

## **Supplementary Agenda**

**Planning Committee – 3 October 2024**

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**SCHEDULE OF PLANNING APPLICATIONS TO BE DETERMINED AT THE  
PLANNING COMMITTEE  
MEETING DATE – 3rd October 2024**

**SUPPLEMENTARY INFORMATION**

<b>Item No. 05.</b>	
S/079/01078/22	
Pg. No's.7-56	<b>LAND ADJACENT SOTBY WOODS, STURTON ROAD, HATTON.</b>
	<p>1. Further consultation responses received as follows:</p> <p>BAUMBER PARISH COUNCIL – Reiterate objections as follows:</p> <ul style="list-style-type: none"> <li>• Fire risk;</li> <li>• Pollution;</li> <li>• Recommendation is contrary to local public interest;</li> <li>• National benefits of renewable energy cannot be considered to outweigh the harm the 40-year operation will cause;</li> <li>• Visual impacts.</li> </ul> <p>EAST AND WEST BARKWITH PARISH COUNCIL – Object on the following grounds:</p> <ul style="list-style-type: none"> <li>• Loss of agricultural land;</li> <li>• Impact on tourism;</li> <li>• Visual impact;</li> <li>• Risk of fire.</li> </ul> <p>2. At 6.2 The Planning Practice Guidance should be noted as a further Background Paper.</p> <p>3. Minor amendments to the wording of several draft conditions are proposed (to correct typographical errors and reference updated NPPF paragraph numbers for the reasons) as follows:</p> <p><u>Condition 4</u></p> <p><i>No development shall take place until a written scheme of archaeological investigation has been submitted to and approved by the Local Planning Authority. This scheme should include the following:</i></p> <ul style="list-style-type: none"> <li>• <i>An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).</i></li> <li>• <i>A methodology and timetable of site investigation and recording</i></li> <li>• <i>Provision for site analysis</i></li> <li>• <i>Provision for publication and dissemination of analysis and records</i></li> <li>• <i>Provision for archive deposition</i></li> <li>• <i>Nomination of a competent person/organisation to undertake the work</i></li> </ul>

*The scheme of archaeological investigation must only be undertaken in accordance with the approved details.*

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in accordance with paragraphs 200 and 211 of the National Planning Policy Framework.

Condition 5:

The archaeological site work must be undertaken only in full accordance with the approved written scheme referred to in the above Condition. The applicant will notify the Local Planning Authority of the intention to commence at least fourteen days before the start of archaeological work in order to facilitate adequate monitoring arrangements. No variation shall take place without prior consent of the Local Planning Authority.

Reason: To ensure satisfactory arrangements are made for the recording of possible archaeological remains in accordance with paragraphs 200 and 211 of the National Planning Policy Framework.

Condition 6:

A report of the archaeologist's findings shall be submitted to the Local Planning Authority and the Historic Environment Record Officer at Lincolnshire County Council within 3 months of the works hereby given consent being commenced unless otherwise agreed in writing by the Local Planning Authority; and the condition shall not be discharged until the archive of all archaeological work undertaken hitherto has been deposited with the County Museum Service, or another public depository willing to receive it.

Reason: In order to ensure that satisfactory arrangements are made for the investigation, retrieval and recording of any possible archaeological remains on the site and in accordance with paragraphs 200 and 211 of the National Planning Policy Framework.

Condition 7:

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 shall be restricted to 1.4 litres per second;
- 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 energy shall be produced from the site 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. This condition is imposed in accordance with SP16 of the East Lindsey Local Plan.

Condition 10:

Prior to the commencement of the development hereby permitted, full details of all mitigation measures to protect and enhance biodiversity at the site, based on the enhancement measures detailed in the Preliminary Ecological Appraisal dated December 2021 by James Blake Associates submitted with the application, shall be submitted to and agreed in writing by the Local Planning Authority. The details shall take the form of a Landscape and Ecological Management Plan. The agreed protection and enhancement measures shall be incorporated into the development in accordance with a timetable agreed with the Local Planning Authority and retained in place in accordance with the details.

Reason: To protect and enhance biodiversity at the site in accordance with paragraph 180 of the National Planning Policy Framework.

Condition 14:

Prior to the commencement of the development hereby approved, a scheme for the management and protection of the soil on the site shall be submitted to and approved in writing by the Local Planning Authority. The soil shall be managed in accordance with the approved scheme for the lifetime of the development.

Reason: To ensure the soil is protected and managed appropriately so it retains its high land classification grade and that the land can be used for agriculture again once the solar farm has been removed from the site. This condition is imposed in accordance with paragraph 180 of the National Planning Policy Framework.

4. An additional late third party submission was received yesterday raising several issues in relation to the Officer Report. For ease of

reference that submission follows with officer comment noted as appropriate.

Ref. Planning application by Hatton Solar Farm Ltd for the installation of a temporary ground mounted 49.9MW solar farm with associated infrastructure at Land Adjacent to Sotby Woods, Sturton Road, Hatton, Lincs LN9 5NX.  
Reference S/079/01078/22R

### 1. **Inaccuracies**

The report contains a number of errors and inaccuracies which need to be corrected to ensure that the Planning Committee are able to make a decision based on fact. The extremely poor quality of the document raises questions over the adequacy of the planning review and level of oversight and checking carried out.

- a. The Site Plan provided on page 7 is incorrect. This is a **glaring error** which has been raised with the planning officer at the last Planning Committee Meeting and provides yet again an inaccurate and worrying start to the proceedings. *The plan included in the agenda was to illustrate the site's location and was not provided by the applicant. A revised plan has now been issued as part of the Supplementary report. identifying the correct site area.*
- b. The number of objection letters has been significantly understated. The report states 180. The current situation at the time of writing is 376. Furthermore this excludes the petition set up which has gained further objection from, at the time of writing, 472 objections. The planning officer has been made aware of the petition yet there is no mention of this in the report. *Officers have not received a petition but have as a result of this late representation have been made aware of an online petition against the application. At the time of writing it had 474 signatures.*
- c. On page 16 it is stated that planning permission already exists for the **gas power station**. Despite this statement being included in the applicant's canvassed standard letter of support, this is incorrect and inaccurate as this lapsed planning permission was **NOT** for a gas power station. Again, on page 40 reference is made to a **gas power station, the dominance of a gas power station on any landscape is clear, but this is giving a total inaccurate view to the reader.** *Page 16 of the main report is a summary of the comments received in support of the application from members of the public. Reference on page 40 to a gas power station, has been clarified in the supplementary report that the permission referenced is for an electricity generation plant.*
- d. The officers planning report (Page 45) claims that a "Robust" search has been done. This is not correct since only a single Landowners land has been considered – no wider search has been undertaken, even though, the officer infers that the applicant has been cultivating this application for the last 7 years. In 7 years, a thorough search of **non-BMV** land could have been appraised and agreed and cable routes secured. *Whether the site selection is sufficient or not is a matter of planning judgement. Officers have considered all of information submitted by the applicant and assessed it accordingly.*
- e. Sibthorpe cottage did actually respond (page 28) and indeed, the letter of

objection received from the East and West Barkwith Parish Council has been totally ignored and therefore not represented. Where small rural villages are unrepresented and efforts by this community have been made to discuss development with neighbouring parish councils, it is important that these opinions are properly represented.

*It is acknowledged that the comments of East and West Barkwith Parish Council were not reported in the main report. They have now been produced in the Supplementary Report. All consultation responses/representations received are available on the Council's planning portal.*

*Comments were received on the application from 2 Sibthorpe Cottage which have been summarized in the main agenda. Comments were not received from 1 Sibthorpe Cottage.*

## **2. Omissions/Unsubstantiated Statements**

Incorrect and misleading statements in the Site Search document have been simply replicated in the Planning Officers report with no challenge or substantiation and serious concerns that have been raised (including those by Statutory Consultees) have been omitted. For example :-

a. The Sotby properties severely affected by this development are still not highlighted or represented in the most recent planning report. This was an omission in the first planning report that has still not been corrected, despite much correspondence from those Sotby residents living only **100m** from the north boundary and not the 200m as indicated on Page 30. *This paragraph of the main report is referring to the distance from the nearest property in Hatton, and not from Sotby. However officers are aware that the property Greenacres on Moor Lane Sotby does lie approx. 150m away from the site's northern boundary.*

b. On page 43, the report repeats (and seems to endorse) the applicant's argument that "BMV 3A land is very close to being downgraded to 3B" because of the recent soil samples

showing a degree of wetness after a period of wet weather. This is a blatant attempt by the applicant to skew results and defend the use of BMV land. The fact is that the formal 3A Land Classification has not changed and it is incorrect to try and claim otherwise, it is simply misleading. One could also argue that if the many blocked dykes surrounding the land are cleared of brush, then the implied flooded land would not flood.

*This paragraph of the main report is relaying information from the applicant's expert consultant. Soil surveys have been done on the site by an expert on behalf of the applicant, and so this opinion is substantiated with some evidence. Officers then provide their own planning judgement on the information that has been provided.*

c. It is stated in the LVIA, (and repeated without challenge in the report), that this development will not be seen from the foothills for the Wolds (page 27). Hatton, Sotby and Great Sturton are all areas which adjoin or are in areas included in the Great Landscape Value. Sotby and Great Sturton Character Assessment being described as "*Hainton to Toyton All Saints Wolds Farmland is a very distinctive and very intact rural landscape with very few detractors which has a high level of landscape designations and protection*" The development can in fact be clearly seen from these locations. Furthermore, clear visibility of this industrial development from

Ranby Hill across to Lincoln Cathedral has been evidenced as part of the Objection letters submitted.

*This paragraph of the main report is relaying information from the applicant's expert consultant. Officers then provide their own planning judgement on the information that has been provided. Detailed officer commentary on the LVIA is given in the main report.*

- d. On Page 27, Section 7.39 states that the visual impact is “negligible and none”. Again, this is simply quoted from the developers LVIA and is not factually correct. This has been illustrated to the Planning Officer on numerous occasions, through photographs and in person, and it is therefore incredibly disappointing that again, inaccurate claims by the applicant have been allowed into this report, unfiltered and unchallenged. *This paragraph of the main report is relaying information from the applicant's expert consultant.*
- e. The claim by the applicant that there is a Grid Connection is unsubstantiated. Furthermore, the applicant's claim that they have only been able to look at the same landowners land because of DNO guidelines is also unsubstantiated (and believed to be incorrect as no evidence has been supplied). *The applicant has confirmed that there is a grid connection still in place and this is referred to in the main report. It is common practice (substantiated by appeal decisions) that it is acceptable to base site selection around a grid connection location.*
- f. On Page 49 the report makes mention of Gas Pipe and Fire Risk. There is a clear omission regarding the reference to another planning application currently under review which is the increase in hazardous gas storage at the Hatton Compressor Station. This increase is from 34 tonnes to 181 tonnes. At 181 tonnes, just short of a HIGH TIER COMAH SITE, and it is unknown what other hazardous materials are on site in addition to those of the solar farm application. Importantly, the Health and Safety Executive has yet to provide their report on the Hazardous Gas application. It cannot be enough for this applicant and for the officer to corroborate that in the words of the officer's report; “fires at solar farms are rare and they have been attributed to poor installation practices, faulty products or system design errors.” *The applicant is required to demonstrate that their scheme meets best practice and guidance. Officers, applying planning judgment, consider that this has been demonstrated. If granted the application must also legally adhere to other legislative regimes that governs issues such as fire safety that are outside of the remit of planning law.*
- g. The full response and concerns from Natural England (Page 37) have not been represented. The true extent of the site and total loss of agricultural land has not been appraised. *Natural England's response is available in full on the Council's planning portal for councillors and the public to consider, and it is summarised in the main report. Within the main report there is as detailed analysis on loss of agricultural land/BMV land and officers give their planning judgment on this issue.*
- h. Landscaping is given as the mitigation for everything, as per the Applicant's submission. Although it is clear that landscaping will not be



established until year 15 and will thus be ineffective for over 1/3 of the proposed 40-year lifetime of this development, this fact is totally ignored by the officer.

*At paragraph 7.35 of the main report officers have addressed that the landscaping won't mature for 15 years and have weighed this into the planning balance accordingly.*

### **3. Perceived Report Bias**

The report does not provide a balanced critique of the relevant data and complex nature of the proposal – it instead demonstrates a clear perceived bias, with data being “cherry-picked” to justify the recommendation. The following points highlight just a few examples of the skewed arguments and selective data being used to justify this proposal :-

- a. A short extract from a DEFRA report is referenced in order to try and dismiss the concerns over food security and the use of BMV land. The officer’s report quotes; the *“UK is largely self sufficient in food production and that the food supply chain “remains highly resilient”* This report was published in 2021 and due to be updated in 2024. The actual full quote from this

*report is; “The UK is largely self-sufficient in production of grains, producing over 100% of domestic consumption of oats and barley and over 90% of wheat. Average yields over recent decades have been broadly stable but fluctuate from year to year as a result of better or worse weather. Increasingly unpredictable and extreme weather as a result of climate change is likely to exacerbate these fluctuations. Wheat yields in 2020 were the lowest since 1981 due to of unusually bad weather. However, preliminary data indicates they may have since increased in 2021.”*

The DEFRA report therefore actually highlights that there is likely impact due to weather patterns noting 2020 wheat yields as being the lowest since 1981.

The next report is due at the end of 2024 and is expected to highlight further damage to crops and food supply due to more recent weather patterns, piracy and the threat of war.

*Officers have relayed the applicant’s views on food security as taken from the expert report they (the applicant) commissioned. Officers have subsequently reached their own views on the matter and come to a reasoned judgment.*

- b. A large proportion of the report describes the need for Renewable Energy. Whilst this is, of course, one of the clear drivers for this application it is, in itself, not adequate justification for recommending this approval. Current ‘Planning Practice Guidance for Renewable and Low Carbon Energy’ states :-

*“The National Planning Policy Framework explains that all communities have a responsibility to help increase the use and supply of green energy, but this does not mean that the need for renewable energy automatically overrides environmental protections and the planning concerns of*

	<p><i>local communities. As with other types of development, it is important that the planning concerns of local communities are properly heard in matters that directly affect them."</i></p> <p>Yet in this case, a hugely disproportionate amount of the Planning Officer's report (20 points) attempts to justify this development <u>just</u> on the basis of renewables, despite there being much evidence which has been omitted from the report that shows the reasons why this is in fact the wrong development in the wrong place (e.g. Parish Council objections, proven Visual Impact, Natural England concerns, etc, etc) . It is therefore our strong belief that this shows a clear bias in the report which can only be intended to intimidate the Planning Committee members into thinking that they have no choice. This is not correct – there are many planning and legal reasons why this application should be refused, despite the fact that it is a Renewable development.</p> <p>The national benefits of generation of renewable energy from within this vulnerable and sensitive location, cannot be considered to outweigh the considerable harm the 40 year operation will cause.</p> <p><i>The conclusion reached by officers and shaping the recommendation is a matter of planning judgment on the part of officers having weighed up the information submitted by the applicant, the national policy position on renewable energy schemes, local planning policies, all of the representations received, and all other relevant material considerations.</i></p> <p>c. The planning report highlights government intentions to change the NPPF and policy– this is irrelevant and designed to bias the reader. The NPPF as currently written still stands.</p> <p><i>The main report acknowledged that the consultation NPPF is a draft at present, but guidance advises that it is capable of being a material consideration.</i></p>
<b>Item No. 07.</b>	
N/003/01018/24	
Pg. No's. 69-80	<b>ALFORD WINDMILL TRUST, EAST STREET, ALFORD</b>
	<p>The proposed site layout has been amended, (Drawing – Proposed Site Plan 1001 Rev P19), in response to comments from the Historic England officer. It was suggested that a further amendment to the parking layout should be made, with the two parking spaces for the Miller's Cottage (holiday let), to be relocated to the eastern side of the cottage along the southern boundary, rather than in front of the cottage. This change would maximise clear views of the mill, which is the historic focus of the site. The amended plan reflects these suggested changes and improves the layout of the site.</p>

<b>Item No. 08.</b>	
N/003/01019/24	
Pg. No's. 81-92	<b>ALFORD WINDMILL TRUST, EAST STREET, ALFORD</b>
	<p>The proposed site layout has been amended, (Drawing – Proposed Site Plan 1001 Rev P19), in response to comments from the Historic England officer. It was suggested that a further amendment to the parking layout should be made, with the two parking spaces for the Miller’s Cottage (holiday let), to be relocated to the eastern side of the cottage along the southern boundary, rather than in front of the cottage. This change would maximise clear views of the mill, which is the historic focus of the site. The amended plan reflects these suggested changes and improves the layout of the site.</p>
<b>Item No. 09.</b>	
N/003/00997/24	
Pg. No's. 93-104	<b>THE MANOR HOUSE, WEST STREET, ALFORD</b>
	<p>List of Final Conditions</p> <p>1. Full planning permission The development hereby permitted shall begin not later than 3 years from the date of this decision.</p> <p>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.</p> <p>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.</p> <p>Dwg No. COM_655_1100A Received by the LPA 05th July 2024.  Dwg No. COM_655_1101 Received by the LPA 06th July 2024.  Dwg No. COM_655_0000A Received by the LPA 05th July 2024.  Dwg No. COM_655_1102B Received by the LPA 06th Sep 2024.  Dwg No. COM_655_2012A Received by the LPA 06th July 2024.  Dwg No. COM_655_2010J Received by the LPA 12th Sep 2024.  Dwg No. COM_655_1004C Received by the LPA 12th Sep 2024.  Dwg No. COM_655_1002L Received by the LPA 12th Sep 2024.  Dwg No. COM_655_2101 Received by the LPA 02nd Oct 2024.</p> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p> <p>3. No development shall take place until a written scheme of archaeological investigation has been submitted to and approved by the Local Planning Authority. This scheme should include the following:</p>

1. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).
2. A methodology and timetable of site investigation and recording
3. Provision for site analysis,
4. Provision for publication and dissemination of analysis and records,
5. Provision for archive deposition,
6. Nomination of a competent person/organisation to undertake the work,

The scheme of archaeological investigation must only be undertaken in accordance with the approved details.

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in accordance with paragraphs 128 and 129 of the National Planning Policy Framework.

4. The archaeological site work must be undertaken only in full accordance with the approved written scheme referred to in the above Condition. The applicant will notify the Local Planning Authority of the intention to commence at least fourteen days before the start of archaeological work in order to facilitate adequate monitoring arrangements. No variation shall take place without prior consent of the Local Planning Authority.

Reason: To ensure satisfactory arrangements are made for the recording of possible archaeological remains in accordance with paragraphs 128 and 129 of the National Planning Policy Framework.

5. A report of the archaeologist's findings shall be submitted to the Local Planning Authority and the Historic Environment Record Officer at Lincolnshire County Council within 3 months of the works hereby given consent being commenced unless otherwise agreed in writing by the Local Planning Authority; and the condition shall not be discharged until the archive of all archaeological work undertaken hitherto has been deposited with the County Museum Service, or another public depository willing to receive it.

Reason: In order to ensure that satisfactory arrangements are made for the investigation, retrieval and recording of any possible archaeological remains on the site and in accordance with paragraphs 128 and 129 of the National Planning Policy Framework.

6. No development shall take place on the cart shed and Coach House until a Level 3 Historic Building Recording, as set out in Historic England guide Understanding Historic Buildings, for these buildings has been submitted to and approved by the Local Planning Authority.

Reason: In the interests of the architectural and historic integrity of the site and the development. This condition is imposed in accordance with SP11 of the East Lindsey Local Plan.

7. Prior to the commencement of works to the open store, a sectional drawing showing the junction between the Hackett Barn and open store roof shall be submitted to and approved in writing by the Local

Planning Authority. The development shall be completed in accordance with the details so approved.

Reason: In the interests of the architectural and historic integrity of the site and the development. This condition is imposed in accordance with SP11 of the East Lindsey Local Plan.

8. Prior to installation on site details of the window frames to be utilised in the development hereby permitted, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority. Such details shall indicate, at a scale of not less than 1:20, the longitudinal and cross-sectional detailing, cill and lintol detailing, and means of opening, as well as material, final colour and finish. The window frames shall be installed in accordance with the approved details and thereafter maintained.

Reason: In the interests of the architectural and historic integrity of the site and the development. This condition is imposed in accordance with SP11 of the East Lindsey Local Plan.

9. Prior to installation on site details the doors to be utilised in the development hereby permitted, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority. Such details shall indicate, at a scale of not less than 1:20, the longitudinal and cross-sectional detailing and lintol detailing, and means of opening, as well as material, final colour and finish. The doors shall be installed in accordance with the approved details and thereafter maintained.

Reason: In the interests of the architectural and historic integrity of the site and the development. This condition is imposed in accordance with SP11 of the East Lindsey Local Plan.

10. No development shall take place until a schedule of the materials to be used in the development has been submitted and approved in writing by the LPA, with samples being provided where requested.

Details shall include:

- Bond and pointing brick samples panels shall be provided to be
- agreed on site:
- Bricks including brick bond to be used;
- Mortar mix;
- External roof coverings including ridge tiles where applicable;
- Eaves details/fascias;
- Rainwater goods;
- Ventilation outlets including flues, vents, caps etc.
- Finish and final colour of the open store timber structure;
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The development shall be carried out in accordance with the details and sample panels as so approved.

Reason: In the interests of the architectural and historic integrity of the site and the development. This condition is imposed in accordance with SP11 of the East Lindsey Local Plan.

11. Prior to commencement of development details of the proposed plant room including materials, specification of doors and elevation drawings shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the details so approved.

Reason: In the interests of the architectural and historic integrity of the site and the development. This condition is imposed in accordance with SP11 of the East Lindsey Local Plan.

12. No development shall take place until a method statement for the demolition and/or construction of the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The demolition and construction works shall be carried out in accordance with the approved method statement. The statement shall provide for:

1. The routing and management of construction traffic;
2. The parking of vehicles of site operatives and visitors;
3. Loading and unloading of plant and materials;
4. Storage of plant and materials used in constructing the
5. development;
6. The erection and maintenance of security hoarding
7. including decorative displays and facilities for public viewing, where appropriate;
8. Wheel cleaning facilities;
9. Measures to control the emission of dust and dirt during construction;
10. Protection of Public Rights of Way;
11. Details of noise reduction and dust reduction measures.

Reason: In the interests of the architectural and historic integrity of the site and the development. This condition is imposed in accordance with SP11 of the East Lindsey Local Plan.

13. The development shall be completed in accordance with the details contained in the Arboricultural Method Statement and Tree Protection Plan received by the LPA 05th July 2024. The fence specification must be as shown in figure 2 of BS5837:2012. The measures shall be implemented in full before development on site commences and shall be adhered to for the duration of construction works.

Reason: To ensure that appropriate protection of existing trees is provided, in accordance with SP23 of the Local Plan.

14. Noise attenuation measures shall be completed in accordance with the details submitted in the approved Noise Impact Assessment received by the LPA 25th July 2024 and should be fully implemented prior to the development first being brought into use. The development shall be thereafter operated in accordance with the approved details, including;

1. There shall be no amplified music or other amplified sound, live music, bands, karaoke audible or entertainment outside of the building hereby approved at any time in association with the use of the development hereby permitted.

2. Once the specification for the plant is known a further acoustic report must be submitted to and agreed in writing by the LPA that demonstrates compliance with the levels identified in table 7 of the submitted acoustic report.
3. A tamper proof frequency specific automatic sound limiting device must be installed and set up within the new venue prior to any entertainment including amplified music or voices being provided within the same. Once the sound limiting device is installed and set all amplified music and voices shall be played/relayed through that device in order to ensure that undue noise does not break out from the premises. The noise limiting device shall be set to no more than the maximum levels as identified in table 4 of the submitted noise report.
4. All doors and windows are to be kept closed during entertainment to include the external doors to the WCs, kitchen and both doors to the barrel store other than for access and egress.
5. All spaces should be mechanically ventilated, incorporating cooling where necessary, to avoid the need for any natural ventilation openings.
6. An acoustic report should be submitted to and agreed in writing with regard to any mechanical ventilation system that must be designed to avoid noise egress, including the inclusion of attenuators where necessary to ensure that the noise sensitive receptors are not exposed to noise levels greater than that specified in the submitted acoustic report.
7. The lobby areas linking the main function room to outdoor areas to the east and west of the building must be fitted with self-closing mechanisms.
8. Before the venue is brought into use a noise management plan will need to be submitted to and agreed in writing by the LPA, (guidance on the contents of such a plan can be taken from the submitted noise report)

Reason: In the interests of the amenity of local residents. This condition is imposed in accordance with SP10 of the Local Plan.

15. The development shall be undertaken in strict accordance with the recommendations detailed in the Ecological Impact Assessment dated June 2024, including. Prior to the commencement of any works on site a further emergence survey must be carried out by an appropriately qualified ecologist to determine the types of roosts present and the species of bats using them. These surveys must be carried out between May and September. The survey findings together with any required mitigation shall be submitted for approval in writing by the Local Planning Authority and the development thereafter carried out in accordance with the measures as so approved. Preparation, demolition and clearance works in relation to the development hereby permitted shall only take place outside of the active nesting season which runs from March until August.

Reason: In the interests of protecting birds nesting and bats in the

	<p>building. This condition is imposed in accordance with SP24 of the East Lindsey Local Plan and paragraph 180 of the National Planning Policy Framework.</p> <p>16. Prior to the commencement of the development hereby permitted, the approval of the Local Planning Authority is required for a full scheme of soft and hard landscaping. This shall include all proposed landscaping materials, including proposed lighting, with samples being provided where requested, and sample brick panels showing material, bond and mortar where retaining walls are proposed. The development shall be completed in accordance with the details so approved.</p> <p>Reason: In the interests of the architectural and historic integrity of the site and the development. This condition is imposed in accordance with SP11 of the East Lindsey Local Plan.</p> <p>17. The Local Planning Authority have worked with the applicants and their agent in a positive and proactive manner to seek solutions to issues arising, during consideration of the application and now consider the proposal is acceptable and there is compliance with the relevant Development Plan Policies cited above and also the National Planning Policy Framework.</p>
<b>Item No. 10</b>	
N/003/00998/24	
Pg. No's.105-114	<b>THE MANOR HOUSE, WEST STREET, ALFORD</b>
	<p>List of final Conditions</p> <p>Subject to the following conditions:</p> <p>1. Listed Building Consent The works hereby permitted shall begin before the expiration of three years from the date of this consent.</p> <p>Reason: As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p> <p>2. Prior to the commencement of works to the open store, a sectional drawing showing the junction between the Hackett Barn and open store roof shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the details so approved.</p> <p>Reason: In the interests of the architectural and historic integrity of the site and the development. This condition is imposed in accordance with SP11 of the East Lindsey Local Plan.</p> <p>3. Prior to installation on site details of the window frames to be utilised in the development hereby permitted, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority. Such details shall indicate, at a scale of not less than 1:20, the longitudinal and cross-sectional detailing, cill and</p>



lintol detailing, and means of opening, as well as material, final colour and finish. The window frames shall be installed in accordance with the approved details and thereafter maintained.

Reason: In the interests of the architectural and historic integrity of the site and the development. This condition is imposed in accordance with SP11 of the East Lindsey Local Plan.

4. Prior to installation on site details the doors to be utilised in the development hereby permitted, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority. Such details shall indicate, at a scale of not less than 1:20, the longitudinal and cross-sectional detailing and lintol detailing, and means of opening, as well as material, final colour and finish. The doors shall be installed in accordance with the approved details and thereafter maintained.

Reason: In the interests of the architectural and historic integrity of the site and the development. This condition is imposed in accordance with SP11 of the East Lindsey Local Plan.

5. No development shall take place until a schedule of the materials to be used in the development has been submitted and approved in writing by the LPA, with samples being provided where requested.

Details shall include:

- Bond and pointing brick samples panels shall be provided to be agreed on site;
- Bricks including brick bond to be used;
- Mortar mix;
- External roof coverings including ridge tiles where applicable;
- Eaves details/fascias;
- Rainwater goods;
- Ventilation outlets including flues, vents, caps etc.
- Finish and final colour of the open store timber structure;

The development shall be carried out in accordance with the details and sample panels as so approved.

Reason: In the interests of the architectural and historic integrity of the site and the development. This condition is imposed in accordance with SP11 of the East Lindsey Local Plan.

6. Prior to commencement of development details of the proposed plant room including materials, specification of doors and elevation drawings shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the details so approved.

Reason: In the interests of the architectural and historic integrity of the site and the development. This condition is imposed in accordance with SP11 of the East Lindsey Local Plan.

7. Prior to the commencement of works detail drawings of the proposed hatch and access to the first floor of the coach house shall be submitted to and approved in writing by the Local Planning

Authority. The development shall proceed in accordance with the details so approved.

Reason: In the interests of the architectural and historic integrity of the site and the development. This condition is imposed in accordance with SP11 of the East Lindsey Local Plan.

8. Prior to the commencement of works details and sectional drawings of the proposed internal wall and ceiling insulation shall be submitted to and approved in writing by the Local Planning Authority. These should include the type of insulation proposed and how it is to be affixed to the building fabric. The development shall proceed in accordance with the details so approved.

Reason: In the interests of the architectural and historic integrity of the site and the development. This condition is imposed in accordance with SP11 of the East Lindsey Local Plan.

9. Prior to commencement of works sectional drawings of any new proposed walls shall be submitted to and approved in writing by the Local Planning Authority. These shall include details and sections of any proposed joinery including architraves, skirting, and cornicing. The development shall proceed in accordance with the details so approved.

Reason: In the interests of the architectural and historic integrity of the site and the development. This condition is imposed in accordance with SP11 of the East Lindsey Local Plan.