

**SCHEDULE OF PLANNING APPLICATIONS TO BE DETERMINED AT THE
PLANNING COMMITTEE**

MEETING DATE – 9TH MAY 2024

SUPPLEMENTARY INFORMATION

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SUPPLEMENTARY INFORMATION

Item No. 05.	
N/105/1409/23	
Pg. No's. 11-60	Morrisons Supermarket, 156-158 Eastgate, Louth.
	<p>1. On reviewing the agenda it is considered that paragraph 7.26 as written, is clumsily drafted and mis-leading. As such the paragraph should be replaced with the following wording: -</p> <p>The Council is currently considering another application for a supermarket to serve the Louth catchment area. In such circumstances it would be usual for the cumulative impact of introducing both supermarkets to be a matter for consideration. However, in this case the "Tesco" application is not yet ready for determination and so it is considered that cumulative impact is not a matter for consideration in the determination of this application.</p> <p>2. There is a typing error in the report in paragraph 7.45. The top of the roof of the plant room would be 10.7m above existing ground levels and not 8.6m as stated in the report. The conclusions of this section are unchanged.</p> <p>3. Amended wording is proposed for condition 21.</p> <p>Notwithstanding the details shown on drawing ref. 21-3922/E63-EX01 no new external lighting shall be provided within the application site until details of that lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be in accordance with Guidance Note GN01/21 (or subsequent amendment) 'The Reduction of Obtrusive Light' produced by the Institution of Lighting Professionals when using values for Environmental Zone E3 as set out within Table 3 (CIE 150 table 2): Maximum values of vertical illuminance on premises. Only the approved lighting shall be provided on site, and it shall thereafter be so maintained.</p> <p>Reason: In order to prevent light pollution, to protect the amenities of those living alongside the site and to protect wildlife corridors. This condition is imposed in accordance with SP10, SP11 and SP24 of the East Lindsey Local Plan.</p> <p>4. An additional condition is suggested in relation to the provision of bird and bat boxes on site.</p> <p>Details of bird and bat boxes to be erected within the application site along with a timetable for their erection shall be submitted to and approved in writing by the local planning authority before the new supermarket is brought into use. The boxes shall be erected in accordance with the approved details and timetable and shall thereafter be so maintained.</p>

	<p>Reason: In the interests of biodiversity enhancement. This condition is imposed in line with SP24 in the East Lindsey Local Plan and the NPPF.</p> <p>5. The applicant has agreed to provide tactile crossings at local junctions as requested by LCC as Highway Authority and has also agreed to make a financial payment of £1800 to cover the costs of the traffic regulation order to facilitate the roundabout etc works in Eastgate.</p>
Item No. 06.	
S/216/1142/23	
Pg. No's. 61-84	Land South of Millbrook Lane, Wragby.
	<p>Further consultation responses:</p> <p>ANGLIAN WATER – Surface water outfall is not into Anglian Water network. The on-site sewers will be privately owned until they are formally adopted by Anglian Water and as these sewers are private, we are unable to provide comments on the surface water drainage strategy.</p> <p>ECONOMIC DEVELOPMENT – No comments</p> <p>LCC HIGHWAYS AND SUDS – No objection subject to installation of a footway cycleway, construction management plan and methods statement, construction to finished surface levels, estate road phasing and completion plan, surface water drainage scheme and travel plan.</p> <p><u>Additional officer commentary</u></p> <p>LCC as Highway Authority have now provided a final list of recommended conditions for the development.</p> <p>A condition requiring a Travel Plan to be submitted is requested. This is standard practice for a development of this size. However, a specific request has been made for the inclusion of a clause in the Travel Plan requiring two free bus passes to be given to each dwelling for the first year if occupation which would cost the developer £412,000. The reason for this request is to encourage the use of public transport which is recognised as a desirable outcome. However, no further justification has been put forward to explain this requirement.</p> <p>Officers are mindful that Wragby sits within the same policy context for consideration of windfall residential proposals as the districts Towns wherein, Travel Plan expectations are usually focussed on reducing reliance on the use of the car but equally accepting that focus should be on encouraging use of local facilities and services. The inclusion of such provision within any Travel Plan is not therefore considered reasonable.</p> <p>Furthermore, the viability of the development has been shown to be already compromised such that requirement for bus passes is not considered an essential or justified need.</p>

Notwithstanding the above observations, the precise and reasonable detail for any Travel Plan can be negotiated through the discharge of an appropriate condition.

Members are advised that further contact has also been made with the NHS Integrated Care Board and LCC Education to advise them of the reduced contribution offered by the applicant.

The NHS Lincolnshire Integrated Care Board has replied stating that the lack of finding for this scheme would not support the additional capacity required at Wragby Surgery. The funding would only provide circa 4 square metres of clinical space, but their request was based on a requirement of around 20 square metres. They have concluded that the reduction in finding will add pressure to the NHS budgets.

LCC Education have responded stating that based on the most up to date data they have, they no longer require a contribution for the primary school as it is not predicted to be above the 95% full threshold with the additional children from the development. However, they have advised that they still require the full request for secondary provision as the secondary phase is predicted to be way over the 95% full threshold without the additional children from this development. They have advised that without mitigation from this development, the application should be refused.

Notwithstanding these responses, the viability position for the development indicates a full contribution to mitigate the impacts would not be possible (as set out in the main officer report).

That shortcoming weighs against the proposal but given the weight that can be given to the delivery of a 'stalled' site at a gateway position to the village, an on balance recommendation for approval remains.

Final responses have now been received so a final list of conditions can now be recommended, and these are set out below:

Recommended conditions

1. The development hereby permitted shall begin no later than 3 years from the date of this decision.

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved drawings and other documents, and any drawings approved subsequently in writing by the local planning authority pursuant to any conditions on this decision letter.

Plan No. 1182-2 Rev F

Received by the LPA on 08/05/2024.

Plan No. 1182 2 F

Received by the LPA on 08/05/2024.

Plan No. LAP 5023-3

Received by the LPA on 08/04/2024.

Plan No. 5023-2

Received by the LPA on 08/04/2024.

Plan No. 5023-1-D

Received by the LPA on 08/04/2024.

Plan No. 101-05A	Received by the LPA on 08/04/2024.
Plan No. S368	Received by the LPA on 08/04/2024.
Plan No. 260(A) -1	Received by the LPA on 02/04/2024.
Plan No. 264M(C) -1	Received by the LPA on 02/04/2024.
Plan No. 257(A) -1	Received by the LPA on 02/04/2024.
Plan No. 259(A) -1	Received by the LPA on 02/04/2024.
Plan No. 157NM(C) -1	Received by the LPA on 02/04/2024.
Plan No. 380W(A) -1	Received by the LPA on 02/04/2024.
Plan No. 268(A) -1	Received by the LPA on 02/04/2024.
Plan No. 380(A) -1	Received by the LPA on 02/04/2024.
Plan No. 365(A) -1	Received by the LPA on 02/04/2024.
Plan No. 366(A) -1	Received by the LPA on 02/04/2024.
Plan No. 368A	Received by the LPA on 02/04/2024.
Plan No. 380A	Received by the LPA on 02/04/2024.
Plan No. 380WA	Received by the LPA on 02/04/2024.
Plan No. 414NM(C)-1	Received by the LPA on 02/04/2024.
Plan No. 385 -1	Received by the LPA on 02/04/2024.
Plan No. 384(A) -1	Received by the LPA on 02/04/2024.
Plan No. 412NM(B) -1	Received by the LPA on 02/04/2024.
Plan No. 410NMC	Received by the LPA on 08/05/2024.
Plan No. SD001	Received by the LPA on 09/06/2023.
Plan No. SD002	Received by the LPA on 09/06/2023.
Plan No. 1182-3A	Received by the LPA on 08/05/2024.
Plan No. MLW-101-05A-01	Received by the LPA on 02/04/2024.
Plan No. 1182-SS-01	Received by the LPA on 08/05/2024.
Plan No. 1182-SS-02	Received by the LPA on 08/05/2024.
Plan No. 1182-SS-03	Received by the LPA on 08/05/2024.
Plan No. ELL-23136-NCH-B-171A	Received by the LPA on 19/10/2023.
Plan No. ELL-23136-NCH-B-180A	Received by the LPA on 19/10/2023.
Plan No. ELL-23136-NCH-B-200	Received by the LPA on 19/10/2023.
Plan No. ELL-23136-NCH-B-201A	Received by the LPA on 19/10/2023.
Plan No. ELL-23136-NCH-B-202	Received by the LPA on 19/10/2023.
Plan No. ELL-23136-NCH-B-203A	Received by the LPA on 19/10/2023.
Plan No. ELL-23136-NCH-B-220A	Received by the LPA on 19/10/2023.
Plan No. ELL-23136-NCH-B-320	Received by the LPA on 19/10/2023.
Plan No. ELL-23136-NCH-B-325	Received by the LPA on 19/10/2023.
Plan No. 22065	Received by the LPA on 01/08/2023.
Plan No. 22065/01	Received by the LPA on 01/08/2023.
Plan No. 22065/02	Received by the LPA on 01/08/2023.
Plan No. 2265/03	Received by the LPA on 01/08/2023.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Prior to the first occupation of the dwellings hereby permitted, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site indicating, inter alia, the number, species, heights on planting and positions of all the

trees, together with details of post-planting maintenance. The scheme shall be based on the indicative landscaping proposals on plan reference 5023-1-D received by the Local Planning Authority on 8th April 2024 which was submitted with the application. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety within the first planting season following the date on which development is commenced or in line with a phasing strategy agreed in writing with the Local Planning Authority. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Reason: To ensure the development assimilates into this edge of settlement location and to ensure a green character to the development. This condition is imposed in accordance with SP10 of the East Lindsey Local Plan.

4. 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;
- The phasing of the development to include access construction;
 - The on-site parking of all vehicles of site operatives and visitors;
 - The on-site loading and unloading of all plant and materials;
 - The on-site storage of all plant and materials used in constructing the development;
 - Wheel washing facilities;
 - The routes of construction traffic to and from the site including any off-site routes for the disposal of excavated material and;
 - 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. This condition is imposed in accordance with SP16 and SP22 of the East Lindsey Local Plan.

5. The development hereby permitted shall not be occupied before the footway between the site and the coop which shall be upgraded to a footway / cycleway, has been provided in accordance with details that shall first have been submitted to, and approved in writing by, the Local Planning Authority. The works shall also include appropriate arrangements for the management of surface water run-off from the highway.

Reason: To ensure the provision of safe and adequate pedestrian and cycle access to the permitted development, without increasing flood risk to the highway and adjacent land and property.

6. Before any dwelling is occupied, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority.

Reason: In the interests of safety, to avoid the creation of pedestrian trip hazards within the public highway from surfacing materials, manholes and gullies that may otherwise remain for an extended period at dissimilar, interim construction levels. This condition is imposed in accordance with SP22 of the East Lindsey Local Plan.

7. The permitted development shall be undertaken in accordance with an Estate Road Phasing and Completion Plan, which shall first be approved in writing by the Local Planning Authority. The Plan shall set out how the construction of the development will be phased and standards to which the estate roads will be completed during the construction period of the development.

Reason: To ensure that a safe and suitable standard of vehicular and pedestrian access is provided for residents throughout the construction period of the development. This condition is imposed in accordance with SP22 of the East Lindsey Local Plan.

8. The permitted development shall be undertaken in accordance with a surface water drainage scheme which shall first have been approved in writing by the Local Planning Authority.

The scheme shall:

- 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 will be restricted to an agreed 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 dwelling 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.

9. Prior to the first dwelling being occupied a Travel Plan shall be submitted to and agreed in writing by the Local Planning Authority. The permitted development shall not be occupied until those part of the approved Travel Plan that are identified therein as being capable of implementation before occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented for as long as any part of the development is occupied.

Reason: In order that the permitted development confirms to the requirements of the National Planning Policy Framework, by ensuring that access to the site is sustainable and that there is a reduced dependency on the private car for journeys to and from the development. This condition is imposed in accordance with SP22 of the east Lindsey Local Plan and the National Planning Policy Framework.

10. Prior to the first dwelling being occupied, details of how the public open space and play areas will be managed and maintained in perpetuity shall be submitted to and agreed in writing by the Local Planning Authority. The public open space and play areas shall be managed and maintained in accordance with the agreed details.

Reason: To ensure that public open space areas and play areas remain available for public use and maintained to an appropriate standard. This condition is imposed in accordance with SP10 and SP26 of the East Lindsey Local Plan.

11. Prior to the commencement of the construction phase of the development, a protective barrier shall be installed around the trees to be retained in accordance with the details in section 6 of the Arboricultural Method Statement and as shown on the Tree Protection Plan submitted with the application (drawing ref. 03, received by the Local Planning Authority on 1st August 2023) and

the protective barrier shall remain in place during the entirety of the construction phase.

Reason: To protect the trees on the boundaries of the site in the interests of the visual amenity of the area and to protect ecology in accordance with SP10 and SP24 of the East Lindsey Local Plan.

12. The scheme shall proceed in accordance with the following mitigation measures outlined in the Ecology Report by SLR, dated 24th May 2023 submitted with the application:

- 10% of houses shall include integrated bat boxes;
- 10% of houses shall include integrated bird boxes with a mix of three different bird box types;
- The removal of vegetation shall take place outside of the main bird breeding season (March to August inclusive) and if this is not possible removal shall immediately follow a search for active nests by a suitably qualified ecologist. If active nests are found, these shall be safeguarded, along with a suitable buffer, until the young have fledged, or the nesting attempt is otherwise complete;
- Hedgehog highways shall be created in all garden fences, comprising minimum of 15cm x 15cm gaps at the base of fencing. These gaps shall be appropriately labelled with signs on both sides;
- A pre-commencement badger survey shall be carried out by a suitably qualified ecologist prior to any development commencing to check for any newly excavated setts.

Reason: This condition is imposed to protect existing ecology at the site and to attract and encourage further ecology on the site in accordance with SP24 of the East Lindsey Local Plan and the National Planning Policy Framework.

13. If during redevelopment contamination not previously considered is identified, then the local planning authority shall be notified immediately, and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the local planning authority. On completion of the development the local planning authority shall be notified in writing if no additional contamination was identified during the course of the development and the dwellings hereby permitted shall not be occupied until the local planning authority has acknowledged receipt of the same.

Reason: To ensure any undiscovered contamination is dealt with appropriately in accordance with the National Planning Policy Framework.

14. Prior to the occupation of any individual dwelling hereby approved, passive electric vehicle charging infrastructure shall be installed and made available for the respective dwelling. The minimum specification for electric vehicle charging points and

	<p>associated infrastructure shall be 32A Mode 3 Type 2 electric vehicle chargers. The passive electric vehicle charging infrastructure shall include a point of connection to the electricity board, cabling (power and data) and ducting up to an AC isolator installed in a suitable location to enable connection of a future electric vehicle charging point.</p> <p>Reason: To ensure infrastructure is available to support electric vehicle charging for occupiers of the development in accordance with the strategic sustainability objectives of the East Lindsey Local Plan which seeks to encourage new development to be energy-efficient and paragraph 154 of the National Planning Policy Framework which seeks to tackle the causes of climate change.</p>
Item No. 07.	
S/086/1714/23	
Pg. No's. 85-108	Queen Elizabeth's Grammar School, West Street, Horncastle.
	<p>7 additional representations received from immediate neighbours reiterating previous concerns.</p> <p>Additional comments raised regarding maintenance of the bund and a suggestion that a no whistle policy advocated in the acoustic report be formally adopted, if permission is granted.</p> <p>Revised plans have been received following the previous committee presentation, to address some of the concerns raised by members. The details show:</p> <ul style="list-style-type: none"> • use of a 2-metre-high security fence to restrict unauthorised access around the back of the AGP; • a 2.5m metre high acoustic fence shown atop of the bunding on all sides; • cross-sectional drawings to indicate separation distances with neighbours along with updated visualisations to reflect the above; • A Playing Field Masterplan to show how the school wishes to operate its wider sporting provision as further rationale for the siting of the AGP.

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