan and Section – dwg no. PK 007 – received 22/01/2026
 - vii. Garage Elevations – dwg no. PK 008 – received 22/01/2026
 - viii. Garage Sectional Elevation – dwg no. PK 009 – received 22/01/2026
 - ix. Boundary Elevation Facing East – dwg no. PK 010 – received 22/01/2026
 - x. Boundary Elevation Facing West and North – dwg no. PK 011 – received 22/01/2026
 - xi. Boundary Elevation Facing South – dwg no. PK012 – received 22/01/2026

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, a Written Scheme of Archaeological Investigation shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter, the development shall be carried out in accordance with the approved Written Scheme of Investigation.

Reason: To provide satisfactory opportunity to record the archaeological features on the site, as required by Policy EN6.

During Building Works

3. During building works, the development shall be undertaken in accordance with all tree protection measures as described in the submitted tree report: Arboricultural Report and Impact Assessment to BS 5837:2012, dated 19th December 2025, Prepared by Watson Lindsey Arboriculture.

Reason: To prevent unnecessary damage to existing trees and in accordance with Policies EN2 and DE1 of the adopted South Kesteven Local Plan.

Before The Development Is Occupied/Brought Into Use

4. Before any part of the development hereby permitted is first occupied / brought into use, a sustainable building measures statement to include details of energy/carbon performance and provision of car charger port/s is to be submitted and approved in writing. The approved sustainable building measures statement shall be completed/implemented in full.

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

5. Before any construction work above damp-proof course level is commenced, and notwithstanding the submitted details, revised details of 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 native plants, noting species, plant sizes and proposed numbers / densities where appropriate;

Reason: Soft landscaping, particularly native hedgerow and native tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policy DE1 of the adopted Local Plan.

6. 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, approved drawings and in the "Planning Design and Access Statement (received 22/01/2026) 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.

7. Notwithstanding the submitted details 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 required by Condition 5 of this permission.

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 and EN2 of the adopted South Kesteven Local Plan.

Ongoing Conditions

8. The outbuilding hereby permitted shall only be occupied for residential purposes which are ancillary and/or incidental to the residential use of the hereby approved dwelling. The building shall not be let, leased, sold, split in title, or otherwise occupied such as to constitute the formation of an independent/separate dwelling or holiday let planning unit. Separate utilities, utility meters, oil tanks or septic tanks shall not be installed. Separate vehicle access, parking or garden areas shall not be created/demarcated. A separate postal address shall not be created for the annexe.

Reason: The establishment of a further independent dwelling on this site could give rise to conditions detrimental to the amenities and privacy of both the approved dwelling and proposed accommodation.

9. The residential unit in the development hereby permitted shall be constructed as a self-build or custom housebuilding dwelling within the definition of self-build and custom housebuilding housing in the Self-build and Custom Housebuilding Act 2015

- The first occupation of the Unit shall be by a person or persons who had a primary input into the design and layout of the unit.
- South Kesteven District Council shall be notified of the persons who intend to take up first occupation of the Unit at least one month prior to first occupation.

Reason: To secure the use of the land for custom and self-build housing only.

10. 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.

9. Applications S26/0065 and S26/0066

(Councillor Sarah Trotter returned to the meeting and was present for the remainder of the meeting).

| | |
|------------------------|--|
| Proposal: | Change use of dog exercising field to include doggy day care and erection of two signage boards |
| Location: | Maggie's Mates, Holywell Road, Carlby, Lincolnshire, PE9 4LX |
| Recommendation: | To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions |

To authorise the Assistant Director of Planning to GRANT advertising consent, subject to conditions

Noting comments in the public speaking session by:

Carlby Parish Council
For
Applicant

John Bavister (Statement)
Ian Poole
Rachel Woolley

Together with:

- Provisions within South Kesteven Local Plan 2011-2036, Design Guidelines for Rutland and South Kesteven Supplementary Planning Document and National Planning Policy Framework (NPPF).
- Comments received from Carlby Parish Council.
- Comments received from Lincolnshire County Councils (Highways and SuDS).
- Comments received from SKDC Environmental Protection Officer.

The following comments were made by the public speakers:

- The Parish Council felt as if the operating hours had not been reflected correctly in the application. Concern was raised that residents should be able to enjoy peaceful time on a Saturday, Sunday and Bank holiday afternoons.
- That the Parish Council had received past complaints, however, they did not reach the SKDC official complaints process. It was noted an enforcement officer visited the site to enforce the conditions, as there was condition abuse during 2022/23, which caused considerable issues at the time.
- A neighbour whose property was the closest to the site had no concern around this application and confirmed the business operated professionally and respectfully.
- The Applicant confirmed the existing planning permission allowed up to 40 dogs within the daycare facility and 20 dogs within the exercise field. This permission was simply to seek a change of use to the exercise field so that it could

accommodate 20 daycare dogs instead of the 20 walking dogs and bring both sites together.

- That the change was being sought due to customer demand.
- The proposal does not increase the overall numbers of dogs on both sites. The total number of dogs across both sites and areas would remain at 60.
- The former walking field would be part of the daycare operation, while the dogs continue to be exercised from that field in their established social groups.

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

- One Member sought clarification around the exercise field.

The Applicant confirmed the company offered a dog walking service whereby colleagues would collect the dogs from their homes in a van and bring them back to the site to be walked. The field would be used as a day care instead.

- A query was raised on vehicle movements on the van service for the day care.

It was noted this application would reduce the number of vehicle movements. Colleagues would collect the doggy daycare dogs in the morning from their homes and take them back home at the end of the day. Dog owners could also drop their dogs on site if they lived outside of the catchment area.

- Whether there would potentially be any change to weekend hours. It was queried whether this proposal would enable longer hours over weekends and bank holidays.

The Applicant noted the possibility of opening for longer periods on the weekends and the bank holidays. This facility would be open via booking system for members of the public to book and use the field for secure dog walking.

- It was noted that a building on field A held a maximum of 40 dogs. It was queried where the extra 20 dogs would go once they have arrived on site.

It was confirmed the site had several large cabin sheds where the dogs could be taken indoors. These were fully air conditioned, had heating and some enrichment activities took place indoors.

The Applicant confirmed the application was to bring the sites together as one. Therefore, the buildings and both fields would be utilised for all of the dogs.

It was proposed, seconded and **AGREED** to extend the meeting until the end of this application.

During questions to officers and debate, the following comments were made:

- Further clarification was sought around the number of on the field being 40, however, 60 dogs would be on site each day.

The Planning Officer confirmed the dogs were rotated every so often on site. There were currently up to 40 dogs in field A for doggy day care. The dogs were brought in from off-site onto field B, they would then be walked throughout the day in groups.

The Principal Development Management Planner clarified that the current lawful position of the site allowed field A to be used for dog daycare that is subject to a noise management plan that specifies only 20 dogs can be in each of the two fields that comprise field A. There was an existing building which was used as respite for the dogs when they are not in the fields.

Field B was currently permitted for 20 dogs for dog walking only. Meaning the permission for field A and B lawfully allows a total of 60 dogs at any one time on the site. This proposal would allow field B to be used as part of the doggy day care aspect of the business.

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)

List of Approved Plans:

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

- Site Plan Drg No. MAG-26-0950-1A0001 received 13 March 2026

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, a Noise Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Noise Management Plan shall include, but not limited to:

- a. An overview of the operational activities of the dog day care use
- b. Details of operational policies to reduce the potential adverse effects of excessive dog barking; and
- c. An overview of animal management

Reason: To prevent disturbance to the amenities of the occupants of the site and in accordance with Policies EN4 and DE1 of the adopted South Kesteven Local Plan.

Ongoing Conditions

4) The site shall only be operated for dog day care use between the hours of 07:30hrs – 18:00hrs Mondays to Fridays.

Unless otherwise agreed in writing by the Local Planning Authority.

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

5) The site shall only be operated for dog walking use between the hours of 0730hrs – 1800hrs on Saturdays, Sundays and Bank Holidays.

Unless otherwise agreed in writing by the Local Planning Authority.

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

6) No more than 20 dogs shall be on site at any one time.

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

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

1 The works hereby consented shall be carried out in accordance with the following list of approved plans:

- i. MAG-26-0950-1A001 Site Location Plan received 13 March 2026
- ii. Drawing, Signage Details including Proposed Materials received 13 March 2026
- iii. Signage Plan with Dimensions and Location received 13 March 2026

Unless otherwise required by another condition of this permission.

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

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

There were none.

11. Close of meeting

The Chairman closed the meeting 16:16.

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