

Clerk to Aslackby, Laughton & Graby Parish Council
13 Dovecote Estate
Rippingale
PE10 0SY

The Planning Office
South Kesteven District Council
The Picture House
St Catherines Road
Grantham
NG31 6TT

3rd September 2024

F.A.O Ms Miranda Beavers MSc,
Development Management Planning Officer

Dear Ms Beavers

Re: Planning Submissions:

**S24/0708 Alterations to Temple Farmhouse including ground mounted solar panels and installation of an external heat pump *and*
S24/0709 Proposed developments at the site address – Plot 2**

On initial review of the above applications, several members of the Parish Council were relieved to see that a significant property at the entrance to the Conservation Area, which for too many years has been allowed to deteriorate, is now being considered for refurbishment by the landowner.

However, following the Parish Council meeting held on Monday 2nd September, at which a number of residents of Aslackby village gave voice in the public forum to their objections to these developments, the Parish Council is writing to support their objections and represent their views.

Objection 1

The planning documentation submitted is misleading, as several of the submitted documents refer to multiple plots on the same site. It is not clear to the layman that the application relates solely to the refurbishment of Temple Farmhouse, a Grade II listed building near the centre of the Conservation Area in Aslackby.

The Parish Council considers that the confusion created by this documentation could be intentional. We recommend that the Application be rejected and a new application be made, clearly stating the extent of the works is limited to Temple Farmhouse.

Objection 2

The planning application represents itself as a “householder” application, which the Parish Council understands can reduce the scrutiny of such a submission. However the property is clearly owned by a land and property company, indeed the subsequent application S24/1430 clearly states that the “applicant” to reduce the height of the tree at the property is Talisman Investments Ltd.

The Parish Council recommend that the Application be rejected as it is misleading to submit papers as a householder when in fact this property forms part of a land holding of a limited company.

Objection 3

The historic nature of the building that results in the Grade II listing is not sufficiently well documented in the documents. Alterations within the property and to the exterior could result in damage to historic aspects of the fabric of the building which are not expressly detailed in the Application. There is no indication of what actions will be taken when historic elements of the house are uncovered and no commitment to record these for posterity.

The Parish Council recommend that the Application be rejected and a new application be considered only when due consideration is detailed in the submission to the historic relevance of the property, with a plan for documenting all interior and exterior detailing that exists or may be uncovered.

Objection 4

As the Application will involve excavation and structural works to create an extension to the building, there is the potential – because of the original extent of the Knights Templar Preceptory – to uncover artefacts and remains as drains etc are constructed. There is no mention of a watching brief or detailed reporting in the Application.

The Parish Council recommend that the Application be rejected and a new application be considered only when due consideration is detailed in the submission to the potential finds at the site and how these will be reported and catalogued in a timely manner for the future.

Whilst not an objection that can be made against the refurbishment of the property, the Parish Council wish to set on record the views of the residents that any additional developments in the village will place an unacceptable strain both on our flood defences and sewerage capacity. The flood event in early 2024 resulted in significant damage to properties in the vicinity. There are several comments on the Aslackby Village website and we draw your attention to these, as they appear to reflect the feelings of our residents.

<https://aslackbyvillage.org/planning-application-temple-farm-temple-road-response-deadline-5th-september/>

We trust that SKDC Planning Department can note their concern for future application submissions.

On the basis of the objections expressed above, we trust that the Planning decision will be to reject the applications.

Yours sincerely

Sue Roberts

Chair

Aslackby, Laughton and Graby Parish Council