SCHEDULE OF PLANNING APPLICATIONS TO BE DETERMINED AT THE PLANNING COMMITTEE

MEETING DATE – 5TH JUNE 2025

SUPPLEMENTARY INFORMATION

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Item No. 05.	**Land At Clyde House Farm, Sea Dyke Way, Marshchapel Lincolnshire.**
00341/25/FUL	
Pg. No's. 15-26	Correction to the Neighbours section of the report (page19). Paragraph 4.5 should be re-numbered as 4.9 Also to correct that paragraph it is clarified that the applicant is not the Ward Councillor for the application site but is Ward Councillor for the adjacent Fulstow Ward. The application is recommended for conditional approval, although the recommended conditions are not shown in the main agenda. These are: 1. The development hereby permitted shall begin not 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. 341 PL 101 REV B Received by the LPA on 16.05.25 Plan No .341 PL 100 REV A Received by the LPA on 16.05.25 Plan No .341 PL 105 REV A Received by the LPA on 16.05.25 Plan No. 341 PL 107 REV A Received by the LPA on 12.03.25 Plan No. 341 PL 106 Received by the LPA on 10.03.25 Plan No. 341 PL 108 Received by the LPA on 10.03.25 Plan No. 341 PL 109 Received by the LPA on 10.03.25 Reason: For the avoidance of doubt and in the interests of proper planning.

3. No development above damp proof course shall take place 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.

   Reason: To ensure the development is appropriate to the site and surroundings having regard to Policies SP10 and SP23 of the East Lindsey Local Plan.

4. The dwellings shall not be occupied until the optional water efficiency requirement in Part G(2)(b) of the Building Regulation limiting water consumption to 110 litres per person per day has been complied with. Any replacement fixture and fittings relating to water consumption must not exceed the 110 litres/person/day limit calculated in accordance with the methodology in the Water Efficiency Calculator for New Dwellings.

   Reason: To reduce demand for finite resources as the district is in a water scarce area. This condition is imposed in accordance with SP10 of the East Lindsey Local Plan.

5. The dwelling must be constructed in accordance with the Flood Resilience Construction measures outlined in the Flood Risk Assessment, November G2024, Version 1 by RM associates, received with the application on the 10.03.25

   Reason: To mitigate against the risk of flooding in accordance with SP18 of the East Lindsey Local Plan.

6. Prior to any development above damp-proof course, a scheme for the mitigation and enhancement of biodiversity must be submitted to the Local Planning Authority for written approval. It must be based on the mitigation measures outlined in the Updated Ecological Appraisal report prepared by Rod Strawson dated January 2025 (submitted with the application), at para 5.3.3, 5.3.4, 5.3.5, 5.3.6 and 5.8.3 relating to the provision of bat boxes, external lighting, timber treatments, roof membranes, provision of house sparrow boxes. The scheme must also include a timetable for implementation and the scheme must be fully implemented in accordance with the approved details.

   Reason: To ensure the development protects and enhances biodiversity in accordance with SP24 of the East Lindsey Local Plan

	7. Prior to first occupation of the development 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. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety within a period of 12 months of 1st occupation. 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 is appropriate for the site and surroundings having regard to SP10 and SP23 of the East Lindsey Local Plan.
Item No. 06	**Land Off Middlemarsh Lane, Ashington End, SKEGNESS, Lincolnshire, PE24 4TZ**
00371/25/FUL	
Pg. No's 27-36	Comments were received on 23rd May from the Council's in house Ecology Officer highlighting that additional information was required and slight discrepancies were noted in relation to the submitted Biodiversity Net Gain (BNG) documentation. A revised Metric was submitted alongside further photographs of the site. A revised BNG Statement has not yet been submitted for review. Final confirmation from the Councils ecologist that the 10% on site BNG can be secured has not yet been received. Consequently, an amendment to the recommendation is proposed to request that authority be delegated to the Assistant Director – Planning and Strategic Infrastructure to grant planning permission, subject to the matter of on site BNG being suitably addressed and in accordance with the conditions contained in the officer report.

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