

# South Kesteven District Council

Development Management

Council Offices, The Picture House,  
St Catherine's Road, Grantham, NG31 6TT

Tel: 01476 406080

E-mail: [planning@southkesteven.gov.uk](mailto:planning@southkesteven.gov.uk)

Web: [www.southkesteven.gov.uk](http://www.southkesteven.gov.uk)



SOUTH  
KESTEVE  
DISTRICT  
COUNCIL

## NOTIFICATION OF PARISH/TOWN COUNCIL REPRESENTATIONS APPLICATION FOR CERTIFICATE OF LAWFULNESS (EXISTING)

|                        |   |
|------------------------|---|
| <b>Application No:</b> | <b>S24/2063/LDP /VROSSG/PC1</b>   |
| <b>Applicant:</b>      | <b>Miss Loren Cahill</b>  |
| <b>Proposal:</b>       | <b>Application for a Lawful Development Certificate regarding a change of use of a residential dwelling house (Use Class C3) to a care home</b> |
| <b>Location:</b>       | <b>Latte Lodge , Pump Lane, Fenton, Lincolnshire, NG23 5DF</b>  |
| <b>App Type:</b>       | <b>Lawful Development (Proposed)</b>  |

Your notice regarding this application was received on 11 December 2024

Due to the short notice and the Christmas holidays it was not possible to set up a meeting so the Parish Meeting committee decided to conduct an online survey that was made available to all the residents in the village of Fenton. 29 households completed the survey which resulted in 65.6% objections, 3.4% for (1 household) and 31% remaining neutral.

The main areas of concern registered were that a large number of residents living in the village were of retirement age, there are no facilities or play areas available in the village for children, no school and no bus service. Also there would be increased traffic into a poorly maintained cul-de-sac, with limited turning facilities, at all times of the day and night. In addition reading the supporting letter submitted by Dove Adolescent Services it would appear that the applicants think we are in Nottinghamshire not Lincolnshire. This would indicate that the children are from Nottinghamshire and are therefore being placed out of area in Lincolnshire

On advisement, the Fenton Parish Meeting Committee and residents also want to highlight that Dove's Adolescent Services Ltd application for a Certificate of Lawfulness for the property to remain in C3 class is in error; they need to apply for a change of use to C2.

There will be changes resulting from their proposed use of Latte Lodge which are material under planning law, and significant enough to change the character of the property from that of a private dwelling/residence to that of a business, potentially affecting the peaceful enjoyment of nearby properties for their respective residents.

The environmental impact from the increased vehicular traffic, potentially at all hours, and the potential for increased noise and disturbances, would make this application unwelcome in a quiet residential setting such as Fenton.

Signed:

Graham E Doney  
Clerk to Parish Meeting

Date: 31 December 2024