

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

**MEETING DATE – 11<sup>TH</sup> JULY 2024**

**SUPPLEMENTARY INFORMATION**

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<b>Item No. 06.</b>	
S/094/00132/24	
Pg. No's. 29-54	DEANS FARM, KIRKBY LANE, KIRKBY ON BAIN
	<p>Following discussions with the agent and to avoid any unnecessary delays due to pre-commencement conditions, it is recommended that the following conditions be amended as follows:</p> <p><u>Condition 3</u></p> <p>No development shall take place above damp proof course level on any building until a schedule/samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.</p> <p>Reason: In order to ensure the development is constructed to an outstanding architectural design in accordance with the submitted details and in order to protect the character of the rural setting of the site. This condition is imposed in accordance with paragraph 84 of the National Planning Policy Framework and SP10 of the East Lindsey Local Plan.</p> <p><u>Condition 7</u></p> <p>The development hereby permitted shall not be commenced until further investigation has been carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. This investigation shall take the form of photographic evidence of any contamination under the concrete floors of the poultry buildings. If contamination is found, a report shall be submitted which shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the site's existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the Local Planning Authority prior to the commencement of works.</p> <p>Reason: To ensure potential risks arising from previous site uses have been fully assessed in accordance with the requirements of the National Planning Policy Framework.</p> <p><u>Condition 17</u></p> <p>Prior to the first occupation of either the lodges or the dwelling, a Biodiversity Net Gain Management and Monitoring Plan shall be submitted to and agreed in writing by the Local Planning Authority. The Plan shall include details of timing for its implementation and management for a period of not less than 30 years. The development</p>

	<p>shall only proceed in accordance with the details outlined in the approved Plan.</p>
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Reason: To ensure that the development provides the net gain put forward as part of the development to help meet the requirements of SP24 of the East Lindsey Local Plan and the National Planning Policy Framework.