

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

MEETING DATE – 5TH DECEMBER 2024

SUPPLEMENTARY INFORMATION

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MEETING DATE – 05th December 2024**

SUPPLEMENTARY INFORMATION

Item No. 05.									
S/169/00025/24									
Pg. No's. 11-30	LAND ADJACENT TO WILLIAM LOVELL CHURCH OF ENGLAND ACADEMY/STICKNEY MEADOWS, STICKNEY								
	<p>Amended site layout plan received taking on board comments received from Housing Strategy relating to the plots to be allocated as affordable housing. Housing Strategy are satisfied with the amendments.</p> <p>The following conditions are amended taking into account the revised drawing number:</p> <p><i>Condition no. 4</i> <i>The development hereby permitted shall be carried out in accordance with the following approved drawing numbers in regards to access and layout and any drawings approved subsequently in writing by the local planning authority pursuant to any conditions on this decision letter.</i></p> <table border="0"> <tr> <td><i>B3707</i></td> <td><i>Received by the LPA on 02/02/2024.</i></td> </tr> <tr> <td><i>B/3707-3001 Rev I</i></td> <td><i>Received by the LPA on 27/11/2024.</i></td> </tr> <tr> <td><i>160552-001 Rev A</i></td> <td><i>Received by the LPA on 24/10/2024.</i></td> </tr> <tr> <td><i>RHC-23-378-02</i></td> <td><i>Received by the LPA on 24/10/2024.</i></td> </tr> </table> <p><i>Reason: For the avoidance of doubt and in the interests of proper planning.</i></p> <p><i>Condition no. 18</i> <i>The refuse bin collection points as shown on drawing no. B/3707-3001 Rev I received by the Local Planning Authority on 27th November 2024 shall be provided prior to the occupation of any the dwellings to which each collection point relates.</i></p> <p><i>Reason: In order to provide refuse bin collection points which will not obstruct the highway or footways. This condition is imposed in accordance with SP10 of the East Lindsey Local Plan.</i></p> <p>Paragraph 7.7 of the committee report refers to a request from LCC Highways for the up-grading of the link to the PRoW from Stickney Meadows. It was initially considered that this would be unreasonable and not related to the development. However on review it is noted that the dyke will be culverted as part of the proposed development so the redundant stile will need to be</p>	<i>B3707</i>	<i>Received by the LPA on 02/02/2024.</i>	<i>B/3707-3001 Rev I</i>	<i>Received by the LPA on 27/11/2024.</i>	<i>160552-001 Rev A</i>	<i>Received by the LPA on 24/10/2024.</i>	<i>RHC-23-378-02</i>	<i>Received by the LPA on 24/10/2024.</i>
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	<p>removed and a new link provided which can be secured by the following condition.</p> <p><i>New Condition.</i> <i>No dwelling hereby permitted shall be occupied before the existing link to the Public Right of Way on Stickney Meadows has been upgraded with details to be submitted to and agreed in writing by the Local Planning Authority and the link shall be dedicated as Public Footpath.</i></p> <p><i>Reason: To ensure that the missing section is covered by a legal public access to the existing Public Right of Way network in accordance with SP10 and SP22 of the East Lindsey Local Plan.</i></p> <p>Missing Sections from the report.</p> <p>Archaeology As set out in the comments from Heritage Lincolnshire the site has the potential for archaeological remains. Conditions can be attached to ensure that archaeological monitoring takes place during the course of the construction phase and that any archaeology found is recorded. (Conditions 5, 6 and 7)</p> <p>Bio-Diversity Net Gain The application was received prior to BNG legislation coming into force.</p>
Item No. 06.	
S/177/01465/24	
Pg. No's. 31-50	AURA SOMA, SOUTH ROAD, TETFORD, HORNCastle, LN9 6QB
	<p><u>Ecology and Protected Species</u> The agent provided comment from their ecologist regarding protected species. As appropriate response it was recommended that a bat survey should be carried out to ensure that, although considered unlikely, should any of the buildings within the site which are proposed to be demolished provide a habitat for roosting bats, suitable mitigation can be secured. The following condition is recommended;</p> <p><i>Prior to the commencement of any development, a bat survey shall be carried out by a qualified ecologist to determine the presence of bats and their roosting sites within the development area. The survey must be conducted in accordance with current best practice guidelines and submitted to the Local Planning Authority for approval. If bats or their roosts are found, a mitigation plan must be prepared and implemented to the satisfaction of the Local Planning Authority. No development shall take place until the mitigation measures have been approved and implemented.</i></p> <p><i>Reason – In order to ensure that protected species are unharmed in accordance with Local Plan Policy SP24.</i></p>

	<p><u>Asbestos</u></p> <p>To address the concerns from the Council’s Environmental Health Officer with regard to asbestos, the following condition is also recommended;</p> <p><i>Before any demolition or refurbishment work begins, a comprehensive asbestos survey must be conducted by a qualified professional and submitted to and approved in writing by the Local Planning Authority. The survey should identify all asbestos-containing materials (ACMs) within the site and include the following;</i></p> <ul style="list-style-type: none"> • <i>The location, type, and condition of ACMs.</i> • <i>Recommendations for the safe removal and disposal of ACMs</i> <p><i>The removal works shall then be carried out in accordance with the survey by a licensed contractor. The Local Planning Authority and the HSE must be notified 14 days before the commencement of asbestos removal work. Waste transfer notes must be maintained and available for inspection. Upon completion of the asbestos removal, a clearance certificate must be obtained from an independent, accredited laboratory confirming that the area is free from asbestos contamination.</i></p> <p><i>Reason - To ensure that asbestos removal is conducted safely and in accordance with legal requirements, protecting both workers and the public.</i></p>
Item No. 07	
S/045/01351/24	
Pg. No’s 51-66	LAND SOUTH OF BELVOIR LODGE, BLACKSMITH LANE, EAST KEAL
	<p>Local residents have raised concern with regard the potential for archaeology on the site. Heritage Lincolnshire were therefore consulted on the application. Heritage Lincolnshire advise that the proposal is located in an area of archaeological interest, and various archaeological investigations have been undertaken in the vicinity. Archaeological sites and finds recorded by the HER include medieval pottery, retrieved during investigations a short distance northeast of the site. Fieldwalking a short distance northwest of the site retrieved a scatter of Roman pottery and also identified a probable early Saxon site. This was evidenced by pottery, which was mainly of early Saxon date, in addition to some sherds of middle Saxon date, and other finds including lava quern and animal bone. Prehistoric sites and finds are also scattered across the parish.</p> <p>Based on this advice it is considered that the site offers a potential for archaeological remains to be present based on the extent and type of remains recorded in the vicinity. Insufficient information is currently available with which to make any reliable observation regarding the impact of this development upon any archaeological remains. As such it is recommended that an approval includes</p>

conditions requiring a scheme of archaeological evaluation. These have been agreed with the applicant's agent and are as follows:

Part 1

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:

- 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.

Part 2

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.

Part 3

A report of the archaeologist's findings shall be submitted to the Local Planning Authority and the Lincolnshire Historic Environment Record Office 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.