

If you would like any further information or have any special requirements in respect of this Meeting, please contact Joanne Paterson, Democratic Services Officer on 01507 613422

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Date: Tuesday, 26 October 2021

Dear Councillor,

Planning Committee

You are invited to attend a Meeting of the **Planning Committee** on **Thursday, 4th November, 2021 in the Council Chambers at 10.15 am**, for the transaction of the business set out in the attached Agenda.

The public and the press may access the meeting via the following link <https://bit.ly/ELDCYT> where a livestream and subsequent recording of the meeting will be available or by attending the Meeting.

Yours sincerely



Robert Barlow
Chief Executive

Members:

Councillors Dick Edginton (Chairman), Thomas Kemp (Vice-Chairman), Terry Aldridge, Billy Brookes, Richard Cunnington, Sid Dennis, Stephen Eyre, Alex Hall, David Hall, Neil Jones, Daniel McNally, Helen Matthews and Jim Swanson

PLANNING COMMITTEE AGENDA

Thursday, 4 November 2021

Item	Subject	Page No.
1.	<u>REGISTER OF ATTENDANCE:</u>	
2.	<u>DISCLOSURE OF INTERESTS (IF ANY):</u>	
3.	<u>MINUTES:</u> To confirm the Minutes of the Meeting held on Thursday 2 nd September 2021.	1 - 32
4.	<u>UPDATE FROM PLANNING POLICY COMMITTEE</u>	

TOWN AND COUNTRY PLANNING APPLICATIONS:

NB: Where photographs are used, with or instead of site visits, these provide site context for Planning Committee Members but are not submitted as evidence of material planning considerations.

5.	<u>S/165/02238/20:</u> S/165/02238/20: View the plans and documents online, please click on the Application Number. (Please note: If viewing as a pdf document, this hyperlink is not available). Applicant: Gin Property (Spilsby) Ltd Location: Land at Halton Road and, Ashby Road, Spilsby Recommendation: Approval with Conditions Officer: Andy Booth	33 - 52
6.	<u>N/037/01064/20:</u> N/037/01064/20: View the plans and documents online, please click on the Application Number. (Please note: If viewing as a pdf document, this hyperlink is not available). Applicant: Mr D. Baker Location: Haiths Farm, Main Road, Covenham St Bartholomew Recommendation: Approval with Conditions Officer: Claire Girdley	53 - 68

7. **N/137/01559/21:** **69 - 82**

[N/137/01559/21](#): View the plans and documents online, please click on the Application Number. (Please note: If viewing as a pdf document, this hyperlink is not available).

Applicant: Mr. E. Titley

Location: Pinfold Cottage,
Hagg Road,
Raithby

Recommendation: Approval with Conditions

Officer: Carrie Law

8. **DELEGATED DECISIONS:** **83 - 128**

9. **DATE OF NEXT MEETING:**

The programmed date for the next Meeting of this Committee will be Thursday 2nd December 2021.

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Minutes of a Meeting of the Planning Committee held in the Council Chamber, Tedder Hall, Manby Park, Louth on Thursday, 2nd September, 2021 at 10.15 am.

PRESENT

Councillor Dick Edginton (Chairman)
Councillor Thomas Kemp (Vice-Chairman)

Councillors Daniel McNally, Terry Aldridge, Billy Brookes,
Richard Cunnington, Sid Dennis, David Hall, Helen Matthews,
Jim Swanson, Paul Hibbert-Greaves and Graham Williams.

OFFICERS IN ATTENDANCE:

Angela Simmonds	- Legal Advisor
Andrew Booth	- Deputy Development Manager
Michelle Walker	- Deputy Development Manager
Graeme Hyde	- Senior Planning Officer
Chris Panton	- Senior Planning Officer
Joanne Paterson	- Democratic Services Officer
Kathryn Walton	- Democratic Services and Police and Crime Panel Officer

24. APOLOGIES FOR ABSENCE:

Those present were noted. There were three apologies for absence received, from Councillors Stephen Eyre, Alex Hall and Neil Jones.

It was noted that in accordance with Regulation 13 of the Local Government (Committees and Political Groups) regulations 1990, notice had been given that Councillor Paul Hibbert-Greaves had been appointed to the Committee in place of Councillor Alex Hall and Councillor Dr. Graham Williams had been appointed to the Committee in place of Councillor Neil Jones.

25. ELECTION OF VICE-CHAIRMAN:

It was proposed and seconded that Councillor Thomas Kemp be elected Vice-Chairman and upon being put to the vote, it was

RESOLVED

That Councillor Thomas Kemp be elected Vice-Chairman of the Planning Committee for the Council year 2021/22.

26. DISCLOSURE OF INTERESTS (IF ANY):

At this point in the Meeting, Members were invited to disclose any relevant interests. The following interests were disclosed:

Councillors Jim Swanson, Dick Edginton, Sid Dennis, and Daniel McNally asked that it be noted that they were all members of the Lindsey Marsh Drainage Board.

With regard to Minute No. 32, Councillors Paul Hibbert-Greaves and Dr. Graham Williams asked that it be noted that they would be speaking as Ward Members for this item and would therefore leave the room.

With regard to Minute No. 33, Councillor Helen Matthews asked that it be noted that the applicant was her husband and therefore she would be leaving the Chamber for the item.

Councillor Dennis asked that it be noted that he would leave the room for Minute No. 33.

It was noted that whilst the rest of the individual Members of the Planning Committee Members had some interest in the matter as they were colleagues of Councillor Matthews, they considered themselves to be impartial with regard to the item and collectively confirmed they would hear the item objectively with open minds.

With regard to Minute No. 34, Councillor Daniel McNally informed Members that as he was a member of the Lindsey Marsh Drainage Board, he would leave the room for this item.

With regard to Minute No. 36, Councillor Aldridge informed Members that he lived in Covenham and had served on the Parish Council from 1991 to 2017, many of those years in the Chair. He informed Members that whilst he would not vote on the matter, he would stay and hear the comments.

With regard to Minute No. 37, Councillor Hall noted that whilst he had contact with the applicant there was no need for him to leave the Meeting.

In respect of Minute No. 37, Councillor Dennis asked that it be noted that his company did work for M Leggate & Son (Produce) Ltd.

In respect of Minute No. 37, Councillor Cunnington asked that it be noted he had received information, via email but remained open minded regarding the matter.

27. MINUTES:

The Minutes of the meeting held on 1st July 2021 were agreed as a correct record.

28. UPDATE FROM PLANNING POLICY COMMITTEE:

The Chairman invited Councillor Sid Dennis to present the Planning Policy Committee update.

Councillor Dennis stated that there was no update to report but that a meeting was due to be held shortly.

29. TREE PRESERVATION ORDER: CANDLESBY WITH GUNBY 2021 (28.03)

Members received a report from the Arboricultural Officer which enabled them to consider whether a temporary Tree Preservation Order to protect trees at The Old Rectory, Gunby Road, Candlesby, should be confirmed as permanent.

The Arboricultural Officer outlined the details of the trees under the protection area, being a number of broadleaf and coniferous trees present at The Old Rectory. It was believed that a neighbour was pruning the trees without the owner's permission.

Members were advised that the Tree Preservation Order had been publicised and that one letter of objection had been received citing public safety which on review the Arboricultural Officer could find no evidence of.

The Arboricultural Officer reported to Members there were no obvious reasons not to protect the trees and he recommended the TPO be confirmed without modification.

The Committee supported the recommendation within the report submitted.

RESOLVED

That the land at The Old Rectory, Gunby Road, Candlesby 2021 (28.03) Tree Preservation Order be confirmed without modification.

30. TREE PRESERVATION ORDER: WOODHALL SPA 2021 (215.25)

Members received a report from the Arboricultural Officer which enabled them to consider whether a temporary Tree Preservation Order to protect two Beech Trees at Abstead, Iddesleigh Road, Woodhall Spa be confirmed as permanent.

The Arboricultural Officer outlined the location of the Beech trees on the detailed plans.

Members were advised that the Tree Preservation Order had been publicised and that whilst there had been no letters of objection, an application for work to reduce their height had been submitted and approved.

The Committee supported the recommendation within the report submitted.

RESOLVED

That the land at Abstead, Iddesleigh Road, Woodhall Spa 2021 (215.25) Tree Preservation Order be confirmed without modification.

31. TREE PRESERVATION ORDER: LOUTH 2021 (105.32)

Members received a report from the Arboricultural Officer which enabled them to consider whether a temporary Tree Preservation Order to protect one Western Red Cedar *Thuja plicata* tree at 2 Old Mill Park, Louth be confirmed as permanent.

The Arboricultural Officer outlined the location of the Western Red Cedar tree on the detailed plans.

Members were advised that the Tree Preservation Order had been publicised and that no letters of objection had been received.

The Committee supported the recommendation within the report submitted.

RESOLVED

That the land at 2 Old Mill Park, Louth 2021 (215.25) Tree Preservation Order be confirmed without modification.

32. N/031/00261/21:

Application Type: Full Planning Permission

Proposal: Planning Permission - Change of use of land for the siting of 9 no. static caravans, construction of a vehicular access and internal access road.

Location: Land at Regina Walk, Chapel St. Leonards

Applicant: Mr R. Dawson

Members received an application for a change of use for land to be used for the siting of 9no. static caravans, a vehicular access and an internal access road.

The proposal was to change the use of the agricultural grass field to form a static caravan site. Vehicular access would be created from the north via Regina Walk with an internal access road running north to south. The static caravans would be spaced out either side of the road with landscaping in between.

The application had been called in to be heard at committee for the reasons outlined at Paragraph 1.1 (agenda page 33 refers).

Members were referred to the Supplementary Information (page 1 refers) which noted a request from Anglia Water for an additional condition to be applied.

The Senior Planning Officer detailed the site and surrounds information, which was contained within the report present (paragraph 2.1, Agenda page 33 refers) and as displayed on the presentation slides.

The main planning issues were considered to be:

- Principle of this Development in this Location and Impact on the Character of the Area;
- Impact on Neighbours Amenity;
- Other Issues:
 - Flood Risk and Drainage;
 - Highway Safety and Capacity;
 - Ecology and Protected Species.

The Senior Planning Officer advised Members that their consideration of the application was to either support or reject the proposal.

There were four speakers for this application, one objector, Ms Dee Lightfoot, the Agent, Mr Ricky Newton who spoke in support and two Ward Members, Councillor Dr. Graham Williams and Councillor Paul Hibbert-Greaves who spoke on behalf of their constituents, objecting to the application.

Once the speakers had concluded their presentations, Members were invited to ask questions.

One Member requested information as to whether the static caravans were to be residential or for holiday lease or a mixture of both?

Mr Ricky Newton was unsure, informing Members that it would depend on the business plan, although he acknowledged that the Applicant would not be allowed to rent out full-time due to the closure of caravan parks from October through to March. He considered that the site lent itself more to a residential park.

When pressed regarding whether the site could or would be mixed, Mr Newton responded that the question was the same for any site. He considered the issue of control of occupancy but was unsure how any prohibition to future change of the caravan use from residency to rental would be policed.

Concern/queries were raised by Members regarding the following issues:

- SP15. However, the Deputy Development Manager noted that with regard to reliance against the Local Plan's SP15, this dealt with inland applications and the correct SP for the coast was SP19, although he

confirmed there were some similarities between the requirements of the two SPs.

- One Member noted that whilst they were a strong supporter of the coastal economy, they had serious reservations regarding this application.

Further discussion took place regarding the merits of SP19 and it was proposed and seconded to refuse the application against officer recommendation based on SP19 and SP10.

Upon being put to the vote, the proposal for refusal was carried.

Vote: 8 in favour 0 against 2 Abstentions

RESOLVED

That Planning Permission be refused for the following reasons:

1.SP19 of the East Lindsey Local Plan relates to the provision of caravan sites in the coastal area of the district. Amongst other things it requires that such sites do not cause unacceptable harm to the wider landscape. SP10 of the East Lindsey Local Plan supports development which maintains and enhances the character of the District's towns, villages and countryside. Paragraph 130 in the National Planning Policy Framework has similar aims. In this case the area immediately around the site has a defining residential character consisting of mainly bungalow estate type development. It is considered that the proposed caravans would unacceptably undermine the established residential character of the immediate area and would result in a significant visual harm, contrary to the afore mentioned policies and policy framework.

2.Clause 5 of SP10 of the East Lindsey Local Plan states that development will be supported provided it does not unacceptably harm any nearby residential amenity. Paragraph 130 in the National Planning Policy Framework also seeks to protect residential amenities. In this case the general activities at the proposed caravan site together with the potentially frequent comings and goings, particularly during the summer months when neighbouring residents expect to enjoy their private amenity space, would result in a significant harmful impact on neighbours amenity by way of noise and disturbance and loss of privacy from overlooking contrary to the afore mentioned policy and policy framework.

33. N/110/00412/21:

Application Type: Full Planning Permission

Proposal: Planning Permission - Change of use of land for the siting of 27no. additional static caravans, reconfiguration of exiting layout of 12 static caravans to provide 15no. static caravans (net increase of 30 units) siting of 4no. glamping

Pods, siting of 2no. shepherds huts and 1no. showman's trailer all to be used as holiday accommodation, excavation of land to form a pond, alterations to existing toilet block and change of use of part of the existing stables and workshops to provide a sales office and store.

Location: Poplar Farm, Crabtree lane, Sutton on Sea

Applicant: Mr C. Matthews

Members received an application for a Change of use of land for the siting of 27no. additional static caravans, reconfiguration of existing layout of 12 static caravans to provide 15no. static caravans (net increase of 30 units) siting of 4no. glamping pods, siting of 2no. shepherds huts and 1no. showman's trailer all to be used as holiday accommodation, excavation of land to form a pond, alterations to existing toilet block and change of use of part of the existing stables and workshops to provide a sales office and store.

The application had been called in to be heard at committee for the reasons outlined at Paragraph 1.1 (agenda page 51 refers).

(NOTE: Councillors Matthews and Dennis left the room at 11.30am. Councillors Hibbert-Greaves and Williams returned at 11.30am.)

The Senior Planning Officer detailed the site and surrounds information, which was contained within the report (paragraph 2.1-2.4, Agenda pages 51 to 52 refers) and as displayed on the presentation slides.

The Senior Planning Officer informed Members that:

- Drainage plans had not yet been completed however it was proposed to install a second Biotech system.
- Condition 8 would need amending to refer to a detailed scheme rather than a strategy outline.
- Condition 10 needed changing to refer and to footpath 335 and not 336 as stated in the documentation.

The main planning issues were considered to be:

- The Principle of New Caravan sites/holiday accommodation in the Coastal Area and Implications for Flood Risk;
- Impact on the Wider Landscape;
- The Impact of Neighbouring Residential Properties;
- Highways/Access;
- Drainage/Water Supply.

A representative of the Agent, Mr Ricky Newton spoke in support.

There were no questions for the speaker.

One Member noted the omission of SP17 on the list of applicable policies and queried as to whether it was applicable. The Senior Planning Officer confirmed it was applicable.

A short discussion took place around whether the site had been deemed to pass the required exception tests and the Senior Planning Officer confirmed it had.

It was proposed and seconded that the application be approved with conditions and upon being put to the vote, the proposal for approval was carried.

Vote: 8 in favour 0 against 2 Abstentions

RESOLVED:

That Planning Permission be approved with the following conditions:

1. The development hereby permitted must be begun not later than the expiration of four years beginning with the date of this permission.

Reason: To take account of the present restrictions on implementing permissions, in order to assist the recovery and in order to comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall only be undertaken in accordance with the following approved plans;

Plan No. LDC3001-PL-01 A Received by the LPA on 10/05/2021.
Plan No. LDC3001-PL-03 A Received by the LPA on 10/05/2021.
Plan No. LDC3001-PL-04 A Received by the LPA on 10/05/2021.

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

3. The accommodation hereby permitted shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence. The owners/operators of the site shall maintain an up-to-date register of the names of all occupiers of the accommodation on site, and of their main home addresses, and shall make this information available to the Local Planning Authority upon request.

Reason: To ensure the development is restricted to holiday use only and the accommodation is not used for permanent residential accommodation. This condition is imposed in accordance with Policies SP1-SP4 and SP19 of the East Lindsey Local Plan.

4. The accommodation hereby permitted shall only be occupied between the 15th March and 31st October (or the first Sunday in November if half term falls in November) in any year.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with Policy SP19 of the East Lindsey Local Plan and paragraph 166 of the National Planning Policy Framework.

5. The requirements of the Flood Warning and Evacuation Plan submitted with the application must be adhered to at all times whilst the site is in use, including the site being connected to the Environment Agency Floodline service and ensuring that all users are aware of the evacuation plan.

Reason: To reduce the risk from flooding to the proposed development and future occupants having regard to Policy SP19 of the East Lindsey Local Plan and paragraph 166 of the National Planning Policy Framework.

6. Prior to first occupation of any of the holiday units hereby approved, 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 principles shown on approved plan LDC3001 - PL03 A and must include details of all existing landscaping which is to be retained as part of the proposal. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety in accordance with a timetable/phasing strategy to be agreed as part of the submission. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for a minimum 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 that appropriate landscaping is provided to integrate the site into the local area. This condition is imposed in accordance with Policies SP10, SP19 and SP23 of the East Lindsey Local Plan.

7. No caravan or other form of holiday accommodation shall be sited within the large open area of the site. This area is shown on the approved plan in the northern part of the site bordering a property called Crabtree Lodge and is shown as devoid of any accommodation.

Reason: To ensure that the siting and use of holiday accommodation does not adversely affect the amenities of the existing neighbouring properties having regard to SP10 of the East Lindsey Local Plan and paragraph 130 of the National Planning Policy Framework.

8. Notwithstanding the submitted details before any holiday unit hereby approved is brought into use a foul water scheme shall be submitted to and approved in writing by the Local Planning Authority. No holiday unit shall be brought into use until the works have been carried out in accordance with the foul water strategy so approved.

Reason: To ensure that the site is adequately drained and to avoid pollution. This condition is imposed in accordance with Policy SP17 of the East Lindsey Local Plan.

9. Notwithstanding the submitted details, full details of the proposed showman's trailer must be submitted to and approved in writing by the Local Planning Authority. Only the approved details may be implemented.

Reason: To ensure the details are appropriate having regard to neighbouring uses and Policy SP10 of the East Lindsey Local Plan.

10. Notwithstanding the submitted details, full details of a direct footpath link through the application site to Public Footpath No 335 must be submitted to and approved in writing by the Local Planning Authority. The approved footpath link must be available for use at all times whilst any of the holiday units hereby approved are available for use.

Reason: To ensure alternative modes of transport other than by car or by road are available having regard to Policies SP10 and SP22 of the East Lindsey Local Plan.

34. N/085/01415/21:

Application Type: Outline Planning Permission

Proposal: Outline erection of 9no. dwellings with associated garages, erection of 3no. light industrial buildings, falling under Use Class E: Commercial, Business and Services and excavation of land to form an attenuation pond (with means of access to be considered). Demolition of existing dwelling and outbuilding.

Location: 1 Louth Road, Holton le Clay, Grimsby, DN36 5HN

Applicant: Mr John Barkers

Members received an application for Outline erection of 9no. dwellings with associated garages, erection of 3no. light industrial buildings, falling under Use Class E: Commercial, Business and Services and excavation of land to form an attenuation pond (with means of access to be considered). Demolition of existing dwelling and outbuilding.

The application had been referred to the Planning Committee for the reasons outlined at Paragraph 1.1 (page 71 of the Agenda refers)

Members were referred to the Supplementary Information (pages 1 and 2) which contained details of a further condition and a consultation response. A short pause took place whilst Members familiarised themselves with the information contained therein.

The Planning Officer detailed the site and surrounds information, which was contained within the report presented (paragraphs 2.1 and 2.2, Agenda page 71 refers) and as displayed on the presentation slides.

The main planning issues were considered to be:

- Principle of Development having regard to the Land Allocations, Local Plan and Neighbourhood Plan
- Noise
- Effect on Residential Amenity
- Access
- Drainage
- Contamination
- Design

The Senior Planning Officer advised Members that their consideration of the application was to either support or reject the proposal.

It was noted that there were no speakers for this application and therefore the Chairman invited comments from the Members.

Councillor Aldridge informed Members he was the Ward Member for Holton Le Clay but he considered that he had an impartial view of the matter and would consider all the information presented in order to make an independent decision.

The following points were made/raised:

- If concerns about matters of detail were raised, the application would be very difficult to refuse whilst at the Outline stage of the process.
- Attention was drawn to SP3 and a possible conflict with para 7.7 regarding the commercial part of the application.
- There should be no change to the number of houses built on the site.

It was proposed and seconded that the application be approved with conditions and upon being put to the vote, the proposal for approval was carried.

Vote: 9 in favour 0 against 2 Abstentions

RESOLVED:

That Planning Permission be approved with the following conditions:

1.Details of appearance, landscaping, layout, and scale (hereinafter called "the reserved matters") shall be submitted to the Local Planning Authority before the expiration of 4 years from the date of this permission. No development shall commence unless approval of the reserved matters has been obtained from the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To take account of the present restrictions on implementing permissions, in order to assist the recovery and in order to comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2.The development hereby permitted must be begun no later than the expiration of two years from the final approval of all reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: In order to comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

The development hereby permitted shall only be undertaken in accordance with the following approved plans;

Plan No. RD:4925-01 Received by the LPA on 29/06/2021.

Plan No. RD:4925-03 Received by the LPA on 29/06/2021.

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

3.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:

- the routing and management of construction traffic;
- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- wheel cleaning facilities;
- measures to control the emission of dust and dirt during construction;
- details of noise reduction measures;

- a scheme for recycling/disposing of waste resulting from demolition and construction works; and
- the hours during which machinery may be operated, vehicles may enter and leave, and works may be carried out on the site.

Reason: In the interests of highway safety and the amenity of nearby residents. This condition is imposed in accordance with paragraph 130 of the National Planning Policy Framework.

4.No development may commence until a detailed investigation to determine the extent of the contamination and a remediation strategy to achieve suitable target levels for a residential end use has been submitted to and approved in writing by the Local Planning Authority. The submission must be based on the conclusions of the Contamination Summary of the Preliminary Geo Environmental Assessment dated June 2006 submitted in support of planning application N/85/514/17. Remediation of the site shall be carried out in accordance with the approved remediation strategy. Asbestos containing material shall be disposed of safely and legally in accordance with the Asbestos management plan.

Reason: To ensure potential risks arising from previous site uses have been fully assessed and to ensure site remediation is carried out to the agreed protocol having regard to paragraphs 183-184 of the National Planning Policy Framework.

5.On completion of remediation as required by the above condition, two copies of a validation report shall be submitted to the Local Planning Authority. The report shall provide validation and certification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the closure report.

Reason: To provide verification that the required remediation has been carried out to the required standards having regard to paragraphs 183-184 of the National Planning Policy Framework.

6.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 all contamination within the site is dealt with having regard to paragraphs 183-184 of the National Planning Policy Framework.

7. Prior to development commencing, the developer shall produce and present to the Council a certificate from the local petroleum enforcement authority for the removal of underground storage tanks and any associated pipe work.

Reason: To ensure all potential sources of contamination are removed having regard to paragraphs 183-184 of the National Planning Policy Framework.

8. When reserved matters are submitted relating to layout, the layout (including the layout and orientation of plots 6-9) must follow the principles shown on approved drawing RD:4925-03 with residential use limited to the areas shown on the said plan.

Reason: To ensure future occupiers of proposed dwellings are not adversely affected by noise and disturbance from the ongoing commercial uses of the land to the west of the application site having regard to SP10 of the East Lindsey Local Plan and paragraph 130 of the National Planning Policy Framework.

9. When reserved matters are submitted relating to layout, full details of all proposed site boundaries must be included. This must include retention of the existing 2.4m high concrete wall along the site's west boundary.

Reason: To ensure future occupiers of those properties are not adversely affected by noise and disturbance from the ongoing commercial uses of the land to the west of the application site and to safeguard the residential amenities of existing residential properties having regard to SP10 of the East Lindsey Local Plan and paragraph 130 of the National Planning Policy Framework.

10. Before any dwelling is occupied or any commercial unit brought into use, 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 line with SP10 and SP22 in the East Lindsey Local Plan.

11. The development hereby permitted 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 5 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 dwelling or commercial building 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. This condition is imposed in line with SP16 of the East Lindsey Local Plan.

12.The commercial units hereby approved shall only be used for purposes within Use Class E (g) and for no other purpose whatsoever.

Reason: In the interests of the residential amenities of those residents living alongside the proposed units. This condition is imposed in accordance with paragraph 130 in the National Planning Policy Framework.

13.The dwellings hereby permitted shall be constructed to Building Regulation Part G(2)(b) standards limiting water consumption to 110 litres per person per day.

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.

This planning application was acceptable as submitted and complies with the policies in the Development Plan and with the National Planning Policy Framework. As such no negotiations were necessary in this case.

(NOTE: Councillor McNally returned to the Chamber at 11.55am)

35. S/086/01180/21:

Application Type:	Full Planning Permission
Proposal:	Planning Permission: Erection of 5no. detached houses with associated garages and stores and extension to existing warehouse.
Location:	Land East of Forum Packaging, Mareham Road, Horncastle
Applicant:	Mr R. Massey

Members received an application for full planning permission for the erection of 5no. detached houses with associated garages and stores and extension to existing warehouse.

The application had been referred to the Planning Committee for the reasons outlined at Paragraph 1.1 (page 87 of the Agenda refers)

The Planning Officer detailed the site and surrounds information, which was contained within the report presented (paragraph 2.1, Agenda page 87 refers) and as displayed on the presentation slides.

The main planning issues were considered to be:

- Whether it was reasonable to allow a departure from the East Lindsey Local Plan and allow this mixed use development to proceed;
- Other Matters.

Mr Dieter Nelson, agent for the applicant spoke for the application, following which, the Chairman invited questions from Members:

One member queried as to whether Mr Nelson considered the road's narrowness coupled with the dual 60/30mph speed limit to be appropriate.

Mr Nelson responded that the applicant was guided by LCC on safety issues and as there were only five dwellings and only 75 metres of road was in the 60mph limit and that no concerns had been raised by LCC Highways.

The following concerns/matters were raised by Members:

- Further concern was raised regarding speed limits in relation to the s106 agreement, with a request for clarity for future matters. It was noted that a discussion was due to take place with LCC Highways and the matter of whether it was necessary for a development proposal to secure speed limit changes would be raised.
- A request for Swift boxes to be added to the conditions was made. However, the Planning Officer responded that Planners had looked at

this and did not consider it met requirements. He added that the applicants had put bird boxes around the site.

The Senior Planning Officer responded to concerns noting that current speed limit was appropriate and 30mph fell in the "nice to have" but not necessary" category. It was also noted that the speed limit reduction could be pursued separately by the highway authority.

It was proposed and seconded that the application be approved with conditions and upon being put to the vote, the proposal for approval was carried.

Vote: 10 in favour 0 against 2 Abstentions

RESOLVED:

That Planning Permission be approved with the following conditions:

1. The development hereby permitted must be begun not later than the expiration of four years beginning with the date of this permission.

Reason: To take account of the present restrictions on implementing permissions, in order to assist the recovery and in order to comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall only be undertaken in accordance with the following approved plans;

Drawing No. 641-20-13	Received by the LPA on 27/05/2021.
Drawing No. 541-20-09	Received by the LPA on 27/05/2021.
Drawing No. 541-20-11	Received by the LPA on 09/06/2021.
Drawing No. 541-20-14	Received by the LPA on 27/05/2021.
Drawing No. 541-20-15	Received by the LPA on 09/06/2021.
Drawing No. 541-20-03	Received by the LPA on 27/05/2021.
Drawing No. 541-20-04	Received by the LPA on 09/06/2021.
Drawing No. 541-20-05	Received by the LPA on 27/05/2021.
Drawing No. 541-20-01	Received by the LPA on 27/05/2021.
Drawing No. 541-20-07	Received by the LPA on 27/05/2021.
Drawing No. 541-20-06	Received by the LPA on 27/05/2021.

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

3. Notwithstanding the details submitted prior to the commencement of the residential element of this application above DPC level the approval of the Local Planning Authority is required to a scheme of landscaping, bundling 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, and details of all existing trees and hedgerow to be retained. Such scheme as is

approved by the Local Planning Authority shall be carried out in its entirety within a period of the first planting season following the date on which the residential development is commenced or in line with a timetable agreed in writing by 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 a minimum 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 that appropriate landscaping is provided to integrate the site into the local area. This condition is imposed in accordance with SP10 of the East Lindsey Local Plan.

4. Before any works commence above the damp proof course a schedule of external materials, including samples where requested, to be used in the construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: In the interests of the character and appearance of the development and the visual amenity of the area in which it is set. This condition is imposed in accordance SP10 of the East Lindsey Local Plan.

5. Before any works commence above the damp proof course a surface water strategy shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the works have been carried out in accordance with the surface water strategy so approved.

Reason: To ensure the development is not at risk of flooding and does not increase the risk of flooding elsewhere. This condition is imposed in accordance with SP16 of the East Lindsey Local Plan.

6. Before the dwelling(s) is/are occupied, the access and turning space for that dwelling shall be completed and retained for that use thereafter.

Reason: To ensure safe access to the site and each dwelling in the interests of residential amenity, convenience and safety and to allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety. This condition is imposed in accordance with SP22 of the East Lindsey Local Plan and the National Planning Policy Framework.

7. 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.

(NOTE: The Meeting adjourned for 30 minutes at 12.10pm. Councillor Dennis left the meeting at 12.10pm)

36. N/037/01403/21:

Application Type: Full Planning Permission

Proposal: Planning Permission: Change of use, conversion of, extensions and alterations to existing public house and manager's accommodation to provide house with dormer windows, partly on the site of an existing cold store which is to be demolished.

Location: The New Plough, Main Road, Covenham St. Bartholomew, Louth, LN11 OPF

Applicant: Mr J. Bland

Members received an application for full planning permission for the Change of use, conversion of, extensions and alterations to existing public house and manager's accommodation to provide house with dormer windows, partly on the site of an existing cold store which is to be demolished.

The application had been referred to the Planning Committee for the reasons outlined at Paragraph 1.1 (page 97 of the Agenda refers)

Members were referred to the Supplementary Information (pages 2 to 5 refers) which contained additional information. A short pause took place whilst Members familiarised themselves with the information contained therein.

This information included a response from the Covenham Plough Community Hub (CPCH), further comments from the Applicant's agent. A further nine letter of objection had been received citing the following objection grounds:

- Need for a public house and community facility;
- Proposal being contrary to local and national planning policy;
- Not marketed at proper value;
- Unreasonable purchase clauses on property;
- Main reason came to Covenham was because of the public house
- Village needs a small public house and shop to serve several new properties;
- Existing public buildings not suitable for community use.

One further letter of objection was received from a Member of the CPCH advising:

- There had been a public house on the site since the 17th Century.
- Applicant wanted VAT on sale and VAT issues jeopardised the sale.

- No RICS Valuer had valued the property above £180K.
- The Applicant was encouraged to resubmit.
- Incorrect information given that community group had not prepared a viable business plan.
- Many appeals have concluded asking price in those cases were too high.

Additional comments regarding the ACV, further valuation arguments, reasons for rejection of the latest ACV application, and further officer determination information were received.

The Planning Officer detailed the site and surrounds information, which was contained within the report presented (paragraphs 2.1 to 2.6, Agenda pages 97 and 98 refers) and as displayed on the presentation slides.

The main planning issues were considered to be:

- Loss of the Community Facility and whether sufficient evidence has been provided to show that the Public House is not necessary; Viable in the Long Term and cannot be sold or rented as a going concern;
- Need for the Facility;
- Long Term Viability;
- Marketing;
- Principle of Residential Development in this Location in Terms of Sustainability;
- Impact of the Proposal on the Character of the Area, the Adjacent Listed Buildings and Public Footpath;
- Impact of the Proposal on the Neighbours Amenity, Highway Safety and Drainage/Flood Risk;
- Protected Species and Trees;
- The New Information submitted with this application.

It was noted that this application was preceded by four previous applications:

- N/037/2222/12 (December 2012)
- N/037/0948/15 (November 2015)
- N/037/0339/18 (July 2018)
- N/037/1906/20 (February 2021)

The Planning Officer advised Members that their consideration of the application was to either support or reject the proposal.

The Chairman requested that Declarations of Interest be re-iterated, and Councillor Aldridge confirmed that he had lived in Covenham since 1986 and had been a Member of the Parish Council between 1991 and 2007 and was Chairman when the matter first came to committee.

There were three speakers for this application, Ms. Nicky Gulley Brown and Councillor Edward Mossop (as Ward Member) who opposed the application and Mr Steven Brown, the applicant's agent.

A question was asked of Ms Gulley Brown and Councillor Mossop regarding the efforts which the community group had undertaken to back up the purchase of the Plough.

Ms Gulley Brown responded that:

- They had undertaken a petition in the village which had received 141 responses out of 150 homes.
- A maximum value of £180K had been placed on the property by the Plunket Foundation.
- In its current state, the building was considered to be a shell and not fit for purpose.
- Mr Bland (the applicant) was refusing to sell as wanted a higher value.

Councillor Mossop's response to the question was to explain that there had been activity within the Community Group and that the Parish Council had also objected and he was present to represent the village views.

Ms Gulley Brown was asked whether the Community Group was in a position to purchase the property if the price was right, and she responded that the Community Group required a contract and a specific price so that shares could be taken up by villagers.

Ms Gulley Brown was asked whether the Community Group had the funds but had withdrawn an offer to buy the Plough. She confirmed this was correct but informed Members that the Community Group had objected to the overage clause in the contract and that whilst a couple in the village had been open to purchasing the Plough it would not have been fair, if when re-sold, a good portion of any profit went to Mr Bland.

Ms Gulley Brown stated that under the overage, there would have been a 50% clause from the profits of the sale and whilst the Plough was worth £180K now, once refurbished and if sold as a going concern, a possible selling price was £350K. She continued by noting that whilst an overage term of 10 or 15 years would have been acceptable, 50 years was too much.

Ms Gulley Brown advised that the business plan was split into four parts: a shop; day-time café and a large room towards the back for use as a village hall. The Community Group had undertaken a questionnaire within the village, and the local people had expressed an interest in its use for themed nights and for events such as weddings and christenings. The facility was simply there for the village to borrow as and when it needed.

In response to a query, Ms Gilley Brown responded that there were no other premises ideally situated with land for a car park and a green area at the back for a playground.

Reference was made to 2015 when there was an offer of a micro pub brewery- amongst an application for 3 dwellings.

A Member wished to clarify with the speakers whether there were any other facilities in Covenham for holding such events.

It was confirmed that there were a number of community facilities within Covenham, however most were inadequate. It was noted that there was a former Methodist Chapel, however this had limited capacity and a restriction on licensing for the purpose of serving alcohol. There was also St Marys Church, a relatively small active place of worship and also St Bartholomew Church, although this had been subject to some neglect. An opportunity was now being expressed by Ms Gulley Brown to be able to provide some wider facilities for local people.

In response to a query, the Senior Planning Officer confirmed that there was no cut off for this and the only timescale was the marketing aspect. The Parish rooms and Church were not suitable for meeting those needs.

It was possible that there would be some short term employment benefits with this conversion application such as a regular cleaner and gardener. It should be noted that rural communities welcomed employment.

In response to a query the Senior Planning Officer advised that when the application came to Committee in 2015 it was recommended for approval, however Members had overturned officer recommendations and refused the application. Subsequently the application went to appeal and the appeal was dismissed by the Inspector. This therefore set the scene for the re-consideration of this application which was the reasoning behind today's recommendation for refusal.

Members debated the various issues in detail some sympathising with the residents that lived within the village. Concern was raised around how long this matter could be left. Members considered whether they wished to see a building remain empty for a further 10 years or see something completed, such as a new house.

In response to a Members query, it was confirmed that the bid for the pub was submitted, and as Committee had heard, this related to an overage clause. Members were advised that should the property have been marketed at the lower price, this would be a much better way to test the market and bring other people in to express an interest.

It was confirmed that Officers could not specify the terms of the overage clause.

A Member noted that the property had been valued at £180k and with property prices rising, it was considered that the funds could have been raised.

The Legal advisor considered this was a difficult decision for Members of the Committee that was very finely balanced as demonstrated within the Officers report. As such the balance to be given was around the marketing aspect which had not been strictly complied with, the weight that could be given for the support from the community for this, consideration should also be given to the fact that the site was no longer listed as an ACV and this was a completely separate issue determined by another department within the Council.

All factors needed to be taken into account and overall, the Case Officer had applied more weight to the marketing aspect of the policy.

Members should consider how much weight be applied to the various factors.

In response to a legal query, Members needed to consider whether to apply weight in other areas and to make a judgement along with appropriate justification.

Further queries were raised around the market value of the building, noting that market conditions had also changed. The Senior Planning Officer concluded that the suggested marketing value was around £150k. Members noted that it did not necessarily need to be the community group that took this facility on.

A Member stated that this Committee needed to bring a common-sense approach to the matter, a Member considered that ample time had been given to the community group to take this on and now the village needed to move on.

The application was proposed and seconded for approval, against officer recommendation.

The Chairman reiterated to the Committee that this application was finely balanced and also very contentious and asked that Members come to a decision they could justify in planning terms.

The Legal advisor stated that for an approval vote, although the Committee was not required to have reasons, it was good practice to clearly state the reasons for approval when going against officer recommendation.

The reasons for approval being that the Committee had taken into account the individual circumstances of the case and time it had taken and the marketing that had been carried out and on that basis considered there was no realistic possibility of a community investment.

It was confirmed that normal planning conditions for a change of use and conversion would be applied to the planning permission.

It was confirmed that planning conditions would need to be delegated to the Assistant Director, Planning.

A Member asked that it be noted that democratically he should be able to speak his mind without a number of impositions being put on him.

The Legal advisor stated that although she had noted the particular Member's concerns, the Committee should adhere to the planning merits of the application and not deviate into other matters given that a proposal had now been moved and seconded.

Upon being put to the vote, the proposal for approval with delegation to officers was carried.

Vote: 6 in favour 1 against 4 Abstentions

RESOLVED:

That Planning Permission be approved with the following conditions:

1.The development hereby permitted must be begun not later than the expiration of four years beginning with the date of this permission.

Reason: To take account of the present restrictions on implementing permissions, in order to assist the recovery and in order to comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2.The development hereby permitted shall only be undertaken in accordance with the following approved plans;

Drawing No. DQ-302C-SL03	Received by the LPA on 25/06/2021.
Drawing No. DQ-302C-SL02	Received by the LPA on 25/06/2021.
Drawing No. DQ-302C-PL-02	Received by the LPA on 25/06/2021.
Drawing No. DQ-302C-03	Received by the LPA on 25/06/2021.
Drawing No. DQ-302C-PL-01	Received by the LPA on 25/06/2021.
Drawing No. DQ-302C-04	Received by the LPA on 25/06/2021.

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

3.No part of the development hereby approved shall take place until the additional bat surveys of the public house as set out in the "Update Survey" produced by Inspired Ecology Ltd dated 9th December 2020 and received with application number N/37/01906/20, have been undertaken and their results, along with a bat mitigation strategy, have been submitted to and approved in writing by the Local Planning Authority. The development must thereafter proceed only in accordance with the approved mitigation strategy.

Reason: To ensure conservation of local biodiversity in accordance with paragraph 180 of the National Planning Policy Framework.

4.The development shall be completed in strict accordance with the recommendations, method statement, advice and enhancements detailed in the "Update Survey" dated 9 December 2020 produced by Inspired Ecology Ltd and received with application number N/37/01906/20.

Reason: To ensure conservation of local biodiversity in accordance with paragraph 180 of the National Planning Policy Framework.

5.Notwithstanding the submitted details the following window(s), and any future replacements of that window, shall be obscure glazed and thereafter maintained:

Namely all the first floor windows serving bedrooms 5 and 6, the landing area, and the ensuite bathroom, all in the northern most elevation.

Reason: In the interests of protecting the amenity of the neighbouring property. This condition is imposed in accordance with paragraph 130 of the National Planning Policy Framework.

6.Notwithstanding the details submitted before any works commence above the damp proof course a schedule of external materials, including samples where requested, to be used in the construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: In the interests of the character and appearance of the development and the visual amenity of the area in which it is set. This condition is imposed in accordance with SP10 of the East Lindsey Local Plan.

7.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. 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 SP10 of the East Lindsey Local Plan.

8.Prior to installation on site, details of the design of all external doors to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. 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 SP10 of the East Lindsey Local Plan.

9. 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 the first planting season following occupation of the development or in line with a timetable agreed in writing by 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 a minimum 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 that appropriate landscaping is provided to integrate the site into the local area. This condition is imposed in accordance with SP10 of the East Lindsey Local Plan.

10. The Local Planning Authority have worked with the applicants and their agent in a positive and proactive manner to seek solutions to issues arising, prior to submission of the application and during consideration of the application and now consider the proposal is acceptable.

37. N/003/00013/21:

Application Type: Outline Planning Permission
Proposal: Outline erection of up to 21no. dwellings.
Location: Land East of Spendluffe Avenue, Alford
Applicant: M. Leggate & Son (Produce) Ltd.

Members received an application for outline planning permission for the erection of 21no. dwellings.

The application had been referred to the Planning Committee for the reasons outlined at Paragraph 1.1 (page 123 of the Agenda refers.)

Members were referred to the Supplementary Information (pages 6 and 7 refer) which included additional information including that the application had been amended since it was first submitted and a number of revised indicative drawings and a design and access statement/development brief had been received.

Two further third party representations were received, one raising objections to the application and the other offering to sell land to the applicant.

The Planning Officer detailed the site and surrounds information, which was contained within the report presented (paragraph 2.1 to 2.4, Agenda page 123 refers) and as displayed on the presentation slides.

The main planning issues were considered to be:

- Principle of Development;
- Design Considerations;
- Technical Considerations and Other Matters

The Deputy Development Manager advised Members that their consideration of the application was to either support or reject the proposal. He requested Members note there were two typographical errors in the report.

Mr Richard Leggate, the applicant, spoke in support of the application. Mr Ian Hall provided a letter of objection which was read by the Committee Chairman. This letter was unfinished at the conclusion of the three minutes speaking time allowed.

No questions were asked of Mr Leggate.

It was proposed and seconded that the application be approved with conditions and upon being put to the vote, the proposal for approval was carried.

Vote: 9 in favour 0 against 2 Abstentions

RESOLVED:

That Planning Permission be approved with the following conditions:

1.Details of the access, appearance, landscaping, layout, and scale (hereinafter called "the reserved matters") shall be submitted to the Local Planning Authority before the expiration of 4 years from the date of this permission. No development shall commence unless approval of the reserved matters has been obtained from the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To take account of the present restrictions on implementing permissions, in order to assist the recovery and in order to comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted must be begun no later than the expiration of two years from the final approval of all reserved matters or, in the case of approval on different dates, the final approval of the last

such matter to be approved.

Reason: In order to comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

3.The development hereby permitted shall only be undertaken in accordance with the following approved plans; J1699-PL-01 Rev A03 - Site Location Plan and Existing Block Plan.

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

4.The development hereby permitted shall allow for the development of no more than 21 dwellings.

Reason: For the avoidance of doubt and to ensure a satisfactory form of development.

5. The reserved matter details required by condition 1 shall provide for a form of development in accordance with the general principles shown on the indicative layout drawings J1699-PL-03 Rev A04 and J1699-PL-04 Rev A04 received 25th August 2021 showing provision of public open space, enhancement of the public footpath to the west site boundary, provision of SuDS within the area of public open space, potential use of shared surface roads, landscape details street trees or street hedgerow planting, landscape site boundary treatments.

Reason: To ensure a satisfactory form of development in accordance with requirements of Policy SP10 of the East Lindsey Local Plan and Policy 3 and Policy 10 of the Alford Neighbourhood Plan.

6.The reserved matters details required by condition 1 shall provide details for the provision and ongoing management and maintenance of a Local Area of Play to be incorporated within an identified area of public open space.

Reason: To ensure a satisfactory form and quality of development as required by Policies SP10 and SP26 of the East Lindsey Local Plan.

7.No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall:

- a) 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;
- b) Provide attenuation details and discharge rates which shall be restricted to greenfield run-off rate;
 - c) Provide details of the timetable for and any phasing of implementation for the drainage scheme; and
 - d) 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.

The development shall be carried out in accordance with the approved drainage scheme and 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 site is adequately drained and to avoid pollution. This condition is imposed in accordance with Policy SP16 of the East Lindsey Local Plan, Policy 4 of the Alford Neighbourhood Plan and the National Planning Policy Framework.

8.No development shall take place until a Construction Management Plan and Method Statement for the construction of the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan and Method Statement shall be strictly adhered to throughout the construction period. The statement shall provide for:

- phasing of the development to include access construction;
- maintaining access for the existing public footpath during construction;
- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- wheel cleaning facilities;
- measures to control the emission of dust and dirt during construction;
- a scheme for recycling/disposing of waste resulting from demolition and construction works;
- the hours during which machinery may be operated, vehicles may enter and leave, and works may be carried out on the site;
- 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 runoff 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 (permanent

or temporary) connect to an outfall (temporary or permanent) during construction.

Reason: In the interests of highway safety and the amenity of nearby residents. This condition is imposed in accordance with Policy SP10 of the East Lindsey Local Plan and the National Planning Policy Framework.

9. Prior to the occupation of any dwelling hereby permitted a scheme for the enhancement of the public footpath Alford 285 as it runs south-west of the application site, within the land in the applicants ownership (as indicated on the Site analysis drawing contained within the submitted Design and Access Statement) shall be submitted for approval to the Local Planning Authority. The Scheme shall provide for the details of the enhancement, including surface treatment, landscape proposals, timetable for implementation and arrangement for subsequent maintenance.

Reason: To ensure a satisfactory development in accordance with objectives of Policy SP10 of the East Lindsey Local Plan, Policy 3 of the Alford Neighbourhood Plan and the National Planning Policy Framework.

Before any works above the damp proof course a foul water strategy shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the works have been carried out in accordance with the foul water strategy so approved.

Reason: To ensure that the site is adequately drained and to avoid pollution. This condition is imposed in accordance with Policy SP16 of the East Lindsey Local Plan.

This planning application was acceptable, as submitted, and complies with the Development Plan Policies, and the National Planning Policy Framework. As such no negotiations were necessary in this case.

38. APPEALS DECIDED:

The Appeals Decided were noted.

39. DELEGATED DECISIONS:

The Delegated Decisions were noted.

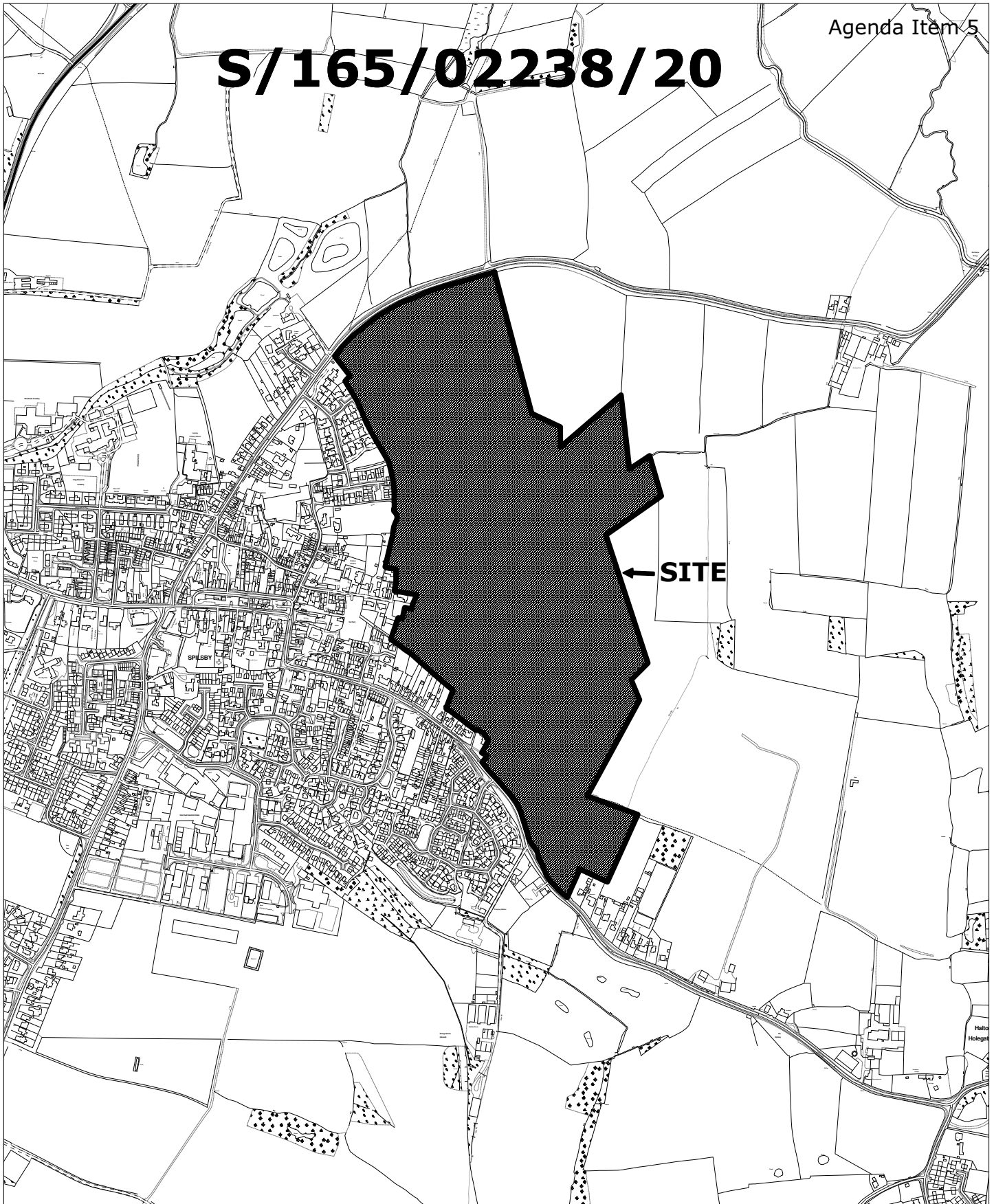
40. DATE OF NEXT MEETING:

The date of the next programmed meeting was confirmed as being 7th October 2021.

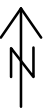
The Meeting closed at 2.10 pm.

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S/165/02238/20



Sheet Ref: TF4066



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[06] Outline Planning Permission

S/165/02238/20 **APPLICANT:** Gin Property (Spilsby) Ltd,

VALID: 03/12/2020 **AGENT:** Robert Doughty Consultancy Ltd,

PROPOSAL: Outline erection of up to 600no. dwellings and a medical centre with provision of associated open space, landscaping, estate roads and cycleways.

LOCATION: LAND AT HALTON ROAD AND, ASHBY ROAD, SPILSBY

1.0 REASONS FOR COMMITTEE CONSIDERATION

1.1 The proposal is for a development of significant scale, on a Local Plan allocated site, being a major contributor to the strategic delivery of housing in the District. Although at present there are still issues requiring further consideration, the development of the site is important for enabling delivery of a much needed new doctors surgery in the town. This report, therefore seeks in principle agreement from the Committee, to enable on going negotiations and to give confidence for on going support and commitment to the business case seeking to deliver the new surgery.

2.0 THE SITE AND SURROUNDINGS

2.1 The application site comprise approximately 39 hectares of agricultural land located on the eastern periphery of Spilsby.

2.2 The southern boundary of the development site is defined by the B1195 Halton Road with Ashby Road and associated mature trees defining the north boundary.

2.3 The western boundary of the site is contiguous to the town's current development/settlement envelope and is defined by a mixture of housing styles and types.

2.4 The site itself and the land to the north and west comprises undulating agricultural land and pasture. Generally the application site slopes from west to east and an existing drain, which runs west to east midway through the site, divides the northern section of the proposed development from the land to the south, forming a shallow valley running from west to east along which the water course runs.

2.5 Within the site there are a number of features, including field boundaries and drainage dykes as well as a hedged area including two ponds, one fed by natural spring and one of an artificial, constructed form.

- 2.6 The site is also crossed by two well used public footpaths (Spilsby 159/1 and 160/2) and a number of power lines which distribute power via a substation to the south would be diverted during the construction period for any development.
- 2.7 Whilst the site extends into open countryside, the presence of the residential developments to the south and west of the site impart a distinct urban edge context to the site's locality, rather than a wholly rural character.

3.0 DESCRIPTION OF THE PROPOSAL

- 3.1 This application seeks outline planning permission for residential development of up to 600 dwellings, a Medical Centre, open space, structural landscaping, estate roads and cycleways on 39 ha of land to the east of Spilsby between Ashby Road and Halton Road. The site is based on an allocation in the East Lindsey Local Plan.
- 3.2 All matters of access, appearance, landscaping, layout and scale are reserved for subsequent approval such that the application effectively, only seeks to establish the principle of residential development on the site. However, the supporting Planning Statement advises that the following are either expected to form part of the development, or are subject to discussion:
- Medical centre - to be provided for as a serviced plot
 - New Chapter Village - potentially 200 dwellings for older (over 55's) people to meet an identified, growing housing market need.
 - Delivery of approximately 25 affordable dwellings
 - Provision of 'Rent to Buy' properties to meet demand for affordable housing for families, young couples and young people
 - Provision of supported living accommodation for older people through LACE Housing
 - Open market housing for up to 200 dwellings.

The planning application is supported by:

- Planning Statement that includes a review of planning policy indicating how the proposal is consistent with the Development Plan and other guidance.
- Landscape Visual Assessment and Landscape Strategy Design Statement to assess the landscape setting of the application site and to guide the form of development. This provides a consideration of the development proposals in the context of its setting, relevant landscape features, public access, landscape character and relevant local planning policy. The assessment therefore considers potential impacts in the context of the East Lindsey Landscape Character Assessment (2009) which confirms the site as lying in the Hainton to Toynton All Saints Wolds Farmland landscape character sub-area). Amongst other things key viewpoints were identified. The report recognises that the proposals are likely to have varying degrees of visual impact on

views from such locations and on visual receptors from the site (eg users of the footpaths), but concludes that implementation of strategic infrastructure landscaping and the provision of open space will provide potential for mitigation to such impacts. This includes consideration of measures in the context of long distance views to and from the Lincolnshire Wolds AONB. Limited adverse visual impact on the quality of views experienced from the AONB is confirmed. Substantial new tree and hedgerow planting together with on-site landscaping to integrate the development into its surroundings, is therefore advocated. In particular, need for careful consideration of the northern site boundary, adjacent to Ashby Road, the central section of the northern portion of the site (where the public footpath runs east-west), the area to the east of the existing ponds and the southernmost section of the development (where the site adjoins Halton Rd) is referenced.

- A Transport Assessment and a Travel Plan which consider the impact of the proposal on the local road network. - The assessment concludes that traffic impacts from the proposed development would not be severe and that no specific mitigation is required. Relevant junctions within the study area (including the A16/B1195 junction) are forecast to operate within capacity after the development is complete. Equally, a transport strategy is proposed that seeks to ensure quality connectivity for walking and cycling through the site and via enhancement of existing connections linking to Spilsby town centre (improving the pedestrian route and road crossing on Ashby Road and improving access to the town centre along the footway to Post Office lane). The strategy also looks to manage car based travel demand through reduction in the potential number of trips generated by the development. This is to be managed and monitored through the implementation of a Framework Travel Plan, including the promotion of measures such as encouragement of cycling, use of public transport, car sharing and home working.
- A Preliminary Ecological Assessment which assesses the ecological value of the application site and is supported by Bat and Nesting Bird Surveys. The report advises that it is highly unlikely for Great Crested Newts to be breeding in the ponds or dispersing across the site from other nearby ponds, but recommends adherence to precautionary working practices. Additional breeding bird surveys are advised at appropriate times and a range of ecological enhancements are advised in order to ensure no net loss of biodiversity. Such measures would include use of native species in new planting, retention and management of hedgerows where possible, addition of wild flower areas, management of SuDS features for wildlife, retention of botanically diverse area of neutral grassland. A badger sett features within the site, but this will be retained and appropriate routes to allow access to surrounding countryside safeguarded.

- An Arboricultural Report which considers the impact on trees both on the site and immediately adjoining it. The report advises that the tree population across the site is limited and poses only a minor constraint to development opportunity. Trees are generally positioned along the site boundaries with those of low value being identified for potential removal. Good arboricultural practice is envisaged to apply for the majority of trees capable of retention and comment made that the site provides opportunity through a good landscape scheme for enhancement.
- A Flood Risk Assessment and Drainage Strategy to confirm that the proposed development is safe and to demonstrate how surface water will be managed. The site is confirmed as being at low risk of flooding (Flood Zone 1) with the majority of the site also at very low risk of surface water flooding other than around the two watercourses within the northern part of the site. A sequential approach to location of development within the site is therefore advocated. Use of SuDS is confirmed together with plans for future maintenance and management. The drainage strategy proposed requires use of attenuation basins with a controlled outfall into the on site watercourses at a greenfield runoff rate. The report concludes that future occupants and users of the development will be safe from flooding and that there will be no detriment to third parties. Foul water connection to Anglian Water Services infrastructure is confirmed with detailed discussions on-going.
- A Phase 1 Ground Investigation report which considers the suitability of the land to accommodate residential development. This advises that the site has had historic use for agriculture generally and that there are very low risks associated with potential or existing contamination. Recommendation is made for a condition to secure a Phase 2 geo-environmental ground investigation to fully characterise the ground conditions for benefit of construction measures.
- An Archaeological Evaluation, reporting on the trial trenching undertaken on the site to a scheme agreed with the Historic Environment Officer of Lincolnshire County Council. Multiple ditches, gullies and pits were investigated and recorded across the site. Groups of archaeological features were concentrated in certain areas (to the southern part of the site were prehistoric remains, Bronze Age and Iron Age activity. In the north west part of the site, early Medieval remains were identified and prehistoric features recorded
- A report exploring the utilities on site or those that would be available to the development.

- Design and Access Statement (DAS) - this confirms an intention to create a development that integrates well with Spilsby, whilst only allowing for vehicular access to Ashby Road to the north and Halton Road to the south. The stated intention is to ensure connectivity but not facilitate use as a by pass to the town. Existing rights of way are to be enhanced to facilitate access to the town and the open countryside. The design and masterplan approach has been derived through an iterative process, being informed by a constraints and opportunities type appraisal utilising the information and evidence contained within the various supporting appraisals. The DAS also confirms the provision of a replacement building for Spilsby Medical Practice to be located by the new junction on Halton Road in order to practically enable early delivery. The DAS does not provide any detailed commentary on matters of scale or appearance for development within the site, but does seek to establish a spatial 'framework' masterplan for the site, identifying areas for development, open space and connectivity options within the site.
- A Landscape Strategy Design Statement - This provides a landscape design philosophy to guide the delivery of landscape and open space provision within the site. In effect, the document seeks to establish landscape principles and parameters to be followed through the submission of subsequent reserved matters applications. Reference is made to adopted policy and guidance including the East Lindsey Landscape Character Assessment July 2009. The document therefore establishes key objectives for the various development areas and sensitive areas within the site including:
 - Northern boundary adjacent Ashby Road - set back of built form with the incorporation of a substantial landscape buffer (to maintain the rural character along the approach to Spilsby).
 - Route of public footpath running from Ashby Meadows towards Ashby Road - Provision of a significant area of open space and infrastructure planting to maintain visual connectivity with the countryside, a character of rurality and retain strategic 'place making' views of the AONB.
 - Eastern boundary including areas east of the existing ponds at the centre of the proposed development. - In recognition of the longer distance views of the site from the east of the town, and to avoid the potential for eastern sections of the development to visually encroach into open countryside, careful consideration needs to be given to positioning, massing and built form. Equally, screen planting, new trees and areas of woodland along the eastern edge of the development are suggested. Attenuation ponds are also to be sited here to benefit biodiversity through creation of a linked network of green corridors.

- Southern sections adjacent to Halton Road and adjacent to the public footpath from Halton Road towards Halton Hologate. - In recognition that the development will represent an extension to the urban edge and built form of Spilsby into the open countryside, with a loss of views and change in character, advises that consideration be given to positioning, scale and massing of the built form together with the incorporation of strategic areas of landscaping to reduce visual impact, maintain a green corridor and visual link with Halton Hologate

4.0 CONSULTATION

4.1 Set out below are the consultation responses that have been received on this application. These responses may be summarised and full copies are available for inspection separately. Some of the comments made may not constitute material planning considerations.

Publicity

4.2 The application has been advertised by means of a (press notice and) site notice and neighbours have been notified in writing.

Consultees

4.3 SPILSBY TOWN COUNCIL - Overall, the Town Council regards the development as being positive for Spilsby and will:

- encourage development in infrastructure, recreational amenities and culture
- favour a more diverse, sustainable and vibrant High Street
- Promote the growth of the outdoor market
- encourage business investment and tourism growth
- encourage employment
- facilitate recruitment of high skilled professionals.

However, also notes problems with other recent developments in the town (eg lack of parking, roads too narrow) and hope that similar problems are avoided.

Confirms that feedback from residents and discussions with the developer have been considered and that these have raised some concerns including (these are referenced in more detail in an Annex document provided with the Town Council submission):

- impact on towns infrastructure (highways/traffic management, drainage)
- environmental impact
- need for improved health and education services
- change to towns character and visual impacts
- impacts on ecology
- impacts on use of public footpaths which should be upgraded
- concern about traffic increase, highway and pedestrian safety and need for extended 30mph speed restrictions.
- provision of electric charging points

- additional town centre parking should be considered
- overlooking of existing dwellings should be avoided
- makes suggestions re: design standards for car parking/layout
- suggests social housing be spread through development to promote inclusion.
- overbearing and out of scale development for the town.
- need for adequate car parking
- Spine road design needs careful consideration to manage speed/avoid accidents
- Flooding problems in Little Steeping arising from water run-off from the application site fields noted. the development will need to ensure surface water run-off is suitably managed.
- Suggestions/requests made for provision of intended social housing.
- Concludes support for the provision of a variety of new housing in Spilsby but considers further consideration of road safety and flooding in particular, is needed.

4.4 HALTON HOLEGATE, FENSIDE PARISH COUNCIL - Objects for the following reasons:

- exceeds Local Plan allocation.
- Will overwhelm the town and put pressure on infrastructure without clear mitigation being evident.
- Consider would be unsustainable and reduction in well being for members of the community.
- Considers contrary to ELDC policies(SP1, 2, 4 and 10)
- Inadequacy of highway infrastructure (George Cross Roads) and narrowness of Halton Rd and Ashby Rd as well as concern about additional traffic passing through village.
- Flooding/drainage concerns. Questions robustness of submitted drainage details and on going management regimes.
- Foul water capacity concerns.
- Considers that the development would result in a near 50% increase in population, but no associated job creation
- Welcomes provision of new health care facility but considers this doesn't outweigh concerns.
- Questions impacts on education and provision of recreation facilities.

4.5 HUNDLEBY PARISH COUNCIL - Given the scale of development proposed wish to ensure mitigation is secured. Acknowledges potential benefit for commerce but raises the following concerns:

- Halton Rd already congested. development will increase risk for road users and pedestrians.
- Spilsby has few leisure facilities (swimming pool, gym, library etc)
- Impacts on schools
- Added congestion in the town centre
- Question whether traffic surveys were undertaken at appropriate times given seasonal nature of coast traffic.
- Considers reduction in numbers by 50% appropriate and need to construct a relief road between A16 and Halton Rd or A16 and

- Ashby Rd to alleviate pressure on Halton Rd, town centre and the A16/B1195 junction.
- Rental accommodation be prioritised for ELDC residents.
- 4.6 LCC HIGHWAYS AND LEAD LOCAL FLOOD AUTHORITY - Interim request for additional information relating to condition of watercourses on site and impacts downstream and clarification of transport assessment details was made. Following provision, it is understood that there are no objections to the proposal. Final comments are still awaited and will be provided as update to the committee.
- 4.7 ENVIRONMENTAL SERVICES (Environmental Protection) - No response received
- 4.8 ENVIRONMENTAL SERVICES (Drainage) - No response received
- 4.9 ENVIRONMENTAL SERVICES (Contamination) - Considers there to be a low risk of contamination for the proposed development.
- 4.10 LCC (STRATEGIC DEVELOPMENT) - Requests contribution of £2,210,523 as mitigation for impacts on local schools. This would be used towards expansion of Spilsby Primary School, Spilsby King Edward VI Academy and additional sixth form provision. Additionally, to enable expansion of the local schools, a 0.5ha site for use as playing field land is requested. The assessment is based on the suggested mix for the site including retirement houses. Should that alter, reassessment may be needed.
- 4.11 ANGLIAN WATER - Advises of need for layout to take account of infrastructure on site including an AWS pumping station. Advises that Spilsby water Recycling centre does not currently have capacity to treat the flows from the site but that Anglian Water would be obligated to accept the foul flows should planning permission be granted and would therefore take necessary steps to ensure that there is sufficient treatment capacity. For the used water network, request a condition requiring an on site drainage strategy to ensure that any needed infrastructure improvements are delivered in line with the development.
- 4.12 NATURAL ENGLAND - Notes that the development could have significant effects on Best and Most Versatile Agricultural Land and therefore requests further information to determine the significance of these impacts and scope for mitigation.
- 4.13 LINCOLNSHIRE WILDLIFE TRUST - Support the recommendations for mitigation and enhancement in the submitted ecological reports. However in light of the forthcoming Environment act, recommend additional information is submitted to objectively measure and secure delivery of Biodiversity Net Gain (BNG). Also make general observations and suggestions for further mitigation measures and enhancement of potential design features eg SuDS ponds. Consequently wish their submission to be considered in the form of a 'holding objection' pending submission of additional information relating to BNG and would be happy to work with officers and developer in ensuring an exemplar

development of the site.

- 4.14 LCC COUNTRYSIDE ACCESS OFFICER - Confirms the development is affected by Spilsby public Footpaths 159 and 160. The proposal to upgrade the surface of the routes is welcomed, but LCC will need to be satisfied of details. Also would like to see off site improvements to connect to the town. Suggests provision of an additional path to east side of the development linking Ashby rd with Halton Rd to give circular walk opportunity. Makes several advisory comments relating to the need to manage construction impacts and to ensure the footpaths remain open.
- 4.15 LCC HISTORIC ENVIRONMENT OFFICER - Site lies in an area of high archaeological potential, much of which has been subject to geophysical survey and trial trench evaluation. Several areas of particular archaeological sensitivity identified - an area to the north of Halton Rd (containing evidence of Bronze Age and Iron age activity) and an area to the west boundary level with Queen Street where early medieval finds and features were recorded. No objection raised to the development but recommends a condition be imposed requiring a robust mitigation strategy
- 4.16 NHS LINCS CLINICAL COMMISSIONING GROUP - identifies potential impact on Spilsby surgery and therefore requests a contribution of £363,000 to be used for the transfer of the current practice premises to a new purpose built building (the existing surgery in Spilsby is noted as having no room for expansion and inadequate capacity for its existing patients).
- 4.17 ELDC HISTORIC ENVIRONMENT OFFICER - Advises that impact will be on archaeology and long distance views from Queen Street in the Conservation area, looking out. However, no objection raised. Given proximity to the Conservation area, a heritage statement should be used to influence later design aspects of scale, massing and materials.
- 4.18 SPORT ENGLAND - Objects as impacts on indoor and outdoor sport has not been assessed. Raise concerns about the robustness of East Lindsey's Sports and Recreation Audits (indoor and outdoor) which do not give clarity for assessment of supply, demands and local needs. Consequently the non inclusion of formal sports facilities cannot be justified on the basis of evidence available. The development should make clear provision to meet the additional demand for sports facilities generated.
Considers on site provision may not be appropriate, but off site or financial contribution could be appropriate to secure implementation of strategic priorities for indoor and outdoor facilities in the area, proportionate to the impacts arising from the development. Additional commentary on feedback from various national Governing Bodies is also referenced: (Football Foundation - would welcome improvement in grass pitches at Spilsby recreation Ground), England Hockey - no issues, Rugby Football Union - lack of a Playing pitch strategy (PPS) makes it difficult to assess, England and Wales Cricket Board - lack of a PPS makes it difficult to assess. No cricket deficiencies

in Lincolnshire identified, but this is based on out of date information (Lincolnshire Sports Facilities Framework).

Support incorporation of Active Design principles (eg walking/cycling routes)

- 4.19 LINDSEY MARSH DRAINAGE BOARD - Offers advisory comment only as the site is within the Boards catchment but outside the district.
- 4.20 ENVIRONMENT AGENCY - No objection as the site is considered to pose low risk to controlled waters from contamination. however, given the sensitivity of the site for groundwater being underlain by a Principal aquifer, recommends a condition be imposed as safeguard should unexpected contamination be found during development.
- 4.21 LINCOLNSHIRE POLICE - No objections but offers advisory design guidance.
- 4.22 LINCOLNSHIRE FIRE & RESCUE - Advise that up to 10 hydrants will be required to cover the site and should be provided at the developers expense (NB these can be secured through the requisition process for drainage infrastructure with the relevant providers).
- 4.23 ELDC WASTE SERVICES - Advises of likely waste collection requirements.

Neighbours

- 4.24 29 letters of representation received raising the following matters:
- will change character of the area
 - no jobs
 - increase in road traffic
 - other development also proposed for Spilsby
 - loss of open area
 - impact on doctors/dentist availability.
 - surgery inappropriately located - too far to walk.
 - Town does not have shops/facilities to support the development - many shops now closed.
 - more housing not needed
 - roads are unsuited to more traffic.
 - Inadequate infrastructure (schools etc)
 - housing should be delivered on smaller sites
 - concern about whether dentists/doctors will be available to take up posts in the new health centre.
 - Drainage concerns
 - Spilsby has limited recreational/leisure facilities
 - at odds with ELDC Local Plan - loss of best agricultural land/impact on wildlife
 - Oversteps the needs of Spilsby
 - increase in pollution from the additional cars
 - loss of walking areas
 - harmful to character of town and quality of life for residents.
 - recognises the need to grow and encourage more footfall into the town but the town needs to recognise its rural roots and

therefore needs careful planning (adequate green space/house styles/parking provision/consideration be given to traffic impacts and highway improvements).

- impact on privacy and outlook.
- notes that additional housing does not necessarily ensure safeguarding of shops/amenities.
- roads in Spilsby not fit for purpose - will result in congestion and be unmanageable.
- Need to control construction traffic movements.
- Too large a development.
- Traffic problems will blight property prices.
- Will affect ground water levels.
- Better sites exist in the district.
- Will lose Spilsby's best assets - attractive surrounding countryside approaches and walks.
- Roundabout junction at A16/B1195 needed.
- Questions availability of gas, water and electricity supplies.
- Questions sustainable/green credentials of the new houses.
- Requests provision of 600 swift nest bricks, to be secured by planning condition.

4.25 The Ward Councillor is aware of the application via the Weekly List.

Representation has been received from the County Councillor for the Spilsby ward raising the following points:

- concerned about congestion within the town centre and the B1195 which goes through the town centre.
- The road needs upgrading and path improving to accommodate any increase.
- Considers amount of additional traffic passing through the town to reach the development as unacceptable.
- Issues with sewerage and drainage.
- Supportive of development in towns but considers the proposal too large.

5.0 RELEVANT SITE HISTORY

5.1 None specifically relevant

6.0 PLANNING POLICY

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan comprises of the East Lindsey Local Plan (adopted 2018), including the Core Strategy and the Settlement Proposals Development Plan Document; and any made Neighbourhood Plans. The Government's National Planning Policy Framework (NPPF) is a material consideration.

East Lindsey Local Plan

SP1 (A Sustainable Pattern of Places) - confirms Spilsby as Town within the adopted settlement hierarchy.

SP2 (Sustainable Development)

SP3 (Housing Growth and the Location of Inland Growth) - confirms that housing growth will be allocated in the Settlement Proposals Document including in Spilsby.

SP5 (Specialist Housing for Older People) - supports the provision of specialist housing for older people in the towns and large villages subject to compliance with various criteria.

SP7 (Affordable and Low Cost Housing) - supports the delivery of affordable housing, requiring a 30% developer contribution.

SP10 (Design) - seeks to secure well designed sustainable development which maintains and enhances the character of the Districts towns, villages and countryside. A site specific design brief is required to inform proposals of gateway sites and those over 4ha (amongst others).

SP11 (Historic Environment) - seeks to ensure that heritage assets are appropriately considered in development proposals.

SP16 (Inland Flood Risk) - requires that drainage matters and use of SuDS are carefully considered and secured where appropriate.

SP22 (Transport and Accessibility) - supports accessibility and seeks to reduce isolation in the district by (amongst other things) supporting development in or adjoining towns and requiring appropriate assessment and connectivity to existing road and public transport.

SP23 (Landscapes) - seeks to protect sensitive landscapes, allow for greater public access to the countryside and ensure that landscape is used and managed to provide an attractive and healthy working and living environment.

SP24 (Biodiversity and Geodiversity) - requires development to protect and enhance the biodiversity and geodiversity value of land and buildings.

SP25 (Green Infrastructure) - on housing sites over 1ha, requires provision of multi-functional green infrastructure eg recreational areas, cycleways, footpaths, wildlife areas.

SP26 (Open Space, Sport and Recreation) - supports development proposals that increase participation in sports and physical activity and requires new major development proposals to ensure that new facilities are provided to satisfy needs generated by the development in compliance with the Fields in Trust (FIT) best practice standards.

SP28 (Infrastructure and S. 106 Obligations) - requires use of s.106 obligations to secure infrastructure improvements/provision where essentially necessary as a consequence of the development.

National Planning Policy Framework

7.0 OFFICER ASSESSMENT OF THE PROPOSAL

Main Planning Issues

7.1 The main planning issues in this case are considered to be:

- **The principle and quality of development.**
- **Technical Considerations**
- **S.106 requirements, viability and other considerations**

The principle and quality of development.

7.2 Spilsby is confirmed in the Core Strategy Document to the East Lindsey Local Plan as a Town - one of the highest order settlements in the district with an expectation for providing the greatest range of facilities and for being a preferred location for new housing. The application site itself, is identified as a housing allocation within the East Lindsey Settlement Proposals Development Plan Document. Relevant planning policy, with specific reference to SP3 and SP DPD1, consequently strongly supports the principle for residential development of the site which is therefore considered acceptable. Consideration for this application therefore is effectively constrained to the detail of the proposal and requirements of other relevant policies together with any other material considerations. In that respect, as referenced in the description of the proposed development earlier in this report, it is also pertinent to appreciate that all reserved matters of access, appearance, landscaping, layout and scale are reserved for subsequent approval and therefore not subject to detailed consideration at this stage.

7.3 In considering further the principles for development of the site and with reference to a number of the third party concerns raised, it is considered that the indicative 'masterplan' scheme detail provides for a form of development that would ensure best integration with the existing town form as well as sympathetically responding to its immediate open countryside and established/emerging neighbour context.

7.4 As referenced above, the masterplan has been through an iterative process based on an appreciation of the site's constraints and opportunities.

7.5 As a consequence, the masterplan provides a framework that comfortably satisfies technical requirements for provision of open space and incorporation of SuDS features as well as ensuring that landscape impact, opportunity for enhancement of biodiversity and enhancement of pedestrian/cycle route opportunities are addressed in a manner that will ensure integration with the existing built form of Spilsby without harm to immediate and wider character. In effect, the masterplan indicates an opportunity for creation of a development with a clear sense of place in its own right, but as an integral part of the town.

- 7.6 Furthermore, the indicative masterplan gives comfort that suitable relationships between any development on site and existing neighbouring dwellings are achievable.
- 7.7 The indicative masterplan scheme detail in terms of a framework for the development of the site is therefore considered acceptable
- 7.8 A number of concerns have been expressed by third parties on the impact of this size of development on the town's character and form. However, not only has this amount of development been identified as appropriate for Spilsby through the Local Plan allocation process, it is also respectfully opined that in practical terms, delivery is likely to be over several years with any consequential impacts being assimilated on a manageable, phased basis. To clarify further, the Local Plan envisages a requirement for 380 new houses over the Local Plan period (until 2031) for Spilsby with this site delivering 345 homes. However, the Local Plan also confirms an expectation for this allocated site to come forward as a single site to provide for housing needs beyond that plan period.
- 7.9 Management of phased delivery from the site to accord with Local Plan requirements can be secured by planning condition.
- 7.10 Expectation for the site to be brought forward for the proposed 600 dwellings (to be potentially delivered over a longer than Local Plan time period) is founded by an appreciation of the need to create economies of scale and assist in the provision of necessary community infrastructure. In particular, that policy position recognises the need for a new doctors surgery, improved connectivity through new road provision to ease congestion in the town and significant areas of green space.
- 7.11 This application has been submitted in part as an enabler for the delivery of the new surgery facility which has the benefit of a planning permission under application 123/21. It is also relevant to note that the business plan for the delivery of the surgery, as approved by the NHS, relies substantially on the provision of a serviced site that would be enabled by the grant of planning permission for the delivery of housing on this allocated site.
- 7.12 The submitted masterplan, identifies a strategically appropriate location for the provision of the surgery (as per the granted planning permission) where not only would it provide a defining landmark facility but could be delivered at an early stage should planning permission be granted (ie without need for extensive infrastructure).
- 7.13 With reference to consultee responses from LCC as Education Authority and Sport England, request or suggestion for provision of outdoor sports facilities is made. Further comment in respect of these suggestions as a necessary element of the scheme detail will be made later in this report, but from a master planning perspective, it is considered that the amount of available and varied areas of open space committed would comfortably accommodate any realistic and justified provision. The masterplan approach is therefore considered robust although it is

considered that planning conditions be considered to ensure compliance with those framework principles and given the strategic importance of landscaping for the site, for submission of a detailed, strategic landscape scheme for implementation

Technical Considerations:

- 7.14 Final observations from the County Council as Local Highway Authority and Lead Local Flood Authority are awaited in response to additional information assessing impacts and condition of downstream drainage infrastructure and on the capacity of the A16/B1195 junction. It is understood that these are likely to be acceptable, but will be confirmed separately.
- 7.15 By reference to the relevant assessments undertaken to accompany the application, it is considered that there are no ecological constraints to development and that suitable mitigation can be secured through conditions and scheme details at the reserved matters stage.
- 7.16 Natural England raised concerns about the loss of Best and Most versatile agricultural land and the lack of a detailed Agricultural Classification Survey. However, although further commentary has been provided from the applicant in this respect and re-consultation with Natural England is in hand, it is relevant to note that the site is allocated and has been considered as suitable for development in policy terms through the detailed and lengthy local plan process. That process was subject to lengthy consultation with public and stakeholders as well as being subject to scrutiny by the Local Plan Inspector. The outcome from that process in confirming the site as a housing allocation was that the Local Plan was 'sound' and that the site was the key route to delivering growth in Spilsby, together with the other needed benefits including the surgery etc. The issue of land classification was not a barrier to confirming the site allocation and should not therefore be one at this stage given the primacy of the development plan (Local Plan) for decision making
- 7.17 At this stage therefore, it is not considered reasonable or justified to object to the principle of development or any reduction in size of site/numbers of units, given consequences for undermining development viability or place making requirements as advocated by the iterative masterplanning exercise.

S.106 requirements, viability and other considerations

- 7.18 As referenced above, the expectations from the allocation of this site are the delivery of a new doctors surgery to serve the town and surrounding area, provision of new road infrastructure to alleviate some pressures from growth on the town centre and the significant provision of areas of public open space. For this latter expectation, the objectives are to provide for suitable community use as well as ensuring an appropriate quality of development.
- 7.19 In addition to the above requirements, other relevant planning policy

(SP7) and by reference to the consultee responses referenced earlier in this report, there is a normal policy expectation for delivery of:

- 30% affordable housing provision
- potential on site sports facilities or financial contribution as mitigation to impacts on existing facilities
- £2,210,523 Education contribution and 0.5ha of land for playing field use is requested.

- 7.20 Additionally, attention is drawn to the request from the NHS for a financial contribution to be made towards the relocation of the surgery. However, the detail of this request is to be reviewed as it is unclear whether it properly recognises the commitment to provide a serviced site to facilitate the new surgery provision ie a facility that would serve the wider area and not just the additional needs arising from the development. In that respect, it is understood that the approved business case for the surgery acknowledges that no further contributions are required, beyond the provision of the fully serviced site to enable the surgery provision.
- 7.21 Notwithstanding the lack of clarity for the NHS response, the applicant has provided indication that the proposed development, mindful of the commitment to deliver the Local Plan referenced requirements would not be viable if requirement for the additional policy and consultee requests were also pursued. In essence, the viability position advised by the applicant, indicates that only a reduced level of affordable housing and education contribution (if any) will be possible.
- 7.22 To that end, a viability appraisal has been submitted and is being independently assessed on behalf of the council to inform further potential negotiations.
- 7.23 The outcomes of that appraisal process are therefore on-going but may take some time to finalise/reach agreement on.
- 7.24 Furthermore, there are implied expectations from Sport England for sports provision, but the lack of a robust Sports and Recreation Audit for the district, makes assessment of needs difficult and requirement for provision difficult to justify in planning terms. Furthermore, sports facility provision would place additional financial burden on viability and although the Active Design options referenced would fit comfortably with the masterplan approach, more formal on-site provision may not be easy to accommodate within the site in design terms.
- 7.25 Further discussions in terms of sports provision are therefore to be progressed, but mindful of the Local Plan explicit policy expectation for enabling delivery of a new surgery as well as strategic highway and open space infrastructure, it is considered that sport provision should not be a priority expectation from the development in circumstances where viability difficulties are confirmed.

7.26 Consequently, it is considered that priority expectations from the site should relate to the delivery of the surgery at an early stage in the site development, with affordable housing, education and sports provision being determined by reference to robust assessment of the site's viability. In that respect, it is also considered that, given the scale and intended phased delivery for the site, any agreed viability position, should be subject to periodic review. The applicant has agreed, in principle to such an approach.

8.0 CONCLUSIONS

8.1 The application seeks outline permission to develop an allocated site for up to 600 dwellings over the period of the Local Plan and beyond with all matters of access, appearance, landscaping, layout and scale being reserved for subsequent approval.

8.2 The principle of development is therefore considered acceptable and there are no technical obstacles to development that cannot be addressed by planning condition.

8.3 The proposal is accompanied by a masterplan that has been prepared following a robust, iterative process relying on assessment of all relevant planning aspects.

8.4 By virtue of the level of hard and soft infrastructure to be provided, as well as commitment to the delivery of a new surgery facility for the wider community, opportunity for the site to deliver a full quantum of policy required affordable housing units, requested education contributions and sports provision may be compromised by viability considerations.

8.5 Further discussions/review of the viability circumstances are being undertaken with intention for negotiating a best achievable delivery of those additional policy requirements.

8.6 Those considerations however, are likely to take considerable time to conclude and to secure through completion of a s.106 agreement.

8.7 In order to give on-going confidence to the business case for the delivery of the surgery, given the enabling role of this application, committee support for the principle of development and continuation of discussions is requested

9.0 OFFICER RECOMMENDATION:

9.1 That authority to approve the application be delegated to the Assistant Director Planning and Strategic Infrastructure subject to:

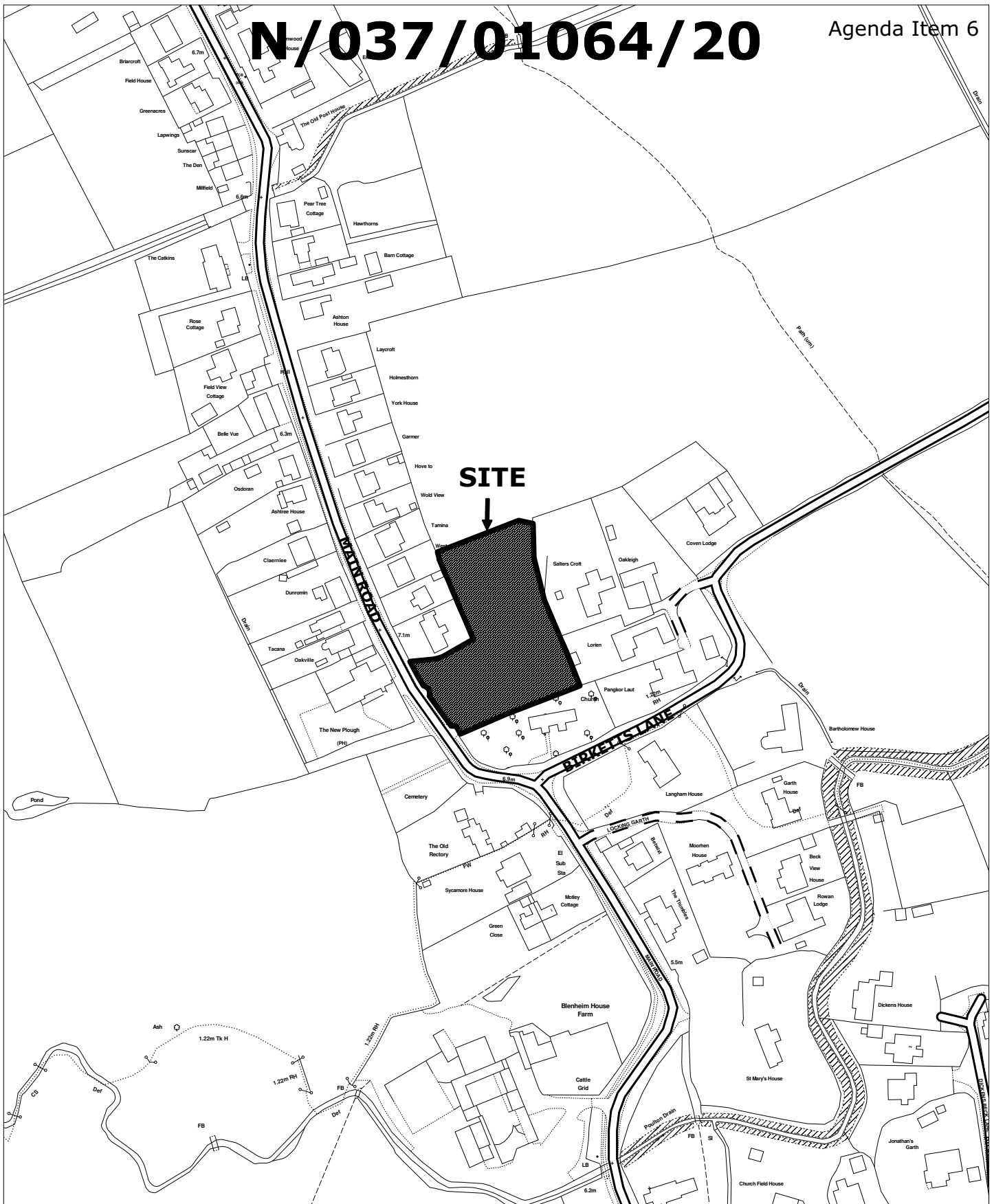
(a) satisfactory completion of negotiations to secure best achievable affordable housing, education and sports facility contributions in addition to the safeguarding of a serviced site for delivery of a primary care centre (as granted planning permission under S/165/00123/21) as an early phase of the development. Such provisions to be informed by

reference to robust viability appraisal.

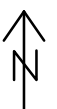
(b) satisfactory completion of a s.106 obligation to address the above matters and secure a review mechanism for assessment of viability, mindful of the phased nature and scale of development proposed.

(c) relevant planning conditions relating to matters of:

- Phasing
 - Adherence to masterplan principles (as may be amended in respect of education/sports provision) following viability review.
 - Technical matters including drainage and highway considerations (including off site enhancements)
 - Design considerations including early provision of strategic landscaping and subsequent maintenance
 - Construction management
 - Archaeology
 - Travel Plan requirements
-



Sheet Ref: TF3394NE



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[07] Full Planning Permission

N/037/01064/20 **APPLICANT:** Mr. D. Baker,

VALID: 01/07/2020 **AGENT:** Lincs Design Consultancy Ltd,

PROPOSAL: Planning Permission - Extension and alterations to the existing dwelling (which is a listed building) to provide a ground floor enlarged dining room, erection of a detached barn and construction of a manege.

LOCATION: HAITHS FARM, MAIN ROAD, COVENHAM ST BARTHOLOMEW, LOUTH, LN11 0PF

1.0 REASONS FOR COMMITTEE CONSIDERATION

1.1 The application is presented to Committee due to the contentious nature of the application.

2.0 THE SITE AND SURROUNDINGS

2.1 The application site lies within the medium village of Covenham St Bartholomew, situated on the main road running through the village. The application site comprises a large detached grade II listed farmhouse, to the north-west of the farmhouse is a paddock currently used for the grazing of horses. The applicant also owns additional land which adjoins the paddock to the north wrapping round to the east. To the east and west of the farmhouse are a number of residential properties to the south of the application site lies the church of St Bartholomew which is grade II* listed. To the south-west and spreading north-west of the paddock are also a number of residential properties. The site lies within flood zone 1.

3.0 DESCRIPTION OF THE PROPOSAL

3.1 Planning Permission is sought for an extension and alterations to the existing dwelling (which is a listed building) to provide a ground floor enlarged dining room, erection of a detached barn and construction of a manege. Listed Building Consent for the alterations and extension to the dwelling has been granted under separate application.

4.0 CONSULTATION

4.1 Set out below are the consultation responses that have been received on this application. These responses may be summarised and full copies are available for inspection separately. Some of the comments made may not constitute material planning considerations.

Publicity

4.2 The application has been advertised by means of a press notice, site notice and neighbours have been notified in writing.

Consultees

- 4.3 PARISH COUNCIL - Object, distance from neighbouring properties will result in overlooking into homes and gardens. No reference as to whether for personal or commercial use. Lighting will result in light pollution. Flood risk concerns. Waste management details required.
- 4.4 LCC HIGHWAYS AND LEAD LOCAL FLOOD AUTHORITY - Does not wish to restrict the grant of permission.
- 4.5 ENVIRONMENTAL SERVICES (Environmental Protection) - Initial objection as further information required. Considers lighting should be excluded by condition. Makes advisory comments and observations in respect of site of manege. Advised that the applicant must carefully consider the rubber surface specification to avoid odours, and need to ensure used for private purposes only. Waste management details and boundary treatment details required. Suggests hours of use condition and that pest management needs to be managed correctly. Further details in relation to waste management also required but following clarification from the applicant, now satisfied that waste/manure from the site can be dealt with in an acceptable manner and controlled via condition. Day lights hours condition not acceptable. No objection to access provided no increase in frequency of movements.
- 4.6 ENVIRONMENTAL SERVICES (Drainage) - Initial objection - aware of drainage issues in Covenham. Advised that further information was required including in relation to pipe size, location of pipe and condition of pipe and location of discharge. Following additional information showing the requested information the Drainage strategy details are confirmed as acceptable in principle subject to condition ensuring the details shown are followed.
- 4.7 ENVIRONMENTAL SERVICES (Contamination) - No comments received.
- 4.8 ENVIRONMENT AGENCY - Does not wish to make any comments.
- 4.9 HISTORIC ENVIRONMENT OFFICER (LCC) - The site has a high potential to contain archaeological remains. Archaeology conditions required. Notes that an evaluation report has been submitted, however this relates to work 22 years ago on the adjacent site. Previous advice requiring a programme of archaeological work applies.
- 4.10 HISTORIC ENVIRONMENT OFFICER (ELDC) - Initially advised that further details required to determine level of harm as well as justify any enhancements that may be considered to outweigh any harm. However, considered that if proposal detailed correctly could be a betterment. Window details subsequently considered as acceptable but considers use of render may draw attention (also notes that the heritage statement advises that removal of the existing render as being difficult and potentially harmful to justify use of render). The rear 1st floor windows are considered an enhancement.

- 4.11 LINDSEY MARSH DRAINAGE BOARD - The site is at risk of surface water flooding - advises that a drainage strategy is required.
- 4.12 ANGLIAN WATER - Advises that the preferred method of surface water disposal would be to a sustainable drainage system (SUDS) with connection to sewer seen as a last option. Request a condition requiring a drainage strategy. Confirms that foul water can be accommodated. Following reconsultation on revised drainage strategy, notes that surface water does not now relate to Anglian Water operated assets, therefore unable to provide comments.

Neighbours

- 4.13 Approximately 16 letters of objection received raising the following concerns:

- Site is of archaeological importance
- Loss of privacy to garden areas, and a sense of being over looked
- Dust, odour and noise from stables and manege
- Change in the level of activity at the site
- Flooding of gardens of nearby properties
- Scale of stable and manege excessive
- Close proximity to residential properties
- Impact on nearby Listed Buildings

- 4.14 The Ward Councillor is aware of the application via the Weekly List.

5.0 RELEVANT SITE HISTORY

- 5.1 N/037/1065/20 - Listed Building Consent - Listed Building Consent - Extension and alterations to the existing dwelling to provide a ground floor enlarged dining room. Approved 23.10.2020.
- 5.2 N/037/0006/07 - Listed Building Consent - Demolition of 2no. attached outbuilding and erect extension to dwelling to provide domestic store. Approved 28.02.2007.
- 5.3 N/037/0007/07 - Planning Permission - Extension to existing dwelling, which is a listed building, to provide a domestic store, partly on the site of an existing outbuilding which is to be demolished, a further outbuilding is also to be demolished. Approved 28.02.2007.
- 5.4 N/037/1862/98 - Detailed particulars relating to the erection of 3 no. houses with integral double garages, 1 no. house with integral double garage and a detached outbuilding and construction of vehicular access, alterations to existing vehicular access (granted outline planning permission for the erection of 4 no. dwellings on 27th January 1998 under ref: N37/1928/97) Approved 07.01.1999.

- 5.5 N/037/340/96 - Outline erection of 4 no. dwellings and garages partly on the site of existing agricultural buildings which are to be demolished, in accordance with the amended layout plan received by the Local Planning Authority on 9th February 1993, varying condition 1 imposed on outline approval reference N/37/735/92, in accordance with applicants agent letter dated 13th May 1996. Approved 30.5.1996.
- 5.6 N/0337/735/92 - Outline erection of 4 no. dwellings and garages partly on the site of existing agricultural buildings which are to be demolished, in accordance with amended layout plan received by the Local Planning Authority on 9th February, 1993. Approved 04.03.1993.

6.0 PLANNING POLICY

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan comprises of the East Lindsey Local Plan (adopted 2018), including the Core Strategy and the Settlement Proposals Development Plan Document; and any made Neighbourhood Plans. The Government's National Planning Policy Framework (NPPF) is a material consideration.

East Lindsey Local Plan

SP1 - Sustainable pattern of places
SP2 - Sustainable development
SP10 - Design
SP11 - Historic Environment
SP16 - Inland Flood Risk
SP26 - Open Space, Sport and Recreation

National Planning Policy Framework

7.0 OFFICER ASSESSMENT OF THE PROPOSAL

Main Planning Issues

- 7.1 The main planning issues in this case are considered to be:
- **Impact of the development on the Historic Character and Significance of the Listed Building;**
 - **Impact on the character of the area and impact on nearby residents;**
 - **Archaeology;**
 - **Drainage;**
 - **Tree Preservation Orders.**

Impact of the development on the Historic Character and Significance of the Listed Building

- 7.2 In determining applications involving listed buildings there is a statutory requirement (sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act, 1990) for Local Planning Authorities to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.
- 7.3 Chapter 16 of the National Planning Policy Framework (NPPF) refers to conserving and enhancing the historic environment. The NPPF refers specifically to heritage assets and requires that LPA's should take this into account. Para 194-198 states that great weight should be given to the heritage assets conservation when considering the impact of development on significance. It goes on to say that any harm to significance of a designated heritage asset should require clear and convincing justification. Paragraphs 199-203 discuss the consideration of proposals resulting in substantial and less than substantial harm to designated heritage assets. Local Plan policy SP11 supports NPPF objectives and generally encourages support for proposals that preserve or enhance heritage assets and their setting.
- 7.4 In this case the proposal relates to a site within the village of Covenham St Bartholomew. The site consists of a late 18th century two storey, three bay front, red brick detached farmhouse known as 'Haiths Farm' set within a large plot. To the north of Haiths Farm is an area of field currently used for the grazing of horses and provides access to the additional land the applicant owns. To the south of the application site lies the Church of St Bartholomew which is a grade II* listed, which dates to the late 14th early 15th century, and is one of two church's within Covenham. Haiths Farm sits prominently within the street scene and due to its aesthetic, historical and archaeological values positively contributes to the surrounding area.
- 7.5 The application is supported by a Statement of Significance and Heritage Impact Assessment which looks at the evolution of the buildings on the site and nature and extent of significance, the findings of which are accepted.
- 7.6 This application seeks permission to provide a single storey flat roof (plus skylight) extension in the junction between the two storey modern extension and the north side of the rear wing. It is also proposed to erect a manege for exercising and an agricultural barn to house the applicants horses. The barn will be located along the eastern boundary of the paddock with the manege to the front.

- 7.7 When assessing the impact a proposed development will have on a heritage asset, it is necessary to identify how the site and proposal contributes to the significance of that heritage asset. Where the significance of the heritage asset has been compromised in the past by unsympathetic development (as in this case), consideration needs to be given as to whether the additional change will make a positive, negative or neutral contribution to the asset.
- 7.8 The proposed extension is considered to follow the proportions and is commensurate in scale with the existing dwelling. The elevations of the existing building affected by the extension contribute little to the overall significance of the farm house such that the extension will also have no impact on key views. It is considered, however, that the proposed alterations, including the replacement of the first floor rear windows will actually result in modest improvement.
- 7.9 The Council's Historic Environment Officer has raised some concerns with the proposal to render the side elevation of the existing flat roofed extension, potentially making the extension more prominent than it currently is. However, given that the elevations to be rendered will not affect the key views of the farmhouse, and that those elevations contribute little to the overall significance of the farm house (and that it will replace the existing unsympathetic concrete render currently on the rear of the property), it is considered that the harm would be minor/at the lower level of 'less than substantial harm' test required by national policy. Furthermore the colour of the render proposed is muted in colour and is not uncommon within the district.
- 7.10 In this case, therefore given that the aesthetic significance of the farmhouse has already been weakened with previous unsympathetic extensions and alterations it is considered that the limited harm from use of render is outweighed by the improvement the extension and alterations will provide to Haiths Farm overall. It is consequently considered that the proposed alterations to the building are acceptable.
- 7.11 The area of the proposed manege and barn form part of the wider setting of Haiths Farm, which originally is understood to have been part of a much larger field to the north of the house that was traditionally separate from the farmhouse and its immediate grounds. The manege and barn will still retain that traditional separation from the farmhouse and given that the barn will be single storey, and set back with views within the street scene obscured by the roadside residential properties, it is considered that they will not have a detrimental impact on the character or setting of Haiths Farm.
- 7.12 To the south of the application site lies the church of St Bartholomew which is a grade II*, however given the distance, nature of the proposal and interrupted views it is not considered that the proposal would be harmful to the setting of the church.

7.13 In view of the above and subject to conditions to ensure that the detailing indicated is followed through appropriately, it is considered that the proposals will sit comfortably alongside the main building and will have a neutral impact on the significance of Haiths Farm and will preserve the significance of the building. The proposal therefore complies with SP11 and policy guidance in the NPPF in respect of the above issues.

Impact on the character of the area and impact on nearby residents;

7.14 Strategic Policy 10 of the East Lindsey Local Plan Core Strategy relates to the design of new development. It sets out criteria by which the Council will support well-designed sustainable development which maintains and enhances the character of the District's towns, villages and countryside. This advice is reiterated in the National Planning Policy Framework at paragraph 130.

7.15 As mentioned above, in addition to the extension to the dwelling the application also seeks permission for the erection of a barn to house the applicants 4no. horses and provision of a manege for their exercise. The location of the barn and manege are within close proximity to a number of residential properties which border the application site to the west, and two properties which border the site to the east.

7.16 Private stables and associated facilities (including manege's) are not an uncommon feature in rural and village settings. Consequently there is no 'in principle' objection to the proposed development. Both the proposed manege and barn have been confirmed as only being used for the housing and exercising of the applicants four horses. Furthermore, it is relevant to note that these proposed facilities are to be located in an existing paddock area visible from private properties but not to wider public views.

7.17 The proposed barn would measure approx. 8 metres by 26 metres and the height of the building has been kept low with an overall height of approx. 4.2 metres in order to not appear overly dominant. The barn would comprise 4no. stables and a storage area and be positioned to the east of the manege approximately 29 metres from the rear boundary of the dwellings to the west and 11 metres from the boundary of the property to the east. A condition can be imposed to ensure appropriate materials are used.

7.18 The manege is positioned immediately to the west of the barn and measures approx. 24 metres by 45 metres, consisting of a sand/rubber mixture arena raised by approx. 200mm from the existing ground level, with appropriate drainage infrastructure below and a perimeter 1.2 metre post and rail fence.

7.19 Policy SP10 of the Local Plan and the NPPF effectively require that new development does not unacceptably harm any nearby residential amenity.

- 7.20 Third party concerns have been raised in this respect but within the supporting information it is confirmed that the barn and manege would be used only for private purposes and not commercially. This can be controlled via condition as can the issue of ensuring no external lighting to the manege. Details for necessary stable lighting can also be required by condition to ensure no undue, adverse impact on amenity of neighbours.
- 7.21 Additional concerns have been expressed by third parties regarding odour and fly's etc. The applicant has provided details of waste collection and management, which are considered acceptable by colleagues in Environmental Health and these requirements, also, can be secured by condition so as not to cause harm to those living close by.
- 7.22 Other concerns raised relate to the level of noise and disturbance generated when the manege is being used and a concern of being overlooked. Generally the keeping of horses is considered to be fairly restful and peaceful in nature. It is acknowledged, however, that as a result of this proposal, activity at the site may increase. Consideration has therefore been given to seeking a restriction on the hours of use with the applicants suggesting a day light hours condition. However, given that the application site is currently used as grazing land for the applicants horses there is nothing to stop the applicants being able to currently tend to their horses whenever necessary. It is considered therefore that such limitation would be unreasonable, particularly since the intensification of use will be modest and is inevitably constrained by limitations of natural lighting in any event. Furthermore, should it be found that the proposal did result in a level of unacceptable amenity impact at unsociable hours, Environmental Health legislation would apply to safeguard against statutory nuisance.
- 7.23 In relation to concerns about overlooking, there is a 2 metre high hedge to the rear boundary of the properties to the west which would help screen the proposal and also to mitigate the perception of being overlooked. Although a section of hedgerow to the west of the site is understood to have been removed by a neighbour the proposed development is to provide an additional 1.5 metre landscaping buffer (giving an element of both low and high screening). This again can be controlled by condition. The landscaping along the eastern boundary of the site consists of an approx. 2 metre high boundary hedge and number of mature trees. Taking this, along with the separation distance into account, it is not considered that loss of privacy/overlooking would be an issue to these properties.
- 7.24 The proposed development seeks to re-position the current paddock access further to the west, to allow for the location of the manege. However, it is not considered that vehicular movements would increase as a result of the proposal to any level that would be harmful to amenity.

- 7.25 There would however, inevitably be some increased noise and disturbance during construction works, but these would be for a temporary period only and an hours of work/deliveries condition can reasonably be imposed to limit impacts on neighbours.
- 7.26 It is acknowledged that this proposal may result in nominally more intensive use of the application site than through it's current use as grazing land, but given the size of the manege and the fact that it will only be used on a domestic scale it is not considered that the use would unacceptably harm the amenities of neighbouring properties.
- 7.27 To conclude this section of the report, many of the concerns raised (lighting, landscape detail, waste management, restriction to private, non-commercial use, drainage detail, materials) can be suitably addressed by imposition of planning conditions. It is acknowledged that the proposal would have some impact on neighbouring properties, but subject to appropriate conditions that impact would be to an acceptable level and not significantly harm the amenities of nearby residents, the character of the property or wider character of the area. Requirements of policy SP10 would therefore be satisfied.

Archaeology

- 7.28 During the consultation process it was identified by Lincolnshire County Council's Historic Environment Officer that the site has a high potential to contain archaeological remains and as such it is necessary to impose conditions to deal with this accordingly. As one of these conditions is a pre-commencement condition, agreement of the agent/applicant has been secured.

Drainage

- 7.29 During the application's consultation process residents, the Council's Drainage Officer and the Drainage Board raised concerns over ongoing surface water flooding issues at the site. As a result significant negotiations have been undertaken to secure a comprehensive drainage strategy to ensure that the proposal itself is safe from flooding and flood risk to surrounding land and properties is not increased.
- 7.30 The submitted scheme, providing for a herringbone drainage arrangement beneath the manege, use of cellular storage crates, restricted discharge to the receiving watercourse to the north of the site and a cut off filter drain running parallel to the western site boundary is now considered in principle to be acceptable by the Council's Drainage Officer. A condition can be imposed to ensure the drainage for the site is carried out in strict accordance with the details approved.

Tree Preservation Order

- 7.31 To the south of the application site, within the grounds of the Church of St Bartholomew, are a number of trees that are protected by a blanket Tree Preservation Order. Given the distance of these trees to the proposal it is not considered that the proposal would have any direct impact. Within the application site are also a number of trees, including a mature Sycamore which is of amenity value and can be seen within the street scene. Given the close proximity of this tree, on the southern boundary of the proposed manege and to ensure that this tree is protected during the course of construction a condition to ensure appropriate tree protection measures are put in place is considered appropriate. As this is a pre-commencement condition, agreement of the agent/applicant has been sought.

8.0 CONCLUSION

- 8.1 For the above reasons, although a controversial proposal locally, it is considered that the relevant policies and guidance, including SP1, SP2, SP10, SP11, SP16 and SP26 of the Local Plan and the NPPF are satisfied and that the scheme detail as negotiated is acceptable. This conclusion has been arrived at having taken into account all other relevant material considerations, none of which outweigh the reasons for the officer recommendation made below.

9.0 OFFICER RECOMMENDATION

- 9.1 Planning permission be granted subject to the following conditions:

RECOMMENDATION: Approve

subject to the following conditions:

1. Full Permission
The development hereby permitted must be begun not later than the expiration of four years beginning with the date of this permission.

Reason: To take account of the present restrictions on implementing permissions, in order to assist the recovery and in order to comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be completed in accordance with the following approved plans;

Dwg No. LDC2987-PL-01A	Received by the LPA on 02/09/2020.
Dwg No. LDC2987-PL-02E	Received by the LPA on 30/06/2021.
Dwg No. LDC2987-PL-03B	Received by the LPA on 02/09/2020.
Dwg No. LDC2987-PL-04	Received by the LPA on 02/09/2020.
Dwg No. J553 01 P7	Received by the LPA on 29/09/2021.

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

- 3 No development shall take place until a written scheme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority. This scheme should include the following:

- An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).
 1. A methodology and timetable of site investigation and recording
 2. Provision for site analysis
 3. Provision for publication and dissemination of analysis and records
 4. Provision for archive deposition
 5. 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 paragraph 205 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 paragraph 205 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 paragraph 205 of the National Planning Policy Framework.

- 6 The surface and foul water drainage schemes for the site shall be carried out in strict accordance with the details shown on Dwg No. J553 01 P7 received by the Local Planning Authority 29th September 2021, and shall be fully implemented before the development is brought into use.

Reason: To ensure the development is not at risk of flooding and does not increase the risk of flooding elsewhere. This condition is imposed in accordance with Policy SP16 of the East Lindsey Local Plan.

- 7 Before any works are carried out above the damp proof course a schedule of external materials, including samples where requested, to be used in the construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: In the interest of preserving/enhancing the appearance and character of the Conservation Area in which the site is located. This condition is imposed in accordance with Policy SP11 of the East Lindsey Local Plan.

- 8 The windows and doors utilised in the development hereby permitted shall be of the design and detailing shown on LDC2987-PL-04 received by the Local Planning Authority on 2nd September 2020.

Reason: In the interest of preserving/enhancing the significance of the listed building. This condition is imposed in accordance with Policy SP11 of the East Lindsey Local Plan.

- 9 Notwithstanding the detail submitted the render utilised in the development hereby permitted shall be K Rend silicone scraped texture in the colour grey.

Reason: In the interests of the preservation of the significance of the listed building. This condition is imposed in accordance with Policy SP11 of the East Lindsey Local Plan.

- 10 Prior to the development hereby permitted first being brought into use

details of a screen planting scheme of trees, hedges and/or shrubs on the west boundary of the site including details of positions, heights on planting and species shall be submitted to and approved in writing by the Local Planning Authority. The scheme so approved shall be carried out in its entirety prior to the development first being brought into use. All trees, hedges and/shrubs shall be maintained by the owner or owners of the land on which they are situated for a minimum 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 that appropriate landscaping is provided to integrate the site into the local area. This condition is imposed in accordance with Policy SP10 of the East Lindsey Local Plan.

- 11 The method of disposal for manure and other waste materials shall be in accordance with the details submitted by the agent by email 29th September 2020 and DWG No. LDC2987-PL-02D received by the Local Planning Authority 29th September 2020 which shows the location of the trailer. When the trailer is being kept on site for the storage of manure, it should be covered at all times to prevent leakage. Additionally, there shall be no burning of manure or stable sweepings on the land.

Reason: In the interests of the amenity of local residents. This condition is imposed in accordance with paragraph 185 of the National Planning Policy Framework.

- 12 No external lighting shall be installed on site in connection with the development hereby permitted unless details of such lighting, including design, location, the intensity of illumination and fields of illumination, have been first submitted to, and approved in writing by, the Local Planning Authority. Any external lighting that is installed shall accord with the details so approved.

Reason: In the interests of the character and appearance of the development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy SP10 of the East Lindsey Local Plan.

- 13 The barn hereby approved shall only be used for the keeping of horses and no other livestock.

Reason: To ensure a satisfactory development in the interests of safeguarding amenity. This condition is imposed in accordance with Policy SP10 of the East Lindsey Local Plan.

- 14 The stables and manege hereby permitted shall only be used for purposes ancillary to the occupation of the dwelling known as Haiths Farm, Main Road, Covenham St Bartholomew and not used for commercial use whatsoever.

Reason: To ensure a satisfactory development in the interests of safeguarding amenity. This condition is imposed in accordance with Policy SP10 of the East Lindsey Local Plan.

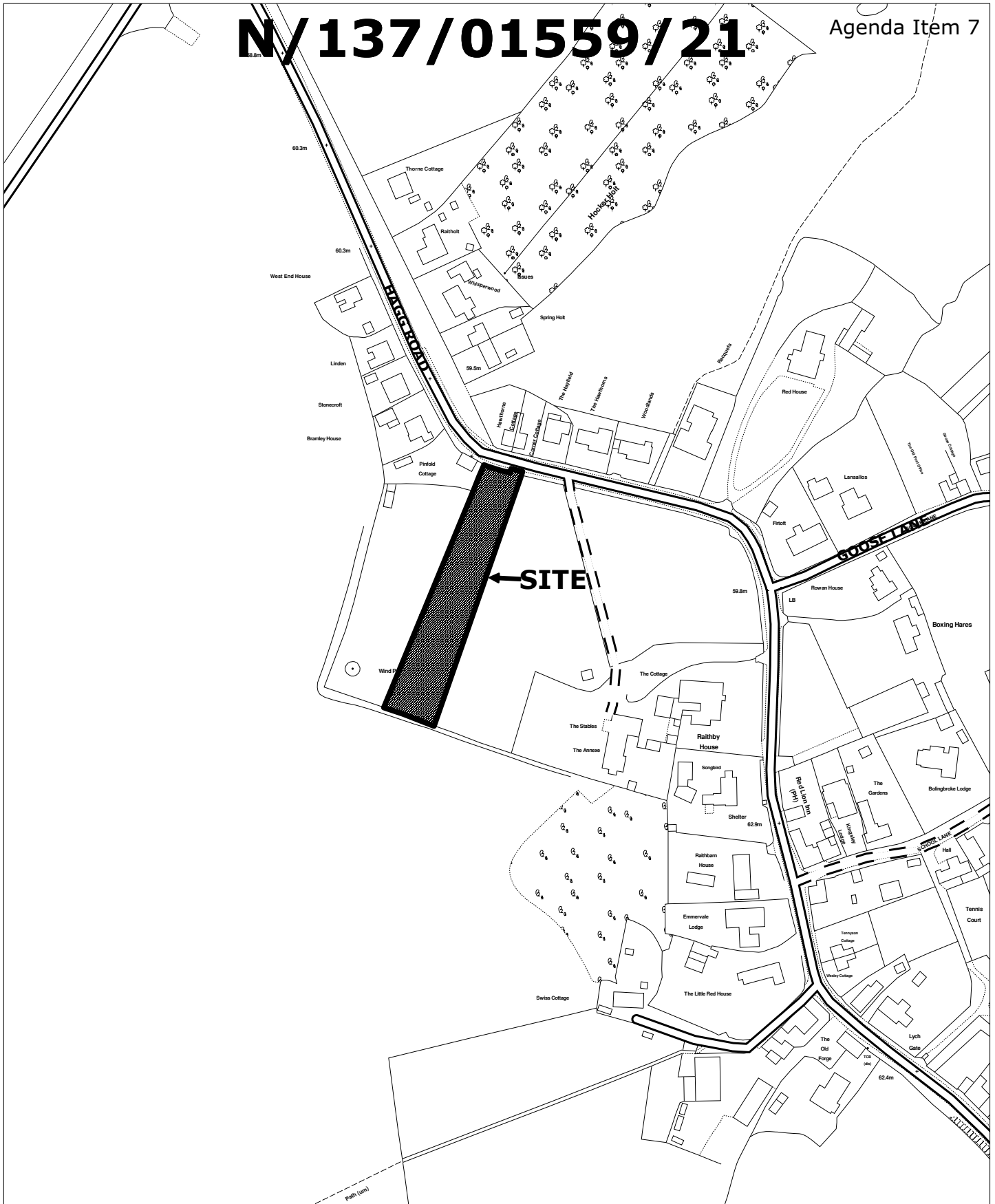
- 15 Prior to the commencement of the development hereby permitted the large sycamore tree positioned nearest the southern boundary of the manege hereby approved and shown to be retained on the approved plans shall be fenced off to the limit of its Root Protection Area in accordance with BS 5837:2012. The fencing shall consist of a braced scaffold framework of not less than 2m height, with vertical tubes spaced at a maximum interval of 3m and with weldmesh panels securely fixed with wire or scaffold clamps, as outlined in the above British Standard. No works (including removal or mechanical levelling of earth), storage of materials (including soil), vehicular movements or siting of temporary buildings shall be permitted within the protected area and the fencing shall remain in place for the duration of the construction.

Reason: To help ensure that the site integrates into the local area. This condition is imposed in accordance with Policy SP10 of the East Lindsey Local Plan.

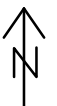
- 16 No construction works, nor deliveries in connection with them, shall be carried out on site other than between the hours of 7.30am to 6pm Monday to Friday and between 8am and 2pm on a Saturday and at no time on a Sunday, Bank or Public Holiday.

Reason: In the interests of the amenity of local residents. This condition is imposed in accordance with paragraph 130 of the National Planning Policy Framework.

- 17 The Local Planning Authority has 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 considers the proposal is acceptable and there is compliance with the relevant Development Plan Policies and also with the National Planning Policy Framework.
-



Sheet Ref: TF3767SW



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[08] Full Planning Permission

N/137/01559/ 21 **APPLICANT:** Mr. E. Titley,

VALID: 19/07/2021 **AGENT:** Fytche-Taylor Planning Ltd,

PROPOSAL: Planning Permission - Erection of a detached house with single garage and construction of a vehicular access.

LOCATION: PINFOLD COTTAGE, HAGG ROAD, RAITHBY, SPILSBY, PE23 4DT

1.0 REASONS FOR COMMITTEE CONSIDERATION

1.1 The application is referred to the Planning Committee for decision due to the significant level of local public interest.

2.0 THE SITE AND SURROUNDINGS

2.1 The application site is located in the village of Raithby which is defined as a small village in the East Lindsey Local Plan. It is within the Raithby Conservation Area. It lies towards the northern end of the village on the south side of Hagg Road, the main road running through the village. The site has a frontage to the road of 19m and is 30m deep. It is currently set to grass and lies adjacent to Pinfold Cottage (the applicants dwelling). To the rear the site opens up to a larger area of grass and trees which extend west and wrap around the rear of Pinfold Cottage. A tree the subject of Tree Preservation Order is to the front of the site, a further row of trees run along the rear boundary of the site. The site is neighboured by a dwelling to the west (Pinfold Cottage), dwellings are opposite on the north side of Hagg Road and a paddock is to the east. The site is in flood zone 1.

3.0 DESCRIPTION OF THE PROPOSAL

3.1 Planning Permission is sought for the erection of a detached house with single garage and construction of a vehicular access.

3.2 The plans show a detached two storey dwelling positioned centrally within the plot. A new access is to be created to Hagg Road and a parking and turning area is shown to the front of the dwelling.

4.0 CONSULTATION

4.1 Set out below are the consultation responses that have been received on this application. These responses may be summarised and full copies are available for inspection separately. Some of the comments made may not constitute material planning considerations.

Publicity

4.2 The application has been advertised by means of a press notice and a site notice. Neighbours have been notified in writing.

Consultees

- 4.3 RAITHBY PARISH MEETING - Object due to sustainability (Raithby is a small village), flooding and drainage, highway safety, development of the site would be out of keeping with the character of the village, lack of infrastructure in the village, size and design of dwelling would be out of keeping and previous refusals near to the site (*note these are historic decisions from 1987/88/89*)
- 4.4 LCC HIGHWAYS AND LEAD LOCAL FLOOD AUTHORITY - No objection subject to informative regarding Highway permissions for the proposed access
- 4.5 ENVIRONMENTAL SERVICES (Environmental Protection) - No response received
- 4.6 ENVIRONMENTAL SERVICES (Drainage) - No response received
- 4.7 ENVIRONMENTAL SERVICES (Contamination) - No response received
- 4.8 STREET SCENE – No objection subject to condition requiring the arboricultural recommendations contained in the tree report are complied with.
- 4.9 HISTORIC ENVIRONMENT OFFICER (ELDC) - No objection in principle subject to conditions relating to all materials (including section and profile of windows and sample panel of brickwork), boundary treatments and removal of PD rights (Part 1, A, B, C, D, E)

Neighbours

- 4.10 Approximately 40 representations received from (predominantly) local residents raising the following concerns:
1. Impact on neighbour amenity - It will dominate the dwellings opposite, loss of light to dwellings opposite, loss of privacy for dwellings opposite
 - Loss of trees in a conservation area
 - Impact on the character of the area including the Raithby conservation area - Loss of green space, design concerns, dwelling is out of keeping and too large for the plot, ribbon development and inappropriate materials
 - Highway safety – site is located on a bend on a narrow road which makes the access unsafe. No turning area within the site. Concerns also raised with regards deliveries to this site
 - Flood risk in particular surface water flooding
 - Proposal would set a precedent for further dwellings in the village
 - Impact on wildlife
 - Drainage – forms state use of mains sewage, there is no such system in Raithby
 - Previous refusals in the village (from 1987, 1988 and 1989).
- 4.11 One further letter also received neither supporting or objecting to the

application but makes recommendations for 3 swift nest bricks.

4.12 The Ward Councillor is aware of the application via the Weekly List.

5.0 RELEVANT SITE HISTORY

5.1 None

6.0 PLANNING POLICY

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan comprises of the East Lindsey Local Plan (adopted 2018), including the Core Strategy and the Settlement Proposals Development Plan Document; and any made Neighbourhood Plans. The Government's National Planning Policy Framework (NPPF) is a material consideration.

East Lindsey Local Plan

SP1 – A sustainable pattern of places

SP2 – Sustainable Development

SP4 – Housing in inland medium and small villages

SP10 – Design

SP11 – Historic environment

SP22 – Transport and accessibility

SP24 – Biodiversity and geodiversity

SP25 – Green infrastructure

National Planning Policy Framework

7.0 OFFICER ASSESSMENT OF THE PROPOSAL

Main Planning Issues

7.1 The main planning issues in this case are considered to be:

- **Principle of the development in this location**
- **Impact on the character of the area including the Raithby conservation area**
- **Impact on neighbour amenity**
- **Other matters - trees, drainage and highway safety.**

Principle of the development in this location

7.2 Policy SP1 of the Council's Local Plan sets out the settlement hierarchy based on the range of services, facilities and employment available in them. It provides a policy framework, guiding the distribution, scale and nature of development within the district. Settlements are defined as either towns or large, medium or small villages with the remainder of the district including hamlets being open countryside. SP2 of the Council's Local Plan sets out that the Council will take a positive approach that

reflects the presumption in favour of sustainable development contained in the NPPF unless material considerations indicate otherwise.

7.3 Raithby is identified by policy SP1 as a small village. This being a location with a limited range of services or facilities where residents look to higher order settlements to meet the vast majority of their needs. Consequently, although it is not considered suitable for major housing or employment growth, relevant policy confirms that there is potential for small scale housing, the criteria of which is set out in policy SP4.

7.4 Specifically, criteria 2 of policy SP4 states:

Housing will also be supported in the medium and small villages where it can conform to the following criteria:

- *In an appropriate location* within the developed footprint** of the settlement as infill, frontage development of no more than 2 dwellings.*
- *Conforms to Clause 2 of Strategic Policy SP25 – Green Infrastructure.*

**Appropriate location means a location which does not conflict, when taken as a whole, with national policy or policies in this Local Plan.*

*** Developed footprint is defined as the continuous built form of the settlement and excludes individual buildings or groups of dispersed buildings which are detached from the continuous built up area of the settlement. It also excludes gardens, community and recreation facilities, land used for an active employment use.*

7.5 In this case the plans show one proposed dwelling which would be located alongside Pinfold Cottage, Hagg Road. The site has a frontage of 19m to Hagg Road. The proposed dwelling would front this road and have direct vehicular access on to it. The village has quite a linear form with dwellings fronting the main road through the village, Hagg Road, with only a small number on smaller lanes, namely Goose Lane and School Lane. The site is at the northern end of the village with housing continuing northwest of the site along both sides of the road for approximately 135m at which point it clearly becomes open countryside. In the opposite direction, the site adjoins a paddock to the east, which visually is linked to Raithby House (to the southeast). Beyond the paddock the village continues in a southeast direction for around 0.5km until housing ends and the area becomes more open countryside in character.

7.6 It is considered that the site is clearly within the bookends of the village. The proposed development would continue the row of dwellings on this south and west side of Hagg Road at the northern end of the village and be directly opposite a row of dwellings which line the north and east side.

- 7.7 Although there is a visual break in the built form within the village to the east of Pinfold Cottage, the site itself is visually read as having association with Pinfold Cottage and distinct from the more open, pastoral land further east. That open land to the east of the site, is considered to make a defining contribution to the character of this part of the village Conservation Area, being land originally associated with Raithby House, and offering a parkland type setting typically associated with such large rural houses.
- 7.8 It is considered that this larger area of open land provides an important gap within the built streetscene, visually connecting the village with its surrounding countryside context.
- 7.9 The application site itself, however, does not fulfil a similar visual function. It is a modest parcel of land with a context established by its visual and functional relationship to the adjacent dwellings to the northwest. As such the development of the site would continue the development of dwellings within the footprint of the settlement, providing an infill, frontage plot for a single dwelling. Having regard for this, it is considered to be an appropriate location as defined by SP4.
- 7.10 Clause 2 of SP4 also requires that development conforms to clause 2 in SP25. This clause advises that development will only be permitted on open spaces provided unacceptable harm will not be caused to their appearance, character or role in providing:
- the setting for a designated or non-designated heritage asset;
 - an important element in the street scene or a well-defined visual relief in an otherwise built up frontage; particularly in the case of ribbon development extending into the countryside;
 - a locally important habitat;
 - a prominent site at the entrance to settlements that provides the setting for the built environment;
 - a frame for or enabling an important view;
 - a landscaped area forming part of structural open space within a development site;
 - informal amenity or recreation space; or,
 - formal public greenspace, such as parks and gardens and allotments.
- 7.11 As outlined above, it is considered that the site relates to the adjacent road frontage dwellings on Hagg Road and although adjacent to a larger, sensitive open area of land that contributes positively to the character of the village, development of the site itself, would not undermine that character or conflict with the above requirements.
- 7.12 Accordingly, the site is considered to be a suitable location for a dwelling in accordance with the requirements of Local Plan policies SP1, SP4 and SP25.

Impact on the character of the area including the Raithby Conservation Area

- 7.13 Policy SP10 of the Local Plan states that the Council will support well-designed sustainable development, which maintains and enhances the character of the District's towns, villages and countryside. Policy SP11 of the Local Plan seeks the protection and enhancement of heritage assets. When considering any planning application that affects a conservation area a local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of that area (*Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990*).
- 7.14 Raithby is quite linear in its form, it is characterised by road frontage development mainly centred on the main road through, Hagg Road. There are some clusters of development on Goose Lane and School Lane, but the prevailing character of the village is individual properties, of varying ages and styles, with direct access onto the main road with a number of key breaks in the built environment in the village which add to the character of the area. The dwellings in the village are a mix of designs with simple two storey rural dwellings, estate type dwellings and newer bungalows and dormer bungalows.
- 7.15 The site the subject of this application is located alongside Pinfold Cottage and lies at the end of a row of dwellings at the northern end of the village. It currently reads as an area of grassland and trees adjacent to the applicants dwelling. As explored in 7.6 and 7.7 of this report, the site relates to the adjacent road frontage dwellings on Hagg Road and the development of the site is therefore considered appropriate subject to details.
- 7.16 The plans show a dwelling of traditional design reflecting that of the former estate houses located in the surrounding area of the village. As reflected in the design, some of the materials and details. It helps to strengthen the estate character of the settlement, making a positive contribution by highlighting the character and distinctiveness of the village. The proposed dwelling, therefore, would not result in unacceptable harm to the character of the area including that of the Raithby Conservation Area.
- 7.17 The Councils Historic Environment Officer's comments also confirmed an acceptable impact on the Conservation Area although noted the importance of ensuring suitable detailing and use of materials. These can be appropriately secured through use of planning conditions.

Impact on neighbour amenity

- 7.18 Policy SP10 of the Local Plan also seeks to ensure that new development does not cause undue harm to nearby residential amenity. This objective is also supported by the National Planning Policy Framework.
- 7.19 The site is neighboured by one dwelling, Pinfold Cottage, a two storey

dwelling. The development proposed is that of a two storey dwelling, which would be sited 3.5m from the boundary with Pinfold Cottage, and 8.5m from this neighbouring dwelling itself. It would be set back behind Pinfold Cottage and alongside the rear garden of that dwelling. Windows are positioned in a manner which would not result in unacceptable levels of overlooking. Given the scale of the proposed dwelling and the degree of separation with the neighbour it considered that the relationship between dwellings would be acceptable.

Other Matters

Trees

- 7.20 A horse chestnut tree at the front of the site is protected by a TPO. A further row of trees are along the rear boundary. A tree report accompanies the application and confirms that the root protection area of the horse chestnut at the front of the site which is protected by a TPO would be significantly impacted by foundations and driveway. However, it also identifies that the tree is of such poor quality that it should be removed and replaced. An application has been made to the Council and granted for this, with requirement for planting a replacement within 12 months of the tree being felled. With regards the trees along the rear of the site, the report advises that they will need to be adequately protected during the development works. A condition to ensure this can be imposed.
- 7.21 It should also be noted that the council's arboricultural officer has been consulted on the application and raises no objection subject to a condition requiring the arboricultural recommendations contained in the tree report are complied with.

Drainage

- 7.22 Third party concern has been raised with regards surface water drainage in the locality. In particular, concern has been raised with standing water in areas near to the site in periods of heavy rain. Also it has been advised that the method of foul water disposal stated on the application form is not feasible. No issues with regards drainage have been raised by consultees. Surface water disposal and foul water disposal details can be required by condition to ensure this is adequately dealt with.

Highway Safety

- 7.23 The site is to be accessed via a new access created to Hagg Road, parking and turning are to be provided within the site. The Local Highway Authority raise no objection to this access arrangement.

7.24 Third parties have raised concerns with regards visibility on Hagg Road, citing speeding motorists, poor parking and it being on a bus route as contributing factors. Hagg Road has a 30mph speed limit and again, the Local Highway Authority has advised that sufficient visibility for the permitted speed of the road would be available. As such the development would be acceptable in terms of highway safety.

8.0 CONCLUSIONS

8.1 Notwithstanding the number of local objections to this proposal, the proposal falls to be principally considered against requirements of adopted planning policy. Policy SP4 is generally supportive of such development, the application site and details comply with the requirements of that policy. The site is located within the small village of Raithby, it would provide one dwelling on an infill, road frontage plot in an appropriate location within the developed footprint of the village. The design and layout of the dwelling reflects that of the village and its Conservation Area, picking up on the design ethos of the former estate houses located in the surrounding area of the village. All other matters can be dealt with via conditions. The proposal is therefore recommended for approval subject to conditions set out below.

8.2 This conclusion has been arrived at having taken into account all other relevant material considerations, none of which outweigh the reasons for the officer recommendation made below.

9.0 OFFICER RECOMMENDATION

9.1 Approve subject to the following conditions:

RECOMMENDATION: Approve

subject to the following conditions:

1. Full Permission

The development hereby permitted must be begun not later than the expiration of four years beginning with the date of this permission.

Reason: To take account of the present restrictions on implementing permissions, in order to assist the recovery and in order to comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall only be undertaken in accordance with the following approved plans;

Plan No. 135-EDT-0504-A1-01 B Received by the LPA on 02/09/2021.
Plan No. 135-EDT-0504-A1-02 B Received by the LPA on 02/09/2021.

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

- 3 A one metre square freestanding panel of brickwork showing the type of brick to be used in the construction of the development hereby permitted shall be constructed on site and approved in writing by the Local Planning Authority before any works above the damp proof course. All new brickwork shall match that of the approved panel in terms of the type of bricks used, the method of bonding, mortar colour and pointing style. The brickwork panel so constructed shall be retained on the site until all brickwork has been completed.

Reason: In the interests of the architectural and historic integrity of the site and the development. This condition is imposed in accordance with Policy SP11 of the East Lindsey Local Plan and paragraph 197 of the National Planning Policy Framework.

- 4 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. 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 Policy SP11 of the East Lindsey Local Plan and paragraph 197 of the National Planning Policy Framework.

- 5 Prior to installation on site, details of the design of all external doors to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. 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 Policy SP11 of the East Lindsey Local Plan and paragraph 197 of the National Planning Policy Framework.

- 6 Prior to installation on site, details, including samples if so required, of the roof tile or slate to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The tile or slate shall be installed in accordance with the approved details and shall thereafter be so maintained.

Reason: In the interests of the architectural and historic integrity of the site and the development. This condition is imposed in accordance with Policy SP11 of the East Lindsey Local Plan and paragraph 197 of the National Planning Policy Framework.

- 7 Before any works are carried out above the damp proof course, final details, and samples if so required, of the decorative eaves, barge boards and rainwater goods, including their finished colour, to be used in the construction of the approved development must be submitted to and agreed in writing by the Local Planning Authority. The development must be carried out in accordance with the agreed details before it is brought into use.

Reason: In the interests of the architectural and historic integrity of the site and the development. This condition is imposed in accordance with Policy SP11 of the East Lindsey Local Plan and paragraph 197 of the National Planning Policy Framework.

- 8 Prior to first occupation of the dwelling hereby permitted, details of the boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. This shall include the number, species, spacing and height at planting of any new hedges, and details of any fencing and walls where appropriate. The approved details shall be completed prior to the occupation of the dwelling and shall thereafter be so retained and maintained.

Reason: In the interest of preserving/enhancing the appearance and character of the Conservation Area in which the site is located. This condition is imposed in accordance with Policy SP11 of the East Lindsey Local Plan and paragraph 197 of the National Planning Policy Framework.

- 9 The development shall be completed in strict accordance with the recommendations detailed in the Tree Report prepared by C Barker and dated 23/07/2021.

Reason: To ensure that appropriate landscaping is provided to integrate the site into the local area. This condition is imposed in accordance with Policies SP10 and SP11 of the East Lindsey Local Plan.

- 10 Before any works are carried out above the damp proof course a surface water strategy shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the works have been carried out in accordance with the surface water strategy so approved.

Reason: To ensure the development is not at risk of flooding and does not increase the risk of flooding elsewhere. This condition is imposed in accordance with Policy SP16 of the East Lindsey Local Plan and paragraph 167 of the National Planning Policy Framework.

- 11 Before any works are carried out above the damp proof course a foul water strategy shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the works have been carried out in accordance with the foul water strategy so approved.

Reason: To ensure that the site is adequately drained and to avoid pollution. This condition is imposed in accordance with Policy SP16 of the East Lindsey Local Plan.

- 12 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order), unless otherwise shown on the approved plans, none of the following developments or alterations shall be carried out:

- the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas or raised decks;
- i) the erection of house extensions including dormer windows, conservatories, garages, car ports, porches or pergolas;
- ii) alterations including the installation of chimneys or flues, replacement or additional windows or doors, or the installation of roof windows;
- iii) the installation of satellite dishes;
- iv) the construction of new areas of hardstanding.

Reason: To ensure the Local Planning Authority retains control over the future development of the site in the interests of its architectural and visual amenity and the visual amenity of the local area. This condition is imposed in accordance with Policy SP11 of the East Lindsey Local Plan.

- 13 The Local Planning Authority has 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 considers the proposal is acceptable and there is compliance with the relevant Development Plan Policies cited above and also with the National Planning Policy Framework.
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List Of Applications Approved Under Delegated Powers

Between 17/08/2021 and 18/10/2021

For the Northern Area Team

Application Number: N/178/00073/21

Mr. R. Bride,
Lincs Design Consultancy

Application Type: Full Planning Permission

Decision: Approved
decided on 01/09/2021

Grid Reference: 531880 401258

Proposal: Planning Permission - Erection of a house with an attached swimming pool, sauna, steam room and gym with an attached triple garage, workshop/store, excavation of land to form a pond, changes to land levels, siting of a fishing lodge and construction of a vehicular access.

Location: LAND AT HOOP END, HOOP END, TETNEY

Application Number: N/112/00175/21

Mr. A. Wilcox,
Lincs Design Consultancy Ltd,

Application Type: Full Planning Permission

Decision: Approved
decided on 17/09/2021

Grid Reference: 547017 382378

Proposal: Planning Permission - Change of use of land to provide a touring caravan site, erection of a toilet block and machine store/reception building and alterations to existing access.

Location: SCHOOL FARM, MAIN ROAD, MALTBY LE MARSH, ALFORD, LINCOLNSHIRE, LN13 0JP

Application Number: N/110/00283/21

Mr. D. Allen,
Old School Architects LLP,

Application Type: Full Planning Permission

Decision: Approved
decided on 30/09/2021

Grid Reference: 552014 381894

Proposal: Planning Permission - Extensions and alterations to existing laundrette and first floor flat to provide 1no. holiday let, and extensions and alterations to existing office.

Location: 31 HIGH STREET, SUTTON ON SEA, MABLETHORPE, LN12 2EY

Application Number: N/017/00542/21

Mr. I. Kendall,
Lee Holmes Architectural Design, Conservation & Historic

Building Consultant,

Application Type: Reserved Matters

Decision: Approved
decided on 19/08/2021

Grid Reference: 521201 393600

Proposal: Detailed particulars relating to the erection of a detached house with a detached double garage and a detached pergola/carport (Outline planning permission reference N/017/01697/18 - erection of 1no. dwelling granted on 25th October 2018.

Location: LAND ADJACENT TO LOW HOUSE, ST MARYS LANE, BINBROOK, MARKET RASEN, LINCOLNSHIRE, LN8 6DL

Application Number: N/127/00573/21

Mr. & Mrs. Hemsley,
Dieter Nelson Planning Consultancy,

Application Type: Full Planning Permission

Decision: Approved
decided on 27/08/2021

Grid Reference: 534954 400556

Proposal: Planning Permission - Change of use, conversion of and extensions and alterations to existing agricultural building to provide a dwelling (works already commenced).

Location: LAND AT RICHLAND, FLEETWAY, NORTH COTES

Application Number: N/154/00781/21

Mr. J. Smith,
Welton Group,

Application Type: Full Planning Permission

Decision: Approved
decided on 27/08/2021

Grid Reference: 543360 369703

Proposal: Planning Permission - Erection of a detached holiday let.

Location: BLACKSMITHS ARMS, MAIN ROAD, SKENDLEBY, SPILSBY, PE23 4QE

Application Number: N/088/00915/21

Mr. S. Dales,
R. Cartwright,

Application Type: Full Planning Permission

Decision: Approved
decided on 30/09/2021

Grid Reference: 539426 366321

Proposal: Planning Permission - Erection of 1 no. detached house on the site of an existing dwelling which is to be demolished.

Location: 28 MAIN ROAD, HUNDLEBY, SPILSBY, PE23 5LS

Application Number: N/178/01012/21

Mr. P. Bannister,
Ross Davy Associates,

Application Type: Remove or Vary a condition

Decision: Approved
decided on 20/08/2021

Grid Reference: 531239 400876

Proposal: Section 73 application relating to condition no. 1 (approved plans) previously imposed on planning permission ref. no. N/178/2379/17 for the erection of 10no houses.

Location: PLOT 3 & PLOT 6 THORESBY ROAD, TETNEY, GRIMSBY,

Application Number: N/105/01014/21

Lincolnshire Conservation Ltd,
Bowen Architects Ltd,

Application Type: Full Planning Permission

Decision: Approved
decided on 10/09/2021

Grid Reference: 532786 387428

Proposal: Planning Permission - Change of use, conversion of and alterations to existing buildings, comprising of commercial and residential which are listed buildings to provide a house and 3no. self contained flats.

Location: 2-4 NICHOL HILL & 35A EASTGATE, LOUTH, LN11 9NQ

Application Number: N/105/01015/21

Lincolnshire Conservation Ltd,
Bowen Architects Ltd,

Application Type: Listed Building Consent - Alterations

Decision: Approved
decided on 10/09/2021

Grid Reference: 532786 387428

Proposal: Listed Building Consent - Internal and external alterations to existing buildings, comprising of commercial and residential to restore and convert to provide a house and 3no. flats.

Location: 2-4 NICHOL HILL & 35A EASTGATE, LOUTH, LN11 9NQ

Application Number: N/015/01155/21

Mrs. E. Hughes-Jones,

Application Type: Full Planning Permission

Decision: Approved
decided on 17/08/2021

Grid Reference: 521181 381430

Proposal: Planning Permission - Construction of a manège.

Location: GREY BARN, SILVER STREET, BENNIWORTH, MARKET RASEN, LINCOLNSHIRE, LN8 6JR

Application Number: N/164/01170/21

Ms. J. Donocik,
Kelly & MacPherson Architects,

Application Type: Full Planning Permission

Decision: Approved
decided on 17/08/2021

Grid Reference: 519571 383377

Proposal: Planning Permission - Erection of 1no. detached house with a detached garden room on the site of the existing pole barn which is to be demolished.

Location: GRANARY COTTAGE, STATION ROAD, SOUTH WILLINGHAM, MARKET RASEN, LN8 6JQ

Application Number: N/110/01208/21

Mr. M. Lee,
M.A. Upton,

Application Type: Full Planning Permission

Decision: Approved
decided on 06/09/2021

Grid Reference: 550725 384702

Proposal: Planning Permission - Extension and alterations to the existing dwelling to provide a W.C and gym.

Location: 60 SEACROFT ROAD, MABLETHORPE, LN12 2DN

Application Number: N/145/01235/21

Mr. P. Smedley,
Rob Bradley Building Design Ltd,

Application Type: Full Planning Permission

Decision: Approved
decided on 09/09/2021

Grid Reference: 542198 388771

Proposal: Planning Permission - Erection of a holiday cottage with detached garage and construction of a vehicular access as an amendment to that previously approved under planning permission ref. no. N/145/00327/19.

Location: LAND ADJACENT TO LUAN HOUSE, MAIN ROAD, SALTFLEETBY, LOUTH, LINCOLNSHIRE, LN11 7SS

Application Number: N/133/01240/21

Mr. J. Chaudry,
DMC Architecture Ltd,

Application Type: Remove or Vary a condition

Decision: Approved
decided on 03/09/2021

Grid Reference: 529714 398592

Proposal: Section 73 application in relation to condition no. 2 (approved plans) previously imposed on planning permission ref. no. N/133/01558/18 for extensions and alterations to existing dwelling and erection of a detached double garage.

Location: COACH HOUSE, STATION ROAD, NORTH THORESBY, GRIMSBY, LINCOLNSHIRE, DN36 5QS

Application Number: N/110/01247/21

Mr. Layn,
Fisher German LLP,

Application Type: Remove or Vary a condition

Decision: Approved
decided on 17/09/2021

Grid Reference: 549892 385790

Proposal: Section 73 application in relation to condition no. 2 (approved plans) and condition no. 7 (amount of containers) as approved on planning permission reference no. N/110/00814/17 which was for change of use of land for the sale and display of garden buildings and log cabins falling under Class A1: Shops to a commercial storage container business with the siting of storage containers for private rental falling under Class B8: Storage and Distribution of The Town and Country Planning (Use Classes) Order 1987 as amended.

Location: MYRIAD SELF-STORAGE LIMITED, GOLF ROAD, MABLETHORPE, LN12 1LH

Application Number: N/003/01266/21

Page 86 of R. Brown,

Application Type: Reserved Matters

Decision: Approved
decided on 09/09/2021

Grid Reference: 545611 375842

Proposal: Detailed particulars in relation to the erection of 11no. houses with associated garages (outline planning permission ref. no. N/003/00562/18 for Outline erection of up to 13no. dwellings granted on 9th October 2019).

Location: LAND WEST OF, HANBY LANE, ALFORD

Application Number: N/110/01274/21

Mr. Layn,
Fisher German LLP,

Application Type: Full Planning Permission

Decision: Approved
decided on 18/08/2021

Grid Reference: 549901 385752

Proposal: Planning Permission - Change of use of land for the siting of 20no. storage containers.

Location: MYRIAD SELF STORAGE, GOLF ROAD, MABLETHORPE, LN12 1LH

Application Number: N/031/01321/21

K. Roby,
Old School Architects LLP,

Application Type: Full Planning Permission

Decision: Approved
decided on 12/10/2021

Grid Reference: 555989 371658

Proposal: Planning Permission - Change of use of land to provide 11 no. lodges with decking area, a managers office and a cafe/shop. Construction of vehicular parking areas, internal road, pedestrian and vehicular access.

Location: LAND OFF 64 SOUTH ROAD, CHAPEL ST LEONARDS, SKEGNESS, PE24 5TL

Application Number: N/006/01328/21

A. Graham,

Application Type: Full Planning Permission

Decision: Approved
decided on 17/09/2021

Grid Reference: 542839 366569

Proposal: Planning Permission - Change of use of existing ground floor offices to provide a 24 hour veterinary hospital.

Location: THE FORECOURT, SCREMBY ROAD, ASHBY BY PARTNEY, SPILSBY, LINCOLNSHIRE, PE23 5RG

Application Number: N/138/01329/21

Mr. M. Bullivant,
Gray Architectural Design,

Application Type: Full Planning Permission

decided on 18/08/2021

Decision: Approved
Grid Reference: 533669 384581
Proposal: Planning Permission - Erection of a telecommunications mast to the maximum height of 26 metres with associated antenna and dishes.
Location: TATHWELL 26M MAST, POVERTY LANE, RAITHBY CUM MALTBY, LOUTH, LINCOLNSHIRE

Application Number: N/119/01339/21 Mrs. Miller,
Amet Property,
Application Type: Full Planning Permission
decided on 23/08/2021
Decision: Approved
Grid Reference: 535623 367453
Proposal: Planning Permission - Change of use, conversion of, extensions and alterations to existing farm building to provide a residential dwelling.
Location: NORTHFIELD FARM, MAIN ROAD, MAVIS ENDERBY, SPILSBY, PE23 4EW

Application Number: N/105/01357/21 Mr. Varrall,
G F Design Services Ltd,
Application Type: Full Planning Permission
decided on 13/09/2021
Decision: Approved
Grid Reference: 532709 387752
Proposal: Planning Permission - Alterations to the existing dwelling to provide an enlarged velux window.
Location: PEAR TREE LODGE, HIGH HOLME ROAD, LOUTH, LN11 0EY

Application Number: N/003/01359/21 Mrs. L. Le Voi,
Application Type: Advertisement Consent
decided on 06/09/2021
Decision: Approved
Grid Reference: 545457 376024
Proposal: Consent to Display - 1 no. non-illuminated fascia sign.
Location: 14A MARKET PLACE, ALFORD, LN13 9EB

Application Number: N/105/01360/21 Mr. M. Atkinson,
dmc Architecture Limited,
Application Type: Full Planning Permission
decided on 23/08/2021
Decision: Approved
Grid Reference: 532808 388002
Proposal: Planning Permission - Extension and alterations to the existing dwelling to provide a single garage and utility with a first floor bedroom and ensuite over.

Location: 20 MILL LANE, LOUTH, LN11 0EZ

Application Number: N/155/01393/21

Mr. A. Fairley,
GC Planning Partnership Ltd,

Application Type: Full Planning Permission

Decision: Approved
decided on 19/08/2021

Grid Reference: 542715 392123

Proposal: Planning Permission - Change of use, conversion of and alterations to the existing agricultural building to provide 2no. dwellings.

Location: WELL PASTURES, SADDLEBACK ROAD, SKIDBROOKE, LOUTH, LN11 7DH

Application Number: N/105/01398/21

Mr. M. Hirst,
Lincs Design Consultancy Ltd,

Application Type: Full Planning Permission

Decision: Approved
decided on 24/08/2021

Grid Reference: 534109 388423

Proposal: Planning Permission - Extension to the existing detached garage and erection of a pergola.

Location: 11 STAINESWAY, LOUTH, LN11 0DE

Application Number: N/052/01401/21

Mr. S. Needham,
DesignQube By Steven Brown,

Application Type: Full Planning Permission

Decision: Approved
decided on 24/08/2021

Grid Reference: 531444 391453

Proposal: Planning Permission - Single storey rear extension and alterations to existing dwelling to provide additional living accommodation.

Location: ROWAN, WOLD VIEW, FOTHERBY, LOUTH, LN11 0TF

Application Number: N/118/01408/21

Mr. & Mrs. Ahsan-Farrer,
Mr. G. Jeffrey,

Application Type: Full Planning Permission

Decision: Approved
decided on 23/08/2021

Grid Reference: 536003 399216

Proposal: Planning Permission - Single storey rear extension to existing dwelling to provide additional living accommodation and demolition of existing conservatory.

Location: CHERRY GROVE, SEA DYKE WAY, MARSHCHAPEL, GRIMSBY, DN36 5SX

Application Number: N/042/01414/21

Mr. A. Howe,
JTC Planning Limited

Application Type: Full Planning Permission

Decision: Approved
decided on 24/08/2021

Grid Reference: 523493 382947

Proposal: Planning Permission - Erection of a detached garden room/office.

Location: THE PADDOCK, HOLLENGS LANE, DONINGTON ON BAIN, LOUTH, LN11 9TH

Application Number: N/105/01419/21

Mrs. S. Phillips,

Application Type: Advertisement Consent

Decision: Approved
decided on 07/09/2021

Grid Reference: 532896 387393

Proposal: Consent to display 1no. non-illuminated window graphic.

Location: 27 MARKET PLACE, LOUTH, LN11 9PD

Application Number: N/105/01421/21

Mrs. J. Smith,
Lincs Design Consultancy Ltd,

Application Type: Full Planning Permission

Decision: Approved
decided on 23/08/2021

Grid Reference: 532973 387464

Proposal: Planning Permission - Installation of an awning.

Location: 69 EASTGATE, LOUTH, LN11 9PL

Application Number: N/105/01422/21

Mrs. J. Smith,
Lincs Design Consultancy Ltd,

Application Type: Listed Building Consent - Alterations

Decision: Approved
decided on 23/08/2021

Grid Reference: 532973 387464

Proposal: Listed Building Consent - External alterations to the existing building for the installation of an awning.

Location: 69 EASTGATE, LOUTH, LN11 9PL

Application Number: N/085/01427/21

Limagrain UK Limited,
Robert Doughty Consultancy Limited,

Application Type: Full Planning Permission

Decision: Approved
decided on 25/08/2021

Grid Reference: 528390 402371

Proposal: Planning Permission - Erection of an office block with a link through to the existing building.

Location: 11 NICKERSON WAY, HOLTON LE CLAY, GRIMSBY, DN36 5HS

Application Number: N/110/01429/21

Mr. R. Howell,
Paul Robinson Partnership (UK) LLP,

Application Type: Full Planning Permission

decided on 21/09/2021

Decision: Approved

Grid Reference: 551055 383365

Proposal: Planning Permission - Change of use of land to site 50no. static caravans.

Location: LAND OFF NORTH ROAD, TRUSTHORPE, MABLETHORPE, LINCOLNSHIRE

Application Number: N/110/01430/21

Mr. A. Horwood,

Application Type: Advertisement Consent

decided on 24/08/2021

Decision: Approved

Grid Reference: 549856 385309

Proposal: Consent to Display - 9no. fascia signs, 5no. graphic vinyls, 1no. dibond panel, 6no. PFS vinyls, 1no. media charger with screen, 3no. flag pole signs, 2no. gantry signs & 15no. free standing directional signs.

Location: TESCO SUPERSTORE, PETER CHAMBERS WAY, MABLETHORPE, LINCOLNSHIRE, LN12 1FB

Application Number: N/118/01431/21

Miss. A. Smith,
Lincs Design Consultancy Ltd,

Application Type: Full Planning Permission

decided on 09/09/2021

Decision: Approved

Grid Reference: 535639 399156

Proposal: Planning Permission - Erection of a detached double garage, provision of a turning area and construction of a vehicular access.

Location: WOLDVIEW, LITTLEFIELD LANE, MARSHCHAPEL, GRIMSBY, DN36 5TJ

Application Number: N/005/01444/21

Mr. A. Lowes,
Mr. M. Upton,

Application Type: Full Planning Permission

decided on 04/10/2021

Decision: Approved

Grid Reference: 552780 375588

Proposal: Planning Permission - Change of use of land to form an extension to the domestic curtilage, erection of a detached garage and alterations to existing vehicular access.

Location: FERN COTTAGE, SEA ROAD, ANDERBY, SKEGNESS, PE24 5YE

Application Number: N/192/01447/21

Mr. Lashbrooke-Small,
Neil Dowlman Architecture,

Application Type: Full Planning Permission

decided on 27/08/2021

Decision: Approved

Grid Reference: 530752 393281

Proposal: Planning Permission - Alterations to existing detached games room and garage to provide an annexe in connection with existing dwelling.

Location: THE BARN, CHURCH LANE, UTTERBY, LOUTH, LN11 0TH

Application Number: N/016/01459/21

Mr. & Mrs. C. Mew,
Architectural Design Services,

Application Type: Full Planning Permission

decided on 27/08/2021

Decision: Approved

Grid Reference: 547070 376605

Proposal: Planning Permission - Extensions and alterations to existing dwelling to provide additional first floor accommodation, car port and to include the raising of the roof height. Demolition of part of existing dwelling.

Location: WILLOW TREE, SUTTON ROAD, BILSBY, ALFORD, LN13 9PX

Application Number: N/110/01461/21

Mrs. B. Perez,
DesignQube By Steven Brown,

Application Type: Full Planning Permission

decided on 02/09/2021

Decision: Approved

Grid Reference: 551192 384210

Proposal: Planning Permission - Single storey rear extension to existing dwelling to provide additional living accommodation.

Location: 54 BROOKE DRIVE, MABLETHORPE, LN12 2DA

Application Number: N/110/01465/21

Mr. K. Gilsean,
G F Design Services Ltd,

Application Type: Full Planning Permission

decided on 13/09/2021

Decision: Approved

Grid Reference: 548080 383650

Proposal: Planning Permission - Erection of a self contained annexe with an attached garage and extensions and alterations to the existing dwelling to provide additional living accommodation.

Location: ROSE MULLION, ALFORD ROAD, MABLETHORPE, LN12 1NE

Application Number: N/056/01466/21

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Application Type: Full Planning Permission

Decision: Approved
decided on 09/09/2021

Grid Reference: 532777 397023

Proposal: Planning Permission - Erection of a detached bungalow and construction of a vehicular access.

Location: LAND EAST OF CARLBOM COURT, FULSTOW, LN11 0XE

Application Number: N/031/01474/21

Mr. M. Stevenson,
The Welton Group Ltd,

Application Type: Full Planning Permission

Decision: Approved
decided on 03/09/2021

Grid Reference: 555354 371922

Proposal: Planning Permission - Extension to existing dwelling to provide a garage and storage loft.

Location: CHURCH FARM BUNGALOW, SKEGNESS ROAD, CHAPEL ST LEONARDS, SKEGNESS, LINCOLNSHIRE, PE24 5UQ

Application Number: N/017/01475/21

Mr. N. Brook,
G F Design Services Ltd,

Application Type: Full Planning Permission

Decision: Approved
decided on 01/09/2021

Grid Reference: 521042 393633

Proposal: Planning Permission - Side extension to an existing dwelling to provide additional living accommodation.

Location: LEPRECHAUNS LEAP, LUDFORD ROAD, BINBROOK, MARKET RASEN, LINCOLNSHIRE, LN8 6DR

Application Number: N/001/01490/21

Mr. A. Hill,

Application Type: Remove or Vary a condition

Decision: Approved
decided on 31/08/2021

Grid Reference: 541252 378341

Proposal: Section 73 application in relation to condition no. 2. (Approved Plans) as imposed on planning permission reference no. N/001/978/20 which was for the extension to a dwelling to provide additional living accommodation.

Location: BELLA VISTA, SCHOOL LANE, ABY, ALFORD, LINCOLNSHIRE, LN13 0DL

Application Number: N/100/01491/21

Mr. & Mrs. S. Rodden,
RJ Design Architecture Ltd,

Application Type: Full Planning Permission

Decision: Approved
decided on 08/09/2021

Grid Reference: 536646 384356

Proposal: Planning Permission - Erection of a boundary wall to the maximum height of 1.6 metres.

Location: BIRDSONG, STATION ROAD, LEGBOURNE, LOUTH, LINCOLNSHIRE, LN11 8LH

Application Number: N/105/01493/21

Mr. T. Stanley,
Richard Jones Associates Ltd,

Application Type: Full Planning Permission

decided on 08/10/2021

Decision: Approved

Grid Reference: 534050 388456

Proposal: Planning Permission - Erection of a detached house.

Location: LAND OFF KEDDINGTON ROAD, LOUTH, LINCOLNSHIRE, LN11 0BL

Application Number: N/067/01501/21

Mr. & Mrs. Lloyd,
Doug Jennings Planning Services,

Application Type: Full Planning Permission

decided on 28/09/2021

Decision: Approved

Grid Reference: 539060 388846

Proposal: Planning Permission - Extension and alterations to existing dwelling to provide a sunroom and rear balcony. Alterations to existing garage to provide a gym, office, store and a log store extension. Erection of a 3 no. bay garage with bbq covered area and a balcony over. Existing stable on site to be removed.

Location: GREYSTONES, NORTHGATE LANE, GRIMOLDBY, LOUTH, LN11 8TG

Application Number: N/110/01513/21

Mr. B. Bibby,
JHWalter LLP,

Application Type: Full Planning Permission

decided on 27/09/2021

Decision: Approved

Grid Reference: 550701 385198

Proposal: Planning Permission - Change of use, conversion of and alterations to the existing former public house to provide an adult gaming centre/bingo facility with a bar.

Location: 30A HIGH STREET, MABLETHORPE, LINCOLNSHIRE, LN12 1AD

Application Number: N/134/01514/21

Mr. R. Speak,
The Welton Group Ltd,

Application Type: Full Planning Permission

decided on 10/09/2021

Decision: Approved

Grid Reference: 552541 367908

Proposal: Planning Permission - Erection of a building comprising of merchandise shop, office, workshop with a first floor restaurant and bar on the site of the existing buildings which are to be demolished and erection of 2no.

entrance turnstiles.

Location: SKEGNESS RACEWAY, ORBY, SKEGNESS, LINCOLNSHIRE, PE24 5JA

Application Number: N/110/01523/21

Mr. A Henshaw,
Lincs Design Consultancy Ltd,

Application Type: Full Planning Permission

Decision: Approved
decided on 10/09/2021

Grid Reference: 552306 381016

Proposal: Planning Permission - Provision of a memorial and 2no. benches.

Location: LAND NORTH OF HENSHAW AVENUE, SUTTON ON SEA, MABLETHORPE, LINCOLNSHIRE, LN12 2FB

Application Number: N/081/01526/21

Miss. B. Sherriff,
Ross Davy Associates,

Application Type: Full Planning Permission

Decision: Approved
decided on 08/10/2021

Grid Reference: 533746 381548

Proposal: Planning Permission - Side and rear extension to existing dwelling to provide additional living accommodation. Existing annex and outbuilding to be demolished.

Location: 3 THE TERRACE, TATHWELL ROAD, HAUGHAM, LOUTH, LN11 8PX

Application Number: N/180/01530/21

Mr. I. Wood,

Application Type: Full Planning Permission

Decision: Approved
decided on 05/10/2021

Grid Reference: 547718 388756

Proposal: Planning Permission - Extension and alterations to the existing dwelling to provide additional living accommodation. Existing conservatory to be demolished.

Location: OLCOTE, SALT FLEET ROAD, THEDDLETHORPE, MABLETHORPE, LN12 1NS

Application Number: N/149/01541/21

Mr. M. Burnett,
DesignQube By Steven Brown,

Application Type: Full Planning Permission

Decision: Approved
decided on 09/09/2021

Grid Reference: 527191 378569

Proposal: Planning Permission - Single storey side extension to existing dwelling to provide additional living accommodation.

Location: BEECH HOUSE, NEW MAIN ROAD, SCAMBLESBY, LOUTH, LINCOLNSHIRE, LN11 9XH

Application Number: N/092/01546/21

Mr. T. White. & Ms. L.Newbold,
Robert Doughty Consultancy Limited,

Application Type: Full Planning Permission

Decision: Approved
decided on 27/09/2021

Grid Reference: 534511 388594

Proposal: Planning Permission - Change of use of land for the siting of 5 no. shepherds huts as holiday accommodation and the siting of a mobile amenity block consisting of showers and w.c.s, erection of a pergola and construction of vehicular parking.

Location: THE PADDOCKS, CHURCH LANE, KEDDINGTON, LOUTH, LN11 7HG

Application Number: N/105/01556/21

Mr. T. Wright,

Application Type: Full Planning Permission

Decision: Approved
decided on 27/09/2021

Grid Reference: 533015 387085

Proposal: Planning Permission - Extension, alterations and subdivision of existing single dwelling to create 2no. separate dwellings.

Location: 33 NEWMARKET, LOUTH, LN11 9HR

Application Number: N/110/01557/21

Ms. K. Crowder-James,
Contour Planning Services Ltd,

Application Type: Full Planning Permission

Decision: Approved
decided on 30/09/2021

Grid Reference: 549856 385309

Proposal: Planning Permission - Erection of an extension to existing Tesco store to facilitate a home delivery facility, changes to the service yard including the erection of a service yard canopy and the provision of 2 no. dedicated click and collect customer parking bays within previously approved customer car park.

Location: TESCO SUPERMARKET, PETER CHAMBERS WAY, MABLETHORPE, LN12 1FN

Application Number: N/145/01563/21

Mr. S. Goodyer,

Application Type: Prior Approval-Ag to Dwelling House

Decision: Approved
decided on 17/09/2021

Grid Reference: 543442 388917

Proposal: Determination of whether or not prior approval is required as to

- transport and highways impacts of the development,
- the noise impacts of the development,
- Contamination risks on the site,
- flooding risks on the site,
- whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to provide a dwelling falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order
- design or external appearance of the building

g) the provision of adequate natural light in all habitable rooms of the dwellinghouses.

Location: EVERGREEN FARM, THREE BRIDGE LANE, SALTFLEETBY, LOUTH, LN11 7UA

Application Number: N/105/01578/21

Mr. M. Tonge,
Lincs Design Consultancy Ltd,

Application Type: Full Planning Permission

decided on 20/09/2021

Decision: Approved

Grid Reference: 532206 386588

Proposal: Planning Permission - Extension to the existing dwelling to provide a car port.

Location: WHISTLING STRAITS, 54 HORNCastle ROAD, LOUTH, LN11 9LD

Application Number: N/208/01583/21

Mr. F. Russell,
Neil Dowlman Architecture,

Application Type: Full Planning Permission

decided on 16/09/2021

Decision: Approved

Grid Reference: 546240 371897

Proposal: Planning Permission - Extensions and alterations to existing dwelling to provide additional living accommodation, garages and workshops. Part of the existing dwelling is to be removed.

Location: WOODSIDE, WILLOUGHBY ROAD, (WILLOUGHBY WITH SLOOTHBY PARISH), CLAXBY ST ANDREW, ALFORD, LN13 0HL

Application Number: N/178/01587/21

Mr. J. Hullett,
RMV Design Ltd,

Application Type: Full Planning Permission

decided on 28/09/2021

Decision: Approved

Grid Reference: 531987 401241

Proposal: Planning Permission - Erection of a detached single garage.

Location: THE GABLES, HOOP END, TETNEY, GRIMSBY, DN36 5LB

Application Number: N/132/01589/21

Mr. K. Harrison,

Application Type: Full Planning Permission

decided on 07/09/2021

Decision: Approved

Grid Reference: 542743 396356

Proposal: Planning Permission - Extension to existing building to provide an enlarged tackle shop, toilets and entrance hall to flat.

Location: OASIS LAKES, WARREN ROAD, NORTH SOMERCOTES, LOUTH, LN11 7QX

Application Number: N/178/01593/21

Mr. C. George,
Ross Davy Associates,

Application Type: Full Planning Permission

Decision: Approved
decided on 13/09/2021

Grid Reference: 531848 401163

Proposal: Planning Permission - Change of use of land to provide an extension to the existing domestic curtilage and erection of a detached garden room.

Location: 8 PRIMROSE LANE, TETNEY, GRIMSBY, DN36 5PJ

Application Number: N/019/01594/21

Mr. J. Cook,

Application Type: Full Planning Permission

Decision: Approved
decided on 24/09/2021

Grid Reference: 532619 391547

Proposal: Planning Permission - Extension and alterations to the existing dwelling to provide a link to the detached garage with living accommodation over.

Location: THE MANOR HOUSE, FOTHERBY ROAD, LITTLE GRIMSBY, LOUTH, LN11 0UU

Application Number: N/110/01602/21

Mr. I. Telfer,

Application Type: Full Planning Permission

Decision: Approved
decided on 21/09/2021

Grid Reference: 550976 383911

Proposal: Planning Permission - Erection of a rear fence to the maximum height of 1.8 metres.

Location: 14 CHAMPION WAY, MABLETHORPE, LN12 2EJ

Application Number: N/110/01604/21

Mr. & Mrs. Mann,
Neil Dowlman Architecture,

Application Type: Full Planning Permission

Decision: Approved
decided on 20/09/2021

Grid Reference: 552414 380699

Proposal: Planning Permission - Single storey extensions and alterations to existing dwelling to provide additional living accommodation.

Location: 44 KIPLING DRIVE, SANDILANDS, SUTTON ON SEA, MABLETHORPE, LN12 2SA

Application Number: N/110/01620/21

National Trust,
National Trust,

Application Type: Full Planning Permission

decided on 09/09/2021

Decision: Approved

Grid Reference: 552999 380363

Proposal: Planning Permission - Installation of a height restricting vehicle barrier with integral gate.

Location: CAR PARK, ROMAN BANK, SANDILANDS, SUTTON ON SEA, MABLETHORPE

Application Number: N/136/01623/21

Mr. L. Baker,
Mr. M. Andrews,

Application Type: Full Planning Permission

decided on 30/09/2021

Decision: Approved

Grid Reference: 540960 368123

Proposal: Planning Permission - Single and two storey extensions and alterations to existing dwelling to provide additional living accommodation and erection of a detached triple garage.

Location: PARK HOUSE, SPILSBY ROAD, PARTNEY, SPILSBY, PE23 4PF

Application Number: N/038/01628/21

Mr. & Mrs. S. Gates,

Application Type: Full Planning Permission

decided on 30/09/2021

Decision: Approved

Grid Reference: 533825 394119

Proposal: Planning Permission - Change of use of agricultural land to form an extension to existing domestic curtilage, extension and alterations to existing dwelling to provide first floor living accommodation and provision of dormer windows to front and rear elevations. Existing lobby to be demolished.

Location: WEST CLOSE, INGS LANE, COVENHAM ST MARY, LOUTH, LN11 0PJ

Application Number: N/038/01629/21

Mr. A. Burley,
DMC Architecture Limited,

Application Type: Full Planning Permission

decided on 24/09/2021

Decision: Approved

Grid Reference: 535126 394664

Proposal: Planning Permission - Two storey rear extension to existing dwelling to provide an attached self contained annexe. Part of existing workshop to be removed.

Location: OLD CREW YARD, NEWBRIDGE LANE, COVENHAM ST MARY, LOUTH, LN11 0PQ

Application Number: N/105/01641/21

Mr/Mrs. Singh,
Old School Architects LLP,

Application Type: Listed Building Consent - Alterations

decided on 22/09/2021

Decision: Approved

Grid Reference: 532981 387466

Proposal: Listed Building Consent - Alterations to existing building to provide an external metal security gate and

internal window shutter.

Location: 73 EASTGATE, LOUTH, LN11 9PL

Application Number: N/031/01656/21

Mr. T. Coles,

Application Type: Full Planning Permission

decided on 05/10/2021

Decision: Approved

Grid Reference: 555517 372562

Proposal: Planning Permission - Change of use of the existing commercial building to provide a dwelling (works completed).

Location: 35 ST LEONARDS DRIVE, CHAPEL ST LEONARDS, SKEGNESS, LINCOLNSHIRE, PE24 5RN

Application Number: N/004/01657/21

Ms. C. Rolph,
Lincs Design Consultancy Ltd,

Application Type: Full Planning Permission

decided on 11/10/2021

Decision: Approved

Grid Reference: 536313 391281

Proposal: Planning Permission - Change of use, conversion of, alterations to former Methodist church to provide a dwelling.

Location: ALVINGHAM METHODIST CHURCH, HIGHBRIDGE ROAD, ALVINGHAM, LOUTH, LINCOLNSHIRE, LN11 0QB

Application Number: N/105/01674/21

Mr. G. Bonner,
Sidebottom Richardson Cheng Ltd,

Application Type: Full Planning Permission

decided on 07/09/2021

Decision: Approved

Grid Reference: 532414 388598

Proposal: Planning Permission - Erection of a storage building.

Location: COUPLANDS CARAVANS, TATTERSHALL WAY, FAIRFIELD INDUSTRIAL ESTATE, LOUTH, LN11 0YZ

Application Number: N/208/01682/21

Mr. R. Turnbull,
A. E. Culley,

Application Type: Full Planning Permission

decided on 28/09/2021

Decision: Approved

Grid Reference: 549435 370875

Proposal: Planning Permission - Two storey extension and alterations to the existing dwelling to provide additional living accommodation and erection of a detached garage block and store.

Location: THE ELMS, WILLOUGHBY ROAD, SLOOTHBY, ALFORD, LN13 9NP

Application Number: N/110/01683/21

National Trust,
National Trust,

Application Type: Advertisement Consent

decided on 16/09/2021

Decision: Approved

Grid Reference: 553009 380324

Proposal: Consent to Display - 25no. non illuminated heras fencing mesh banners.

Location: SANDILANDS FORMER GOLF CLUB HOUSE, ROMAN BANK, SANDILANDS, SUTTON ON SEA,
MABLETHORPE, LINCOLNSHIRE, LN12 2RS

Application Number: N/171/01686/21

Woodthorpe Hall Garden Centre Ltd,
Keir Architecture Ltd,

Application Type: Full Planning Permission

decided on 15/10/2021

Decision: Approved

Grid Reference: 544403 380604

Proposal: Planning Permission - Erection of a detached play barn and gym and erection of a play area shelter on the site of the existing shelter which is to be removed.

Location: WOODTHORPE GARDEN CENTRE, WOODTHORPE, ALFORD, LINCOLNSHIRE, LN13 0DD

Application Number: N/038/01697/21

Mr. S. Lampard,

Application Type: Full Planning Permission

decided on 18/10/2021

Decision: Approved

Grid Reference: 533907 394138

Proposal: Planning Permission - Rear extension to existing dwelling to provide a utility room.

Location: 3 LAMBERTS ROW, COVENHAM ST MARY, LOUTH, LN11 0PH

Application Number: N/118/01701/21

Mr. R. Adams,
For-Ward Planning Consultancy Ltd

Application Type: Full Planning Permission

decided on 30/09/2021

Decision: Approved

Grid Reference: 535625 399355

Proposal: Planning Permission - Extensions and alterations to the existing dwelling to provide additional living accommodation on the site of part of the existing dwelling which is to be demolished and erection of a detached garage.

Location: 11 LITTLEFIELD LANE, MARSHCHAPEL, GRIMSBY, DN36 5TJ

Application Number: N/145/01716/21

Mr. S. Charlton, & Ms. K. Bromwich,
Mr. M. Upton,

Application Type: Full Planning Permission

decided on 27/09/2021

Decision: Approved

Grid Reference: 542072 388634

Proposal: Planning Permission - Extension to existing dwelling to provide additional living accommodation.

Location: HESLEYSIDE, MAIN ROAD, SALTFLEETBY, LOUTH, LN11 7SS

Application Number: N/110/01721/21

Co Operative Food Supermarket,
Mr. R. Burns,

Application Type: Advertisement Consent

decided on 15/10/2021

Decision: Approved

Grid Reference: 550546 384962

Proposal: Consent to Display - (1A) 1 no. Non illuminated fascia sign, (1B) 2 no. Internally illuminated logo, (1C) 1 no. Non illuminated fascia letters, (1D) 1 no. Internally illuminated logo, (2) 2 no. Internally illuminated projecting signs, (3A) 3 no. Non illuminated disclaimer wall signs, (3B) 8 no. Non illuminated disclaimer post signs, (4) 1 no. Non illuminated delivery sign, (5) 1 no. Non illuminated Parent & Child sign, (6) 1 no. Non illuminated bike sign, (7) 2 no. Non illuminated disabled signs, (8) 2 no. Non illuminated bag signs, (9) 1 no. Non illuminated trolley sign, (10) 1 no. Non illuminated CCTV sign, (11) 1 no. Non illuminated Entrance sign, (12) 2 no. Non illuminated Post Office signs, (13) 4 no. Non illuminated trolley bay signs, (14) 6 no. Non illuminated banner frames, (15) 1 no. Internally illuminated totem.

Location: THE CO OPERATIVE FOOD SUPERMARKET, SEACROFT ROAD, MABLETHORPE, LN12 2DU

Application Number: N/105/01737/21

Mr. Enderby,
Neil Dowlman Architecture,

Application Type: Remove or Vary a condition

decided on 18/10/2021

Decision: Approved

Grid Reference: 533313 388554

Proposal: Section 73 application in relation to condition no. 2, (Approved Plans) as imposed on planning permission reference no. N/105/763/19 which was for the erection of a house with integral garage and alterations to existing vehicular access and construction of a vehicular access to serve 54 Brackenborough Road.

Location: LAND ADJACENT TO 54 BRACKENBOROUGH ROAD, LOUTH, LN11 0AQ

Application Number: N/062/01750/21

Mrs. H. Ablott,
Richard Jones Associates Ltd,

Application Type: Full Planning Permission

decided on 08/10/2021

Decision: Approved

Grid Reference: 538293 397354

Proposal: Planning Permission - Extension and alterations to the existing dwelling to provide additional living accommodation (orangery).

Location: HORNS COTTAGE, POORS END, GRAINTHORPE, LOUTH, LN11 7JB

Application Number: N/062/01751/21

Mrs. H. Ablott,
Richard Jones Associates Ltd,

Application Type: Listed Building Consent - Alterations

decided on 08/10/2021

Decision: Approved

Grid Reference: 538293 397354

Proposal: Listed Building Consent - Alterations to the roof of the existing dwelling.

Location: HORNS COTTAGE, POORS END, GRAINTHORPE, LOUTH, LN11 7JB

Application Number: N/062/01752/21

Mrs. H. Ablott,
Richard Jones Associates Ltd,

Application Type: Listed Building Consent - Alterations

decided on 08/10/2021

Decision: Approved

Grid Reference: 538293 397354

Proposal: Listed Building Consent - Extension and alterations to the existing dwelling to provide additional living accommodation (orangery).

Location: HORNS COTTAGE, POORS END, GRAINTHORPE, LOUTH, LN11 7JB

Application Number: N/136/01758/21

Mr. & Mrs. G. Hewitt,
DC Architectural Services Ltd.,

Application Type: Full Planning Permission

decided on 11/10/2021

Decision: Approved

Grid Reference: 541102 368528

Proposal: Planning Permission - Erection of a detached house on the site of the existing workshop to be demolished and erection of a detached single garage.

Location: THE WORKSHOP, DALBY ROAD, PARTNEY (ALSO WITHIN THE PARISH OF DALBY) PE23 4PQ

Application Number: N/105/01759/21

Mr. Tomlinson,
Faber Architecture Ltd,

Application Type: Full Planning Permission

decided on 08/10/2021

Decision: Approved

Grid Reference: 532874 387174

Proposal: Planning Permission - Alterations to the existing dwelling to provide 5no. rooflights.

Location: 5 LEE STREET, LOUTH, LN11 9HJ

Application Number: N/118/01761/21

Mr. A. Funnell,

Application Type: Full Planning Permission

decided on 15/10/2021

Decision: Approved

Grid Reference: 535921 398916

Proposal: Planning Permission - Extension and alterations to the existing dwelling to provide additional living accommodation. Existing conservatory to be demolished.

Location: LONGFLEET, CHURCH LANE, MARSHCHAPEL, GRIMSBY, DN36 5TW

Application Number: N/149/01785/21

Ms. R. Jones,
ESP Design Ltd,

Application Type: Full Planning Permission

Decision: Approved
decided on 14/10/2021

Grid Reference: 527859 378382

Proposal: Planning Permission - Two storey side extension and alterations to existing dwelling to provide additional living accommodation and change of facing materials. Existing conservatory to be demolished. Provision of a rear garden terrace / decked area (works already commenced).

Location: WILLMEAD, MILL LANE, SCAMBLESBY, LOUTH, LINCOLNSHIRE, LN11 9XP

Application Number: N/006/01787/21

Mr. M. Thompson,
GadARCH Design Services Ltd,

Application Type: Full Planning Permission

Decision: Approved
decided on 14/10/2021

Grid Reference: 542668 366562

Proposal: Planning Permission - Single storey rear extension to existing dwelling to provide additional living accommodation.

Location: THE WHYTE LODGE, OLD SCREMBY ROAD, ASHBY BY PARTNEY, SPILSBY, LINCOLNSHIRE, PE23 5RQ

Application Number: N/133/01797/21

Mr. & Mrs. Marshal,
Hyde Architecture,

Application Type: Full Planning Permission

Decision: Approved
decided on 15/10/2021

Grid Reference: 528978 398432

Proposal: Planning Permission - Extension and alterations to existing dwelling to provide additional living accommodation and provision of additional dormer windows and a bay window.

Location: WYCHWOOD, HIGH STREET, NORTH THORESBY, GRIMSBY, DN36 5PL

Application Number: N/110/02100/21

Mr. Bullas,
David Hickinson Architecture,

Application Type: Non-Material Amendments

Decision: Approved
decided on 07/10/2021

Grid Reference: 549810 385241

Proposal: 'Non material amendment/s to that previously approved under Planning Permission ref no. N/110/2209/19'.

Location: LAND SOUTH OF JACKLIN CRESCENT, MABLETHORPE, LN12 1EP

List Of Applications Approved Under Delegated Powers

Between 17/08/2021 and 18/10/2021

For the Southern Area Team

Application Number: S/046/00152/21
Application Type: Full Planning Permission
Decision: Approved
decided on 31/08/2021
Grid Reference: 533215 362930
Proposal: Planning Permission - Change of use, conversion of and alterations to the existing stables to provide a self contained annexe and workshop.
Location: EAST KIRKBY HOUSE, CHURCH LANE, EAST KIRKBY, SPILSBY, PE23 4BX

Mr. C. Mapleston,
Jonathan Hendry Architects

Application Number: S/169/00636/21
Application Type: Full Planning Permission
Decision: Approved
decided on 06/09/2021
Grid Reference: 534343 356734
Proposal: Planning Permission - Installation of a retractable shop awning and provision of an external seating area.
Location: STICKNEY BAKERY AND CAFE, MAIN ROAD, STICKNEY, BOSTON, PE22 8AA

Mrs. M. Caddamy,
GadaRCh Design Services Ltd,

Application Number: S/046/00701/21
Application Type: Listed Building Consent - Alterations
Decision: Approved
decided on 01/09/2021
Grid Reference: 533215 362930
Proposal: Listed Building Consent - Internal and external alterations and first floor extension to allow the conversion of the existing stables to provide a self contained annexe and workshop.
Location: EAST KIRKBY HOUSE, CHURCH LANE, EAST KIRKBY, SPILSBY, PE23 4BX

Mr. C. Mapleston,
Jonathan Hendry Architects

Application Number: S/153/00926/21
Application Type: Full Planning Permission
Decision: Approved
decided on 18/08/2021

Manorcrest Homes Ltd,
Manorcrest Homes Limited,

Grid Reference: 556000 364637

Proposal: Planning Permission - Erection of a detached double garage.

Location: 28 WINSTON DRIVE, SKEGNESS, PE25 2RE

Application Number: S/175/00998/21

Mr. S. Eyre,
John Halton Design Ltd.,

Application Type: Full Planning Permission

Decision: Approved
decided on 20/09/2021

Grid Reference: 521302 357899

Proposal: Planning Permission - Erection of 3 terrace houses including demolition of the existing workshop. Change of use and alterations to the reception, office and parts store to provide 3 no. apartments. Erection of a building to provide a MOT service centre and workshop over the footprint of an existing outbuilding which is also to be demolished.

Location: TWO SEPARATE PARCELS OF LAND REFERENCED A & B, AS IDENTIFIED ON THE SUBMITTED LOCATION PLAN AS, AND CLOSE TO NO.1 HIGH STREET, TATTERSHALL, LINCOLN, LN4 4LE

Application Number: S/175/00999/21

Mr. S. Eyre,
John Halton Design Ltd.,

Application Type: Listed Building Consent - Alterations

Decision: Approved
decided on 20/09/2021

Grid Reference: 521302 357899

Proposal: Listed Building Consent - Alterations to part of the former garage to provide 3 no. apartments and construction of vehicular parking areas.

Location: 1 HIGH STREET, TATTERSHALL, LINCOLN, LN4 4LE

Application Number: S/216/01173/21

Mrs. A. Ward,
Mr. M. Calvert,

Application Type: Full Planning Permission

Decision: Approved
decided on 28/09/2021

Grid Reference: 513561 378186

Proposal: Planning Permission - Alterations to existing house to provide replacement windows and door on the front elevation.

Location: THORNE COTTAGE, LOUTH ROAD, WRAGBY, MARKET RASEN, LN8 5PH

Application Number: S/090/01204/21

Hardys Farm Limited,
Robert Doughty Consultancy Ltd,

Application Type: Remove or Vary a condition

Decision: Approved
decided on 09/09/2021

Grid Reference: 555662 369863

Proposal: Section 73 application in relation to condition no. 2 (submission of reserved matters), condition no. 10

(wildlife buffer zone), condition no. 12 (reserved matters), condition no. 22 (highways improvements) and condition no. 24 (internal roads and footways) as imposed on planning permission reference no. S/090/01847/19 which was to vary conditions imposed on planning permission reference no. S/090/02435/16.

Location: LAND ADJOINING GRAYS FARM, ANCHOR LANE, INGOLDMELLS

Application Number: S/029/01229/21

Mr. S. Lunn,
Andrew Clover Planning & Design,

Application Type: Remove or Vary a condition

Decision: Approved
decided on 21/09/2021

Grid Reference: 531405 351424

Proposal: Section 73 application in relation to condition no. 3 (occupancy) as imposed on planning permission reference no. S/029/01426/01 which was for change of use, conversion of and alterations including raising the roof to existing redundant agricultural buildings into 2no. holiday flat.

Location: CARRINGTON COURT HOLIDAY COTTAGES, CARRINGTON ROAD, FRITHVILLE, BOSTON, PE22 7DY

Application Number: S/165/01265/21

Mr. P. Silvester,
David Hickinson Architecture,

Application Type: Remove or Vary a condition

Decision: Approved
decided on 21/09/2021

Grid Reference: 540298 366173

Proposal: Section 73 application in relation to condition nos. 2 (approved plans), no. 3 (materials) and no. 4 (windows and doors) previously imposed on planning permission ref. no. S/165/01914/16 for the erection of 1 no. block of 3 no. houses and 1 no. detached house.

Location: LAND AT FORMER FRANKLIN CINEMA, REYNARD STREET, SPILSBY

Application Number: S/177/01282/21

B. Todd,
Framework,

Application Type: Full Planning Permission

Decision: Approved
decided on 26/08/2021

Grid Reference: 533129 374813

Proposal: Planning Permission - Erection of a dormer bungalow.

Location: LAND OFF NORTH ROAD, TETFORD, HORNCastle, LINCOLNSHIRE, LN9 6QH

Application Number: S/215/01293/21

Woodhall Country Park Limited,
Paul Robinson Partnership (UK) LLP,

Application Type: Remove or Vary a condition

Decision: Approved
decided on 10/09/2021

Grid Reference: 519083 364435

Proposal: Section 73 application in relation to condition no. 5 (seasonal restriction) previously imposed on planning permission ref. no. S/215/02471/08 for change of use of land to form a touring caravan site.

Location: WOODHALL COUNTRY PARK, STIXWOULD ROAD, WOODHALL SPA, LN10 6UJ

Application Number: S/215/01294/21

Woodhall Country Park Limited
Paul Robinson Partnership (UK) LLP

Application Type: Remove or Vary a condition

Decision: Approved
decided on 10/09/2021

Grid Reference: 519083 364435

Proposal: Section 73 application in relation to condition no. 5 (occupancy) as imposed on planning permission reference no. S/215/00474/16 which was to vary conditions on planning application S/215/02616/12.

Location: WOODHALL COUNTRY PARK, STIXWOULD ROAD, WOODHALL SPA, LN10 6UJ

Application Number: S/079/01298/21

Mr. R. Hatcher,
The Environment Partnership (TEP) Limited,

Application Type: Full Planning Permission

Decision: Approved
decided on 23/09/2021

Grid Reference: 517520 376205

Proposal: Planning Permission - Installation of a gas compressor with ancillary buildings and equipment, associated flood lighting and erection of a security fence to the maximum height of 3.5 meters.

Location: HATTON COMPRESSOR STATION, HORNCastle ROAD, HATTON, MARKET RASEN, LN8 5QE

Application Number: S/204/01306/21

Mr. J. Tift,
DC Architectural Services Ltd.,

Application Type: Full Planning Permission

Decision: Approved
decided on 23/08/2021

Grid Reference: 536479 363167

Proposal: Planning Permission - Erection of a timber carport/ pergola.

Location: THE BUMBLES, MAIN ROAD, WEST KEAL, SPILSBY, PE23 4BE

Application Number: S/152/01315/21

Mrs. C. Blakey,

Application Type: Full Planning Permission

Decision: Approved
decided on 01/09/2021

Grid Reference: 535191 350801

Proposal: Planning Permission - Alterations to existing dwelling to provide replacement windows and render and wood cladding to the front elevation.

Location: THE HIVE, CHAPEL LANE, SIBSEY, BOSTON, PE22 0SN

Application Number: S/046/01341/21

Mr. J. Bates,

Application Type: Full Planning Permission

Decision: Approved
decided on 02/09/2021

Grid Reference: 533308 360810

Proposal: Planning Permission - Extension and alterations to the existing dwelling to provide a ground floor kitchen and dining room with a first floor bedroom over and ensuites for all existing bedrooms.

Location: BRIDGE FARM, FENSIDE, EAST KIRKBY, SPILSBY, PE23 4DD

Application Number: S/114/01347/21

Mrs. J. Daykin,

Application Type: Full Planning Permission

Decision: Approved
decided on 17/08/2021

Grid Reference: 526756 360366

Proposal: Planning Permission - Extension to existing dwelling, partially on site of an existing wooden barn which is to be removed.

Location: WOODVIEW COTTAGE, BIRKWOOD LANE, MAREHAM LE FEN, BOSTON, PE22 7RY

Application Number: S/152/01348/21

Mrs. R. Archer,

Application Type: Reserved Matters

Decision: Approved
decided on 22/09/2021

Grid Reference: 535321 351185

Proposal: Detailed Particulars relating to the erection of 39no. dwellings with associated garages (Phase 1) (outline planning permission reference no. S/152/01072/18 - Outline erection of up to 175 no. dwellings granted on 17th June 2021).

Location: MILLERS WALK, MAIN ROAD, SIBSEY

Application Number: S/153/01349/21

Mr. M. Hopkinson,
Cushman & Wakefield,

Application Type: Full Planning Permission

Decision: Approved
decided on 01/09/2021

Grid Reference: 556907 363876

Proposal: Planning Permission - Change of use, of part of former Skegness Magistrates Court previously used as Class:F1 of The Town and Country (Use Classes) Order 1987 as amended to use as offices under Classes E(g) (i) of The Town and Country (Use Classes) Order 1987 as amended, (works carried out).

Location: POLICE STATION, PARK AVENUE, SKEGNESS, PE25 1BJ

Application Number: S/053/01358/21

Mr. P. Blevins,

Application Type: Full Planning Permission

decided on 11/10/2021

Decision: Approved

Grid Reference: 545318 355325

Proposal: Planning Permission - Change of use of existing agricultural land and building to provide a mixed use development consisting of an education & wellbeing centre. Erection of reception & office (building 1) Mechanical Workshop (building 2) & Plant, storeroom, kitchen and classroom (Building 3). Demolition of existing barn, construction of an access road, and car parking area including the erection of flood lights.

Location: PETERS EDEN FARM, HOWGARTH LANE, FRISKNEY, BOSTON, PE22 8PQ

Application Number: S/181/01365/21

Mrs. H. Guy,

Application Type: Full Planning Permission

decided on 26/08/2021

Decision: Approved

Grid Reference: 524678 370014

Proposal: Planning Permission - Construction of a vehicular access.

Location: LAND OFF, THIMBLEBY ROAD, HORNCastle

Application Number: S/165/01373/21

Mrs. P. Raisen,
Architectural Design Services,

Application Type: Reserved Matters

decided on 19/08/2021

Decision: Approved

Grid Reference: 539497 366135

Proposal: Detailed particulars relating to the erection of 1 no. house with detached single garage (outline planning permission ref. no. S/165/01001/18 for outline erection of 2 no. dwellings and garages on the site of an existing dwelling which is to be demolished, granted on 25th July 2018).

Location: PLOT 1, 34 MASONIC LANE, SPILSBY, PE23 5LR

Application Number: S/023/01378/21

Mr. R. Wilson,
Lincs Design Consultancy Ltd,

Application Type: Full Planning Permission

decided on 13/09/2021

Decision: Approved

Grid Reference: 551059 364872

Proposal: Planning Permission - Erection of 1 no. pair of semi-detached houses and alterations to existing vehicular access.

Location: PLOT ADJACENT AND EAST OF 91, SKEGNESS ROAD, BURGH LE MARSH

Application Number: S/086/01395/21

Mr. M. Evans,
Build Design Ltd,

Application Type: Full Planning Permission

decided on 13/09/2021

Decision: Approved

Grid Reference: 525927 369804

Proposal: Planning Permission - Erection of a boundary wall with pillars and trellis fencing to a maximum height of 2.1m (works commenced).

Location: 5 WATERMILL ROAD, HORNCastle, LN9 5DR

Application Number: S/153/01399/21

Mr. & Mrs. J, Boyd,
John Roberts Architects Limited,

Application Type: Full Planning Permission

decided on 19/08/2021

Decision: Approved

Grid Reference: 555574 364346

Proposal: Planning Permission - Rear single storey extension to existing dwelling to provide additional living accommodation.

Location: 20 ALBANY ROAD, SKEGNESS, PE25 2NH

Application Number: S/086/01406/21

R. Bell,
Scorer Hawkins Architects Ltd,

Application Type: Full Planning Permission

decided on 21/09/2021

Decision: Approved

Grid Reference: 525960 369635

Proposal: Planning Permission - Change of use, conversion of, alterations to existing building which is a Listed Building currently used under Class A1: Shops and Class B1: Business of The Town and Country (Use Classes) Order 1987 as amended to use the ground floor under Class E (Commercial, Business and Service) of the Order and 4no. flats on the ground floor, first floor and second floor of the building.

Location: 8 HIGH STREET, HORNCastle, LN9 5BL

Application Number: S/086/01407/21

R. Bell,
Scorer Hawkins Architects Ltd,

Application Type: Listed Building Consent - Alterations

decided on 21/09/2021

Decision: Approved

Grid Reference: 525960 369635

Proposal: Listed Building Consent - Conversion of, alterations to existing building currently used under Class A1: Shops and Class B1: Business of The Town and Country (Use Classes) Order 1987 as amended to use the ground floor under Class E (Commercial, Business and Service) of the Order and 4no. flats on the ground floor, first floor and second floor of the building.

Location: 8 HIGH STREET, HORNCastle, LN9 5BL

Application Number: S/123/01409/21

Mr. W. H. S. Foster,

Application Type: Full Planning Permission

decided on 07/09/2021

Decision: Approved

Grid Reference: 528650 364724

Proposal: Planning Permission - Construction of a vehicular access track.

Location: HOLME WOOD FARM HOUSE, MAIN ROAD, MOORBY, BOSTON, LINCOLNSHIRE, PE22 7PJ

Application Number: S/022/01411/21

Mr. M. Kane,
Joseph Kemish Architects,

Application Type: LDC - Section 192

decided on 26/08/2021

Decision: Approved

Grid Reference: 514551 367227

Proposal: Section 192 application to determine the lawfulness of the proposed extension to the existing dwelling.

Location: ABBEY WARREN FARM, ABBEY WARREN FARM HOUSE, WOODHALL SPA, LINCOLNSHIRE, LN10 5DX

Application Number: S/207/01418/21

Mr. N. Dean,

Application Type: Full Planning Permission

decided on 24/08/2021

Decision: Approved

Grid Reference: 523093 355150

Proposal: Planning Permission - Erection of a detached 4 bay garage and extension of existing driveway.

Location: LINDUM HOUSE, NEW YORK ROAD, DOGDYKE, LINCOLN, LN4 4UR

Application Number: S/152/01428/21

Mr. & Mrs. T. Limb,
Clive Wicks Associates,

Application Type: Full Planning Permission

decided on 23/08/2021

Decision: Approved

Grid Reference: 535775 350620

Proposal: Planning Permission - Ground and first floor extension and alterations - to the existing dwelling to provide additional living accommodation.

Location: WELBECK, STATION ROAD, SIBSEY, BOSTON, PE22 0SB

Application Number: S/094/01433/21

Mr. M. Saunders,

Application Type: Full Planning Permission

decided on 27/08/2021

Decision: Approved

Grid Reference: 524081 362813

Proposal: Planning Permission - Change of use of existing land to form an extension to existing caravan site to provide 5no. additional caravan pitches.

Location: BAINSIDE COURSE FISHERY, BAINSIDE HOUSE, ROUGHTON ROAD, KIRKBY ON BAIN, WOODHALL

Application Number: S/213/01443/21 Mr. R. Crockford,
Application Type: Full Planning Permission
Decision: Approved decided on 07/09/2021
Grid Reference: 527404 363877
Proposal: Planning Permission - Erection of a detached garage, a detached car port and construction of a vehicular access.
Location: THE FORGE, HALTHAM ROAD, WOOD ENDERBY, BOSTON, PE22 7PG

Application Number: S/215/01449/21 Mr. M. Brown,
Application Type: Full Planning Permission
Decision: Approved decided on 08/09/2021
Grid Reference: 519114 362078
Proposal: Planning Permission - Erection of a hay barn.
Location: MONKS ELDER COTTAGE, ABBEY LANE, KIRKSTEAD, WOODHALL SPA, LN10 6UH

Application Number: S/165/01454/21 Mr. E. Tong,
Sidebottom Richardson Cheng Ltd,
Application Type: Full Planning Permission
Decision: Approved decided on 07/09/2021
Grid Reference: 540151 365487
Proposal: Planning Permission - Extension to existing manufacturing facility building to provide additional floor area.
Location: TONG ENGINEERING LTD, VALE ROAD, SPILSBY, PE23 5HE

Application Number: S/151/01476/21 Mr. Dymoke,
Walker Cunnington Architects,
Application Type: Full Planning Permission
Decision: Approved decided on 17/09/2021
Grid Reference: 526996 366036
Proposal: Planning Permission - Alterations to existing dwelling, which is a listed building, to provide a replacement roof over existing kitchen/dining area and removal of existing conservatory.
Location: SCRIVELSBY COURT, HORNCastle ROAD, SCRIVELSBY, HORNCastle, LINCOLNSHIRE, LN9 6JA

Application Number: S/151/01477/21 Mr. Dymoke,
Walker Cunnington Architects,

Application Type: Listed Building Consent - Alterations

decided on 05/10/2021

Decision: Approved

Grid Reference: 526996 366036

Proposal: Listed Building Consent - Internal and external alterations to existing dwelling to provide a replacement roof over kitchen/dining area and removal of existing conservatory.

Location: SCRIVELSBY COURT, HORNCASTLE ROAD, SCRIVELSBY, HORNCASTLE, LINCOLNSHIRE, LN9 6JA

Application Number: S/035/01480/21

Mr. Inman,
Neil Dowlman Architecture,

Application Type: Full Planning Permission

decided on 01/09/2021

Decision: Approved

Grid Reference: 523052 355202

Proposal: Planning Permission - Extension and alterations to the existing dwelling to provide additional living accommodation.

Location: THE WARREN, NEW YORK ROAD, DOGDYKE, LINCOLN, LN4 4UR

Application Number: S/152/01483/21

Mr. J. Priestley,
Terry Sykes Design & Build,

Application Type: Full Planning Permission

decided on 06/10/2021

Decision: Approved

Grid Reference: 534492 349562

Proposal: Planning Permission - Erection of a detached house.

Location: THE FARM, HIGH FERRY LANE, SIBSEY

Application Number: S/177/01487/21

Mr. T. Whalley,
Flare Visual Ltd,

Application Type: Full Planning Permission

decided on 01/09/2021

Decision: Approved

Grid Reference: 533945 373819

Proposal: Planning Permission - Rear extension and alterations to existing dwelling to provide additional living accommodation.

Location: ROSE COTTAGE, SOMERSBY ROAD, TETFORD, HORNCASTLE, LINCOLNSHIRE, LN9 6QG

Application Number: S/177/01494/21

Mr. & Mrs. D. Osbourne,
Architectural Design Services,

Application Type: Full Planning Permission

decided on 27/09/2021

Decision: Approved

Grid Reference: 533374 374112

Proposal: Planning Permission - Erection of a detached double carport and log store.

Location: RYE FIELDS, SOUTH ORMSBY ROAD, TETFORD, HORNCastle, LINCOLNSHIRE, LN9 6QF

Application Number: S/204/01495/21

Mr. & Mrs. D. Taylor,
Architectural Design Services,

Application Type: Full Planning Permission

decided on 03/09/2021

Decision: Approved

Grid Reference: 536608 363386

Proposal: Planning Permission - Front extension and alterations to existing dwelling to provide an en-larged bedroom.

Location: FAIRFIELD, HALL LANE, WEST KEAL, SPILSBY, LINCOLNSHIRE, PE23 4BJ

Application Number: S/086/01496/21

Mr. & Mrs. N. Wold,
AF Architecture,

Application Type: Full Planning Permission

decided on 08/09/2021

Decision: Approved

Grid Reference: 524552 369600

Proposal: Planning Permission - Extension and alterations to the existing dwelling to provide additional living accommodation.

Location: FIELD HOUSE, MILL LANE, THIMBLEBY, HORNCastle, LN9 5JS

Application Number: S/153/01498/21

Turnkey Design Partnership Ltd,

Application Type: Advertisement Consent

decided on 20/09/2021

Decision: Approved

Grid Reference: 556288 363114

Proposal: Consent to Display - 1no. free standing internally illuminated digital sign.

Location: LAND AT SKEGNESS CRICKET CLUB, RICHMOND DRIVE, SKEGNESS, PE25 3PG

Application Number: S/204/01500/21

Mr. & Mrs. J. Milson,
DC Architectural Services Ltd

Application Type: Reserved Matters

decided on 06/10/2021

Decision: Approved

Grid Reference: 536689 363256

Proposal: Detailed Particulars relating to the erection of 1 no. detached house and a detached single garage (outline planning permission S/204/1450/20 which was for erection of 1no. dwelling with all matters reserved granted on 2 November 2020).

Location: LAND ADJACENT MEADOWLEAZE, MAIN ROAD, WEST KEAL

Application Number: S/153/01515/21

Skegness Silver Band,
Miss. Harris,

Application Type: Full Planning Permission

decided on 22/09/2021

Decision: Approved

Grid Reference: 556644 363385

Proposal: Planning Permission - Extension and alterations to existing building to provide a band room and an accessible platform.

Location: BAND PRACTICE ROOM, 28 IDA ROAD, SKEGNESS, LINCOLNSHIRE, PE25 2AU

Application Number: S/094/01518/21

Mr. J. & Ms. R. Baldwin & Horn,

Application Type: Full Planning Permission

decided on 23/09/2021

Decision: Approved

Grid Reference: 522834 363875

Proposal: Planning Permission - Extension and alterations to existing dwelling to provide a dining room.

Location: WELLSYKE COURT, WELLSYKE LANE, KIRKBY ON BAIN, WOODHALL SPA, LINCOLNSHIRE, LN10 6YU

Application Number: S/045/01525/21

Mr. & Mrs. H. Smith,
Neil Dowlman Architecture,

Application Type: Full Planning Permission

decided on 08/09/2021

Decision: Approved

Grid Reference: 538005 364001

Proposal: Planning Permission - Erection of a detached double garage with a living room and storage over.

Location: COLETRAM COTTAGE, CHURCH LANE, EAST KEAL, SPILSBY, PE23 4AT

Application Number: S/039/01529/21

Mr. T. & Mrs. S. Coldwell,

Application Type: Remove or Vary a condition

decided on 06/09/2021

Decision: Approved

Grid Reference: 550054 359744

Proposal: Section 73 application in relation to condition no. 1 (occupancy) as imposed on planning permission reference no. S/039/01070/00 which was for the siting of a caravan without complying with conditions.

Location: THE PEARTREES, SPILSBY ROAD, WAINFLEET, SKEGNESS, PE24 4LP

Application Number: S/201/01534/21

Page 116 Mrs. J. Cronin,

Application Type: Full Planning Permission

Decision: Approved
decided on 08/09/2021

Grid Reference: 525414 372340

Proposal: Planning Permission - Erection of a block of 3no. stables and store for private use.

Location: ASHBY, FURZE HILLS, WEST ASHBY, HORNCastle, LINCOLNSHIRE, LN9 5PP

Application Number: S/054/01535/21 Mrs. J. Morgan,

Application Type: Full Planning Permission

Decision: Approved
decided on 27/09/2021

Grid Reference: 530951 348937

Proposal: Planning Permission - Change of use and conversion of the existing outbuilding to provide a dog grooming parlour.

Location: FAIRGAYME, FISHTOFT DROVE, FRITHVILLE, BOSTON, LINCOLNSHIRE, PE22 7ES

Application Number: S/215/01537/21 Mr. R. Sinclair,
M.R. Designs,

Application Type: Full Planning Permission

Decision: Approved
decided on 08/09/2021

Grid Reference: 520190 363184

Proposal: Planning Permission - Extension and alterations to the existing dwelling to provide additional living accommodation on the site of part of the existing dwelling which is to be demolished.

Location: 58 TOR O MOOR ROAD, WOODHALL SPA, LINCOLNSHIRE, LN10 6SB

Application Number: S/022/01543/21 Mrs. B. Kane,

Application Type: Full Planning Permission

Decision: Approved
decided on 15/09/2021

Grid Reference: 514551 367227

Proposal: Planning Permission - Change of land for the siting of 10no. glamping pods.

Location: ABBEY WARREN FARM, CAMPNEY LANE, BUCKNALL, WOODHALL SPA, LINCOLNSHIRE, LN10 5DX

Application Number: S/044/01545/21 Mr. B. Whittaker,
CK Architectural,

Application Type: Listed Building Consent - Alterations

Decision: Approved
decided on 14/10/2021

Grid Reference: 517829 379579

Proposal: Listed Building Consent - Change of use, conversion of, alterations to existing barn to provide 2no. self contained holiday lets.

Location: WARREN HOUSE, BENNIWORTH ROAD, PANTON, MARKET RASEN, LN8 5LQ

Application Number: S/168/01550/21

Mr. A. Allenby,

Application Type: Full Planning Permission

Decision: Approved
decided on 10/09/2021

Grid Reference: 535744 360547

Proposal: Planning Permission - Extension and alterations to the existing dwelling to provide additional living accommodation.

Location: THE HAWTHORNS, HAGNABY ROAD, STICKFORD, BOSTON, PE22 8ET

Application Number: S/185/01562/21

Mrs. L. Hostombe Shooter,
JMAD Architecture

Application Type: Full Planning Permission

Decision: Approved
decided on 14/09/2021

Grid Reference: 539617 363871

Proposal: Planning Permission - Extension and alterations to the existing dwelling to provide additional living accommodation. Existing conservatory to be demolished.

Location: LYONS HILL, CHAPEL LANE, TOYNTON ALL SAINTS, SPILSBY, PE23 5AF

Application Number: S/106/01566/21

Mr. & Mrs. D. Cross,
Architectural Design Services,

Application Type: Full Planning Permission

Decision: Approved
decided on 05/10/2021

Grid Reference: 527685 370858

Proposal: Planning Permission - Erection of a boundary wall with piers to a maximum height of 1.65 metres to include alterations to existing vehicular access for double entrance gates. Erection of a detached double garage with storage area above, existing garage on site to be removed.

Location: CHESTNUT GROVE, MAIN STREET, LOW TOYNTON, HORNCastle, LN9 6JU

Application Number: S/090/01573/21

Mr. J. Bowling,
Mr. P. Sparkes,

Application Type: Full Planning Permission

Decision: Approved
decided on 15/09/2021

Grid Reference: 556224 367527

Proposal: Planning Permission - Change of use of land for the siting of 4 no. additional touring caravan pitches (40no.

total on site) and the siting of 1 no. static caravan and the installation of the sewage treatment plant.

Location: DAYS TO REMEMBER TOURING PARK, EILDON, WALLS LANE, INGOLDMELLS, PE25 1JH

Application Number: S/152/01574/21

Mr. W. Presgrave,

Application Type: Full Planning Permission

decided on 22/09/2021

Decision: Approved

Grid Reference: 534635 349848

Proposal: Planning Permission - Extension to existing dwelling to provide additional living accommodation and the erection of a detached garage.

Location: ASHVIEW, HIGH FERRY LANE, SIBSEY, BOSTON, PE22 0TA

Application Number: S/169/01584/21

Mr. M. Oluwatosin,
Duffin Partnership,

Application Type: Full Planning Permission

decided on 04/10/2021

Decision: Approved

Grid Reference: 534360 357463

Proposal: Planning Permission - Erection of 4 no. houses with associated garages and construction of vehicular access road.

Location: LAND AT THE NOOK, MAIN ROAD, STICKNEY

Application Number: S/153/01585/21

Ms. L. and Mr. Moore,
Miss. V. Bell,

Application Type: Full Planning Permission

decided on 21/09/2021

Decision: Approved

Grid Reference: 555816 363864

Proposal: Planning Permission - Side and rear extension to existing dwelling to provide additional living accommodation.

Location: 4 CLIFFORD ROAD, SKEGNESS, PE25 2DP

Application Number: S/152/01586/21

Mr. L. Murfin,
R. Cartwright,

Application Type: Full Planning Permission

decided on 16/09/2021

Decision: Approved

Grid Reference: 535134 351348

Proposal: Planning Permission - Conversion of and alterations to existing outbuilding to form a self contained annexe.

Location: TUDOR LODGE, MAIN ROAD, SIBSEY, BOSTON, PE22 0TW

Application Number: S/215/01603/21

Mr. & Mrs. J. Corrigan-Clarke,
Build Design Ltd,

Application Type: Full Planning Permission

decided on 23/09/2021

Decision: Approved

Grid Reference: 519837 362944

Proposal: Planning Permission - Extension to existing dwelling to provide additional living accommodation, erection of an outbuilding to provide a studio/gym/garden room. Erection of a garage/store and construction of vehicular access. Existing outbuilding on site to be removed.

Location: WOODSIDE, 15 TOR O MOOR ROAD, WOODHALL SPA, LN10 6TF

Application Number: S/023/01608/21

Mr. J. Mason,
Mr. A. Clover,

Application Type: Full Planning Permission

decided on 04/10/2021

Decision: Approved

Grid Reference: 553501 364588

Proposal: Planning Permission - Change of use of land for the siting of 16no. static caravans. Existing mobile office on site to be repositioned. Construction of vehicular accesses into the main site and adjoining dwelling to include a vehicular parking area.

Location: CHERRY LEA CARAVAN AND FISHING PARK, BURGH ROAD WEST, SKEGNESS, PE24 4UF

Application Number: S/094/01619/21

Mr. & Mrs. W. Wojtowicz,
Architectural Design Services,

Application Type: Full Planning Permission

decided on 20/09/2021

Decision: Approved

Grid Reference: 524277 362449

Proposal: Planning Permission - Single storey rear extension and alterations to existing dwelling to provide additional living accommodation.

Location: BREDON, WHARF LANE, KIRKBY ON BAIN, WOODHALL SPA, LINCOLNSHIRE, LN10 6YW

Application Number: S/082/01625/21

Mr. J. Harrison,
Mr. R. Cartwright,

Application Type: Full Planning Permission

decided on 21/09/2021

Decision: Approved

Grid Reference: 523555 374825

Proposal: Planning Permission - Change of use, conversion of and alterations to existing agricultural building to provide a holiday cottage.

Location: MANOR FARM, COALMORE ROAD, HEMINGBY, HORNCastle, LN9 5QF

Application Number: S/186/01638/21

Mr. S. Henman,
Page 120 of 120
Mr. S. Henman Warrick,

Application Type: Full Planning Permission

Decision: Approved
decided on 14/10/2021

Grid Reference: 540548 363149

Proposal: Planning Permission - Extension and alterations to existing dwelling to provide additional living accommodation to first floor.

Location: BLYTON GARTH, EASTVILLE ROAD, TOYNTON ST PETER, SPILSBY, PE23 5AT

Application Number: S/055/01655/21

Mr. A. Ditchburn,
Architectural Design Services,

Application Type: Full Planning Permission

Decision: Approved
decided on 07/09/2021

Grid Reference: 530047 373322

Proposal: Planning Permission - Erection of a detached stable block and a detached implement store with provision of hardstanding.

Location: EASTWOOD HOUSE, HIGH STREET, FULLETTY, HORNCastle, LINCOLNSHIRE, LN9 6JY

Application Number: S/165/01659/21

Mr. R. Stitch,
Smithers Purslow,

Application Type: Full Planning Permission

Decision: Approved
decided on 05/10/2021

Grid Reference: 539887 365470

Proposal: Planning Permission - Erection of a replacement dwelling.

Location: 71 BOSTON ROAD, SPILSBY, PE23 5HH

Application Number: S/094/01661/21

Mr. A. J. Leggate,
Neil Dowlman Architecture,

Application Type: Full Planning Permission

Decision: Approved
decided on 04/10/2021

Grid Reference: 523123 362227

Proposal: Planning Permission - Change of use, conversion of and alterations to existing outbuilding to form 3no. holiday lets and provision of car parking. Demolition of part of existing outbuildings.

Location: GRANGE FARM, KIRKBY LANE, KIRKBY ON BAIN, WOODHALL SPA, LN10 6YY

Application Number: S/152/01662/21

Alchemy Farms Ltd,
Robert Doughty Consultancy Ltd,

Application Type: Full Planning Permission

Decision: Approved
decided on 27/09/2021

Grid Reference: 534662 348322

Proposal: Planning Permission - Change of use, conversion of, extension and alterations to former agricultural building to provide a dwelling to include a vehicular parking and turning area.

Location: HILLDYKE FARM, HURN ROAD, SIBSEY, BOSTON, PE22 0TF

Application Number: S/207/01669/21

Ms. Denham,
G F Design Services Ltd,

Application Type: Full Planning Permission

Decision: Approved
decided on 27/09/2021

Grid Reference: 524789 353613

Proposal: Planning Permission - Extension and alterations to the existing dwelling to provide additional living accommodation.

Location: 10 MILL LANE, NEW YORK, LINCOLN, LN4 4XQ

Application Number: S/177/01671/21

Mr. C. Nicholls,

Application Type: Full Planning Permission

Decision: Approved
decided on 28/09/2021

Grid Reference: 533183 374254

Proposal: Planning Permission - Erection of a wooden garage.

Location: WHITE HOUSE, SOUTH ROAD, TETFORD, HORNCastle, LN9 6QB

Application Number: S/175/01672/21

Ms. Creasey,
G F Design Services Ltd,

Application Type: Full Planning Permission

Decision: Approved
decided on 27/09/2021

Grid Reference: 521444 358067

Proposal: Planning Permission - Rear extension to existing dwelling to provide additional living accommodation.

Location: 42 CURZON ESTATE, TATTERSHALL, LINCOLN, LN4 4LD

Application Number: S/152/01677/21

Mr. S. Keal,
DMC Architecture Limited,

Application Type: Full Planning Permission

Decision: Approved
decided on 30/09/2021

Grid Reference: 535397 350744

Proposal: Planning Permission - Two storey extensions and alterations to the existing dwelling including rendering to provide additional living accommodation.

Location: LINDEN HOUSE, OLD MAIN ROAD, SIBSEY, BOSTON, PE22 0RX

Application Number: S/215/01684/21

Mr. A. Creasey,
Evans McDowall Architects,

Application Type: Full Planning Permission

decided on 01/10/2021

Decision: Approved

Grid Reference: 519337 362779

Proposal: Planning Permission - Erection of a detached double garage on the site of an existing building and lean to which are to be demolished and erection of a boundary wall and access gates to the maximum height of 2.0 metres.

Location: LINDIS, TATTERSHALL ROAD, WOODHALL SPA, LINCOLNSHIRE, LN10 6TN

Application Number: S/194/01687/21

P. & K. Lewis,
Scorer Hawkins Architects Ltd,

Application Type: Full Planning Permission

decided on 29/09/2021

Decision: Approved

Grid Reference: 549786 359072

Proposal: Planning Permission - Change of use, conversion of and alterations to the existing commercial building to provide a self contained annexe.

Location: 51 HIGH STREET, WAINFLEET, SKEGNESS, LINCOLNSHIRE, PE24 4BZ

Application Number: S/194/01688/21

P. & K. Lewis,
Scorer Hawkins Architects Ltd,

Application Type: Listed Building Consent - Alterations

decided on 29/09/2021

Decision: Approved

Grid Reference: 549786 359072

Proposal: Listed Building Consent - Alterations to the existing building to provide a self contained annexe.

Location: 51 HIGH STREET, WAINFLEET, SKEGNESS, LINCOLNSHIRE, PE24 4BZ

Application Number: S/035/01694/21

Mr. P. Maddison,
R. Cartwright,

Application Type: Full Planning Permission

decided on 16/09/2021

Decision: Approved

Grid Reference: 522815 358447

Proposal: Planning Permission - Erection of a detached garage.

Location: PINGLE LAKE, TUMBY ROAD, CONINGSBY, LINCOLN, LINCOLNSHIRE, LN4 4RQ

Application Number: S/029/01700/21

Page 123 Mr. & Mrs. Heseltine,

Application Type: Full Planning Permission

Decision: Approved
decided on 30/09/2021

Grid Reference: 531363 352726

Proposal: Planning Permission - Extension and alterations to the existing dwelling to provide additional living accommodation. Part of the existing dwelling to be demolished.

Location: TAIGH FRITH, SHORTS CORNER, CARRINGTON ROAD, FRITHVILLE, BOSTON, PE22 7EA

Application Number: S/152/01715/21

Mr. M. Wiltshire,
AF Architecture,

Application Type: Full Planning Permission

Decision: Approved
decided on 12/10/2021

Grid Reference: 534394 347904

Proposal: Planning Permission - Alterations to existing outbuildings and erection of a workshop.

Location: BLENHEIM, WILLOWS LANE, SIBSEY, BOSTON, PE22 0TG

Application Number: S/195/01719/21

Mr. & Mrs. I. Hyde,
Bella King Design Ltd,

Application Type: Full Planning Permission

Decision: Approved
decided on 11/10/2021

Grid Reference: 549814 357810

Proposal: Planning Permission - Extension to existing dwelling to provide additional living accommodation, part of existing dwelling to be demolished. Erection of a detached garage, existing garage on site to be demolished.

Location: BRYNDALE, GROOSE LANE, WAINFLEET ST MARY, SKEGNESS, PE24 4EZ

Application Number: S/170/01722/21

Mr. & Mrs. Eaglen,
Sensus Architecture Ltd,

Application Type: Remove or Vary a condition

Decision: Approved
decided on 21/09/2021

Grid Reference: 520573 365737

Proposal: Section 73 application in relation to condition no. 2 (materials) as imposed on planning permission reference no. S/170/1729/20.

Location: GLEBE FARM HOUSE, OLD WOODHALL ROAD, OLD WOODHALL, HORNCastle, LN9 5SA

Application Number: S/153/01724/21

Mr. & Mrs. P. Watts,
AF Architecture,

Application Type: Full Planning Permission

decided on 07/10/2021

Decision: Approved
Grid Reference: 557014 364350
Proposal: Planning Permission - Two storey extensions and alterations to existing dwelling to provide additional living accommodation and an attached gym/garage.
Location: 46 ST ANDREWS DRIVE, SKEGNESS, PE25 1DJ

Application Number: S/215/01729/21
Mr. & Mrs. A. Brass,
Andrew M Wright Ltd

Application Type: Full Planning Permission

Decision: Approved
decided on 05/10/2021

Grid Reference: 520938 363806

Proposal: Planning Permission - Extensions and alterations to existing bungalow to provide additional living accommodation. Part of existing dwelling to be demolished. Erection of a detached garage.

Location: 35 HORNCastle ROAD, WOODHALL SPA, LN10 6UY

Application Number: S/053/01732/21
Mr. I. Humphries,

Application Type: Full Planning Permission

Decision: Approved
decided on 05/10/2021

Grid Reference: 548541 355815

Proposal: Planning Permission - Extensions and alterations to existing dwelling to provide additional living accommodation to include 2 no. bay windows on the front elevation.

Location: PEAR TREE COTTAGE, MAIN ROAD, FRISKNEY, BOSTON, PE22 8SE

Application Number: S/153/01733/21
Mr. W. Smith. & Mrs. L. Brauninger,

Application Type: Full Planning Permission

Decision: Approved
decided on 05/10/2021

Grid Reference: 556750 362590

Proposal: Planning Permission - Change of use, conversion of existing hotel to provide residential accommodation.

Location: THE SHERWOOD LODGE HOTEL, 100 DRUMMOND ROAD, SKEGNESS, PE25 3EH

Application Number: S/215/01754/21
Mr. Turner,
Turner Architects Ltd,

Application Type: Full Planning Permission

Decision: Approved
decided on 11/10/2021

Grid Reference: 520054 362908

Proposal: Planning Permission - Rear single storey extension to provide additional living accommodation.

Location: 31 GROVE DRIVE, WOODHALL SPA, LINCOLNSHIRE, LN10 6RT

Application Number: S/086/01762/21

Mr. D. Trapmore,
R. Cartwright,

Application Type: Full Planning Permission

Decision: Approved
decided on 12/10/2021

Grid Reference: 526137 370087

Proposal: Planning Permission - Extension to existing dwelling to provide additional living accommodation.

Location: 5 HEMINGBY LANE, HORNCASTLE, LN9 5ES

Application Number: S/072/01767/21

Mr. & Mrs. Seagrave,
Neil Dowlman Architecture,

Application Type: Full Planning Permission

Decision: Approved
decided on 13/10/2021

Grid Reference: 542084 363530

Proposal: Planning Permission - Two storey extension and alterations to the existing dwelling to provide additional living accommodation.

Location: THE RED HOUSE, 16 HALTON FENSIDE, HALTON HOLEGATE, SPILSBY, PE23 5BD

Application Number: S/047/01775/21

Mr. & Mrs. K. Barowsky,
DC Architectural Services Ltd,

Application Type: Full Planning Permission

Decision: Approved
decided on 13/10/2021

Grid Reference: 540439 356865

Proposal: Planning Permission - Change of use, conversion of, extension and alterations to the existing barn to provide a dwelling.

Location: SILLS FARM, STATION ROAD, EASTVILLE, BOSTON, PE22 8LS

Application Number: S/185/01793/21

Mr. G. & Mrs. C. Dunn,
Bella King Design,

Application Type: Full Planning Permission

Decision: Approved
decided on 14/10/2021

Grid Reference: 539550 362011

Proposal: Planning Permission - Two story extension and alterations to the existing dwelling to provide additional living accommodation.

Location: KERRYDALE, FENSIDE ROAD, TOYNTON ALL SAINTS, PE23 5DB

Application Number: S/023/01796/21

Mr. S. Hamilton,
Neil Dowlman Architecture,

Application Type: Outline Planning Permission

Decision: Approved
decided on 14/10/2021

Grid Reference: 549928 364705

Proposal: Outline erection of 1no. dwelling including partial demolition (with means of access to be considered).

Location: 20 HALL LANE, BURGH LE MARSH, SKEGNESS, PE24 5AQ

Application Number: S/054/01980/21

Mr. R. Bennett,
A9 Architecture,

Application Type: County Matter - Application Transferred

Decision: No Objection
decided on 01/10/2021

Grid Reference: 530007 352830

Proposal: Planning Permission - Retrospective permission for the installation of a recycling system containing a magnet, trommel, blower and picking lines (County Matter Application).

Location: WESTVILLE FARM YARD, FORCESHIFT CONTRACTING LTD, WESTVILLE, BOSTON, PE22 7HR

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