

**If you would like any further information or have any special requirements in respect of this Meeting, please contact Lynda Eastwood, Democratic Services Officer on 01507 613421**

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Date: Wednesday, 25 October 2023

Dear Councillor,

**Planning Committee**

You are invited to attend a Meeting of the **Planning Committee** on **Thursday, 2nd November, 2023** at **the Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH** at **10.30 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 Stephen Eyre (Chairman), Alex Hall (Vice-Chairman), Richard Cunnington, Sid Dennis, Dick Edginton, David Hall, Neil Jones, Sam Kemp, Terry Knowles, Steve McMillan, Daniel McNally, Kate Marnoch and Ru Yarsley

# PLANNING COMMITTEE AGENDA

## Thursday, 2 November 2023

Item	Subject	Page No.
1.	<b><u>APOLOGIES FOR ABSENCE:</u></b>	
2.	<b><u>DISCLOSURE OF INTERESTS (IF ANY):</u></b>	
3.	<b><u>MINUTES:</u></b> To confirm the Minutes of the Meeting held on 5 October 2023.	<b>1 - 10</b>
4.	<b><u>UPDATE FROM PLANNING POLICY COMMITTEE</u></b>	
<b><u>TOWN AND COUNTRY PLANNING APPLICATIONS:</u></b>		
<b>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.</b>		
5.	<b><u>N/105/00925/22:</u></b> <a href="#">N/105/00925/22</a> : 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: J. Geddis Holdings Limited  Location: 83 Uppgate, Louth, LN11 9HF  Recommendation: Approval with Conditions  Officer: Lindsey Stuart	<b>11 - 28</b>
6.	<b><u>S/153/01123/23:</u></b> <a href="#">S/153/01123/23</a> : 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. G. Dastgeer  Location: 112 Lumley Road, Skegness, PE25 3NA  Recommendation: Approval with Conditions  Officer: Megan Larder (Andy Booth/Michelle Walker)	<b>29 - 38</b>
7.	<b><u>DELEGATED DECISIONS:</u></b>	<b>39 - 62</b>

8. **DATE OF NEXT MEETING:**

The programmed date for the next Meeting of this Committee will be 7 December 2023.

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Minutes of a Meeting of the Planning Committee held in the Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH on Thursday, 5th October, 2023 at 10.30 am.

PRESENT

Councillor Stephen Eyre (Chairman)

Councillors Richard Cunnington, Sid Dennis, Dick Edginton, David Hall, Neil Jones, Sam Kemp, Terry Knowles, Steve McMillan, Daniel McNally, Kate Marnoch and Ruchira Yarsley.

Councillor Terry Aldridge attended the Meeting as an Observer.

OFFICERS IN ATTENDANCE:

Andrew Booth	- Development Management Lead Officer
Michelle Walker	- Deputy Development Manager
Ryan Dodd	- Senior Planning Enforcement Officer
Jane Baker	- Senior Planning Officer
Megan Larder	- Planning Officer
Stephanie Watson	- Planning Officer
Angela Simmonds	- Legal Advisor
Elaine Speed	- Senior Democratic Services Officer and Civic Officer
Lynda Eastwood	- Democratic Services Officer
Laura Allen	- Democratic Services Officer

**28. APOLOGIES FOR ABSENCE:**

No apologies for absence were received.

**29. DISCLOSURE OF INTERESTS (IF ANY):**

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

- Councillor Sid Dennis asked it be noted that he would be speaking as Ward Member on Item 5. In relation to Item 6, Mr David Scott was known to him, therefore he would be leaving the Meeting for that Item.
- Councillor Dick Edginton asked it be noted that in relation to Item 6, Mr David Scott was known to him but he would remain in the Meeting.
- Councillor Neil Jones asked it be noted that in relation to Item 6, Mr David Scott was known to him but he would remain in the Meeting.
- Councillors Stephen Eyre, Sid Dennis and Dick Edginton asked it be noted that they were Members of the Lindsey Marsh Drainage Board.

**30. MINUTES:**

The Minutes of the Meeting held on 7 September 2023 were confirmed and signed as a correct record.

**31. UPDATE FROM PLANNING POLICY COMMITTEE**

Councillor Terry Aldridge reported to Members that Simon Milson, Planning Policy and Research Manager provided an update on housing distribution, including the coastal zone and settlement patterns and advised that the updated information was going to be circulated to all Town and Parish Councils for them to feed back on. Following which, it would be presented to Full Council and the Planning Inspectorate for approval.

**32. S/039/00565/23:**

**Application Type:** Full Planning Permission

**Proposal:** Planning Permission - Change of use of an existing indoor swimming pool to a mixed use of residential and commercial (commercial use already commenced).

**Location:** 4 BLACKENDED COTTAGES, CROFT LANE, CROFT, SKEGNESS, PE24 4PA

**Applicant:** R. Izzard

Members received an application for full Planning Permission – Change of use of an existing indoor swimming pool to a mixed use of residential and commercial (commercial use already commenced) at 4 Blackended Cottages, Croft Lane, Croft, Skegness, PE24 4PA.

The application was subject to a call-in request by Councillor Sid Dennis due to the level of local concern.

The main planning issues were considered to be:

- Principle of the development
- Impact upon neighbours
- Highway safety

Members were referred to the additional information contained in the supplementary agenda, page 1 refers.

Ryan Dodd, Senior Planning Enforcement Officer detailed site and surroundings information to Members at Paragraph 2, together with the description of the proposal at Paragraph 3, page 3 of the report refers.

Mr Richard Izzard spoke in support of the application.

Councillor Sid Dennis spoke as Ward Member.

Members were invited to put their questions to the speakers.

- A Member queried whether Mr Izzard had put any measures in place with regards to health and safety, environmental health and noise. Mr Izzard confirmed that there no surveys had been carried out for noise as most of their customers were elderly people or families.
- In response to a Member querying whether there was sufficient space for visitor parking along with any vehicles belonging to the household, workers and emergency services if required, Councillor Sid Dennis advised that Highways had not raised any concerns with the access, however, he was aware that the neighbours were not happy with the parking situation.
- Further to a query raised, Mr Izzard confirmed that he lived at the premises and sufficient parking spaces were available for any visitors.
- A Member referred to the proposed 12-month temporary condition on the permission and queried what impact this may have on Mr Izzard's business Mr Izzard responded that it would be stressful not having secure, permanent planning permission.

*N.B. Councillor Sid Dennis left the Meeting at 10:53am.*

Following which, the application was opened for debate.

- A Member queried whether it was reasonable to ask for noise assessments to be undertaken and whether the parking space available could accommodate up to 10 cars.

The Senior Planning Enforcement Officer advised that the Environment Protection Officer had confirmed that there were no concerns with any potential noise impact and the Highways Authority had not raised any objection with regards to access. Members were further advised that there was a booking system in place for the pool, which would manage the number of vehicles, therefore he was not concerned with the number of cars parking.

- A Member queried whether the owner needed a license to operate the pool on a commercial basis. The Legal Advisor responded that it was her understanding that a license was not required, however the business would be required to take out the relevant insurance policies.
- A Member highlighted that the pool has been used commercially since October 2021, Paragraph 7.8 of the report refers, which was

considered to be a reasonable amount of time for any noise issues or other issues to have been raised, following which it was queried whether the proposed 12-month temporary condition was workable.

The Development Management Lead Officer explained that the business had been operating during this period of time, however it had not been controlled. The plan would be to monitor and manage the visitors to the pool for a period of 12 months and bring the application back to Committee for review if there were problems highlighted. If during this period of time there were no valid issues raised, the condition could then be removed.

Following which, the application was proposed and seconded for approval.

- A Member queried whether there was a requirement for a lifeguard to be employed when operating a swimming pool as a business. The Legal Advisor responded that it would depend on the number of visitors in the pool whether this should be considered, but there was no requirement by law to employ a lifeguard.

Following a query with regards to clarity on the operating hours of the pool, the Senior Planning Enforcement Officer confirmed that these would be included in the Management Plan.

Upon being put to the vote, the proposal for approval in line with the officer recommendation, subject to amended conditions and Management Plan was carried.

Vote:            11 in favour            0 against            0 abstentions

RESOLVED:

That full planning permission be approved, subject to the following conditions:

**33. S/153/01503/23:**

**Application Type:** Full Planning Permission

**Proposal:** Planning Permission - Change of use of land from former amusement park and arcade to a holiday lodge showground, siting of a mobile lodge to use as an office and construction of a vehicular access.

**Location:** EX FUN CITY SITE, NORTH PARADE, SKEGNESS, PE25 1DB

**Applicant:** Mr. D. Scott

Members received an application for full Planning Permission - Change of



use of land from former amusement park and arcade to a holiday lodge showground, siting of a mobile lodge to use as an office and construction of a vehicular access at Ex Fun City Site, North Parade, Skegness, PE25 1DB.

The application was subject to a call-in request by Councillor Danny Brookes for the reason that this area of Skegness needed regeneration, and the potential granting of a temporary permission would result in reduced investment in the site which would impact on the success of the business. The proposed development would also not fully accord with adopted policy.

The main planning issues were considered to be:

- Principle of this type of development in this location
- Visual Impact
- Neighbour amenity
- Impact on listed building
- Flood risk
- Highway safety

Members were referred to the additional information contained in the supplementary agenda, pages 1 to 2 refer.

Jane Baker, Senior Planning Officer, detailed site and surroundings information to Members at Paragraph 2, together with the description of the proposal at Paragraph 3, pages 11 to 12 of the report refer.

Mr Andrew Clover spoke in support of the application.

Councillor Danny Brookes spoke as Ward Member.

Members were invited to put their questions to the speakers.

- Further to a Member requesting information on the local area, Councillor Danny Brookes advised that there was a public house, a conference centre, a bingo hall, toilet block, a car park, a skate park and a waterway that wasn't used. There was also the Town Hall which was a listed building.
- A Member further queried what costs would be incurred on works for the dropped curb, planting and resurfacing. Mr Clover advised that the cost for the physical works would be around £100,000 but with the luxury lodges going on the site, there could be holiday 'show' lodges up to a value of £1m on site at any one time.

Following which, the application was opened for debate.

- A Member referred to Condition No. 3 and queried whether there would be any negative impact in removing this or by making changes to the wording for the temporary permission. The

Development Management Lead Officer advised that if the Committee decided there was more benefit in allowing something to remain on the site that would help with its regeneration and that outweighed the policy conflict, the Committee was able to make the decision to remove Condition 3.

Following which, the application was proposed and seconded for approval in line with officer recommendation, with the removal of Condition 3.

Vote:            9 in favour            0 against            2 abstentions

RESOLVED:

That full planning permission be approved, subject to the following conditions:

*N.B. Councillor Sid Dennis returned to the Meeting at 11:28am.*

**34. S/153/01123/23:**

**Application Type:** Full Planning Permission

**Proposal:** Planning Permission - Change of use, conversion of and alterations to the existing retail premises to provide a mixed use comprising a café (Class E), hot food takeaway (sui generis) and a shisha bar (sui-generis) including associated external seating area and installation of an extraction system and flue.

**Location:** 112 LUMLEY ROAD, SKEGNESS, PE25 3NA

**Applicant:** Mr. G. Dastgeer

Members received an application for full Planning Permission - Change of use, conversion of and alterations to the existing retail premises to provide a mixed use comprising a café (Class E), hot food takeaway (sui generis) and a shisha bar (sui-generis) including associated external seating area and installation of an extraction system and flue at 112 Lumley Road, Skegness, PE25 3NA.

The application was presented for determination by the Planning Committee as the proposal would constitute a departure from the Skegness Neighbourhood Development Plan (a part of the development plan for the district) and the recommendation was for conditional approval.

The main planning issues were considered to be:

- Principle of the development
- Impact on amenity

- Impact on character of the area
- Highway impacts
- Flood risk

Ms Michelle Walker, Deputy Development Manager, detailed site and surroundings information to Members at Paragraph 2, together with the description of the proposal at Paragraph 3, pages 27 to 28 of the report refer.

There were no speakers on the application.

Following which, the application was opened for debate.

- A Member raised a concern with regards to the shisha smoking bar area and queried whether the Committee would be able to approve permission for the café, without the smoking area.

The Deputy Development Manager explained that the application to be considered was for all elements of the proposal, not just the café, however there was an option to defer the application in order to negotiate with the applicant.

Following which, the application was proposed for approval.

- A Member provided clarity on shisha and pointed out that it was not the same as tobacco smoking.
- A Member commented that there was a social club next door where people would be stood outside smoking and did not consider this would be any different to the shisha area proposed.
- A Member raised a concern with regards to public health and considered that marketing a tobacco product to the general public was a wider concern.

Following which, the application was proposed and seconded for a deferral, for further negotiation to take place.

A Member requested some clarity with regards to the Environmental Health Manager's comments, following which the Deputy Development Manager confirmed that shisha smoking must remain outside.

Following which, the application was seconded for approval.

At this point in the Meeting, the Legal Advisor advised Members that they would need to provide a valid reason if they wanted to defer the application.

- A Member highlighted that it was an individual's decision on whether they wished to smoke.

- Several concerns were raised relating to the impact on the local area, the effect on family areas and of promoting smoking on the street.

Upon being put to the vote, the proposal for approval in line with officer recommendation, Members voted as follows:

Vote:           4 in favour           6 against           2 abstentions

Upon being put to the vote, the proposal for deferral on the grounds of the impacts on street scene and the proximity to the ice cream parlour next door to the proposed site, Members voted as follows:

Vote:           6 in favour           3 against           3 abstentions

RESOLVED:

That the application be deferred.

**35. S/035/00909/23:**

**Application Type:** Full Planning Permission

**Proposal:** Planning Permission - Erection of a dwelling which incorporates the existing agricultural barn.

**Location:** PROCTORS FARM, SANDY BANK, CONINGSBY MOORSIDE

**Applicant:** Mr. J. Parker

Members received an application for full Planning Permission – Erection of a dwelling which incorporates the existing agricultural barn at Proctors Farm, Sandy Bank, Coningsby Moorside.

The application was subject to a call-in request by Councillor Martin Foster given local interest, the site's planning history and its conflict with planning policy.

The main planning issues in this case were considered to be:

- The principle of residential development in this location
- Design
- Impact on residential amenity
- Ecology and biodiversity
- Contamination
- Highway Safety

Members were referred to the additional information contained in the supplementary agenda, pages 2 to 5 refer. The Development Management

Lead Officer explained that the recent information received had resulted in the reversal of officer recommendation from refuse to approve. The application was now being considered as a replacement dwelling on the site.

Andrew Booth, Development Management Lead Officer, detailed site and surroundings information to Members at Paragraph 2, together with the description of the proposal at Paragraph 3, page 39 of the report refers.

*N.B. Councillor Cunnington left the Meeting at 12:05pm*

Mr Andrew Clover spoke in support of the application.

Councillor Martin Foster spoke as Ward Member.

Members were invited to put their questions to the speakers. None were received.

Following which, the application was opened for debate.

No comments or questions were received.

*N.B. Councillor Cunnington returned to the Meeting at 12:10pm*

Following which, the application was proposed and seconded for approval.

Upon being put to the vote, the proposal for approval in line with the officer recommendation, subject to conditions, was carried.

Vote:            11 in favour            0 against            0 abstentions

RESOLVED:

That full planning permission be approved, subject to the following conditions:

**36. APPEALS DECIDED:**

The Appeals Decided were noted.

**37. DELEGATED DECISIONS:**

The Delegated Decisions were noted.

**38. DATE OF NEXT MEETING:**

The date of the next meeting was noted as Thursday 2 November 2023.

The Meeting closed at 12.12 pm.

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**N/105/00925/22**

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**[5]** Outline Planning Permission

N/105/00925/22 **APPLICANT:** J. Geddis Holdings Limited,

**VALID:** 18/07/2022 **AGENT:** Mr. B. McAlister,

**PROPOSAL:** Outline erection of 14no. dwellings (with means of access, layout, scale and appearance to be considered).

**LOCATION:** 83 UPGATE, LOUTH, LN11 9HF

## **1.0 REASONS FOR COMMITTEE CONSIDERATION**

1.1 The application is referred to Committee following request by Cllr Makinson-Sanders on the grounds of highway safety and capacity concerns and existing parking problems in the vicinity of the site.

## **2.0 THE SITE AND SURROUNDINGS**

2.1 The site is located to the south of Newmarket and east of Upgate in Louth - defined as a town in the East Lindsey Local Plan. A small portion of the north of the site falls within the Louth Conservation with the remainder being adjacent to it. There are listed buildings further north. The site lies within Flood Zone 1 - Low Risk. The site is to the east side of Upgate which runs in a north to south direction, being mainly to the rear of houses which front Upgate with two points of access. An existing dwelling is set back with the site wrapping round the north, east and south. The land rises up to the east and to the north. The site had a former industrial use, but buildings have been removed and the site is now derelict and overgrown. To the east side of the site on higher ground is a row of garages and the cattle market, which wraps round to the south. To the north is a vacant piece of land which has planning permission allowed on appeal as set out below in the site history.

## **3.0 PROPOSED DEVELOPMENT**

3.1 The application as originally submitted sought outline permission for 16 dwellings, but following negotiation, that has been amended to seek outline planning permission for the erection of 14no. dwellings. Reserved matters of access, layout, scale, and appearance are to be considered as part of the application with landscaping reserved for later approval.

3.2 The proposal is for four blocks of dwellings. One block of four to the northern portion of the site, two blocks adjacent to the eastern boundary each containing four dwellings and a block of two to the south. Access is off Upgate towards the middle of the site between 81A and 85 Upgate. Parking and amenity areas are shown along with a refuse bin collection point near the entrance.

## **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 TOWN COUNCIL - initially objected to this application due to:
- a) Issues with access to the site
  - b) Over intensification of the area
  - c) Create further issues with the infrastructure of the town with regards to GP surgeries/schools/dentists etc
  - d) Grave concerns that 16 more dwellings in the area will cause further issues on the highway - fast moving traffic where access roads are blind corners. Area being sited close to the traffic lights which is already notorious for road traffic accidents. Development would result in both increased traffic and pedestrian use of this area which has some narrow pavements on a busy main road,
  - e) Create further parking problems on the highway.

Further comments received following submission of additional detail and amendment indicated support for the application. Considered that small houses are much needed in the community. The Council were pleased to see that the properties on Newmarket have been removed from the plan. However, it still had concerns about traffic on Upgate due to parking and nearness to traffic lights but feels it important to clean up the site and discourage antisocial behaviour on site.

Further objection subsequently received on the grounds that the proposals are overbearing for the size of the site. The Council were concerned about the layout and density of buildings and felt that the egress was dangerous, having a very poor visual splay due to the line of parked cars, always present, on the side of Upgate and effectively making a double crossroads on Upgate, being located opposite Quarryside and next to an existing extremely busy traffic light-controlled crossroads.

- 4.4 LCC HIGHWAYS AND LEAD LOCAL FLOOD AUTHORITY - This is a Major Application and is therefore required under the NPPF to provide SUDs drainage proposals for surface water disposal. Advised that a Drainage Strategy is required to outline the proposals for surface water disposal in accordance with the SUDs hierarchy and to ensure that surface water flood risk is not increased by the development.

Following amendment requests that any permission given by the Local Planning Authority includes conditions for a CMP and surface water drainage scheme.

Advise that the signalled junction with Newmarket is around 70m from the proposed site access and it has had 2 slight and 2 serious accidents in 5-year period. Consider that the proposals will have marginal impact on that junction. Note that the proposed access is opposite Quarryside and will form a crossroads - these are both residential cul-de-sacs with a few number of houses - so the volume of traffic that might go across Upgate would be very small and not be an unacceptable highway risk.

- 4.5 ENVIRONMENTAL SERVICES (Environmental Protection) - Not received at the time of preparing this report.
- 4.6 ENVIRONMENTAL SERVICES (Drainage) - Not received at the time of preparing this report.
- 4.7 ENVIRONMENTAL SERVICES (Contamination) - Phase 1 report required or conditions.
- 4.8 NHS - Advise that the contribution requested for the development is £8,470.00 (£605 x 14 dwellings).
- 4.9 AFFORDABLE HOUSING OFFICER - Initial request for affordable housing to meet the need but following amendment acknowledge that the proposal is below the threshold for affordable housing delivery as set out at Local Plan Policy SP7. Accordingly, raises no objection to the proposal.
- 4.10 ELDC WASTE SERVICES - Advises that if the access road is unadopted all waste and recycling bins will have to be presented on Upgate. There will be 3 waste and recycling bins per property without garden waste provision which will make a potential for 4 bins per property. If the development has roads adopted by LCC there will have to be a sufficient turning head to allow a 32tonne 8-wheel refuse freighter to turn.
- 4.11 LINCOLNSHIRE POLICE - Advisory comments on crime prevention.
- 4.12 LOUTH CIVIC TRUST - has no objections in principle to the redevelopment of this brownfield site for residential purposes. However, raised strong objections to the application as it considers that there are no background documents, such as a design and access statement, or information submitted to show how the development would preserve or enhance the setting of the site that adjoins the Louth Conservation Area or the character and appearance of the immediate area. Considers should be refused permission until an application with accompanying documentation is submitted to properly show how the development could be assimilated into the area is submitted.

Following amendment has no objections to the use of this brownfield site for residential purposes but considers that the proposal is overdevelopment leading to highway safety concerns with the additional traffic entering and leaving the site onto Upgate. Considers the proposal should be limited to two storey development only which would be more in keeping with the character and appearance of the area.

- 4.13 LCC EDUCATION - Request contribution of £51,006.
- 4.14 ANGLIAN WATER SERVICES - Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Provide advisory comment including that the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. The foul drainage from this development is in the catchment of Louth Water Recycling Centre which currently does not have capacity to treat the flows the development site. Anglian Water are obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should the Planning Authority grant planning permission. The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. No evidence has been provided to show that the surface water hierarchy has been followed as stipulated in Building Regulations Part H. This encompasses the trial pit logs from the infiltration tests and the investigations in to discharging to a watercourse. If these methods are deemed to be unfeasible for the site, we require confirmation of the intended manhole connection point and discharge rate proposed before a connection to the public surface water sewer is permitted. We would therefore recommend that the applicant needs to consult with Anglian Water and the Environment Agency. We request that the agreed strategy is reflected in the planning approval.
- 4.15 HERITAGE LINCOLNSHIRE (ARCHAEOLOGY) - The site lies to the south of the historic core of the town and at the southern edge of the Conservation Area. The proposal is located at the site of an Iron Foundry, depicted on the Ordnance Survey 1906 25" mapping. A series of buildings are shown at this location on the 1888 6" mapping to the north of a quarry named 'Lime Works'. Limited information has been provided concerning the site; it is unclear if extant structures or remains at the site are associated with the former, industrial use of the site or retain historic fabric of structures associated with the foundry. Insufficient information is available at present with which to make any reliable observation regarding the impact of this development upon any archaeological remains or historic structures. Recommend that further information be provided in order to make an assessment of the likely impact of the proposals on any buried archaeological remains and historic structures. The assessment should consider the significance and proposed impact upon designated and non-designated heritage assets, in accordance to the National Planning Policy Framework. Considers that this can be dealt with by way of conditions.
- 4.16 HERITAGE LINCOLNSHIRE - The design of the dwellings proposed has been designed to reflect the overriding built character of the surrounding area which are predominantly 19<sup>th</sup> century dwelling houses (some 18<sup>th</sup>

century) of red brick with slate or pantile roofs and timber sash windows of varying styles. The historic building stock comprises both two and three storey variants, the latter tend to primarily be buildings of a higher status. Advise that one of the proposed units is intended to be three storey, which whilst not be out of character for the wider town of Louth it is more typically a feature of Georgian Louth. However, the development site sits in an area more typical of the mid-later 19<sup>th</sup> century expansion of Louth which predominantly has buildings of two storey height and we consider the development should respect this character. Generally the dwelling designs are well thought out, the proposed materials and style are traditional and in keeping with the character of Louth and it is not considered they would be a harmful addition to the setting of the Conservation Area and if the proposal is to go ahead, its quality can be secured via conditions for building materials, doors, windows, rainwater goods all being approved in writing by the Local Planning Authority.

Notes that the site has previously been identified as a negative floorscape just outside the boundary of Louth's Conservation Area and that the dwellings proposed have been designed to reflect the overriding built character of the surrounding area which are predominantly 19<sup>th</sup> century dwelling houses (some 18<sup>th</sup> century) of red brick with slate or pantile roofs and timber sash windows of varying styles. The historic building stock comprises both two and three storey variants, the latter tend to primarily be buildings of a higher status. Notes amendments to the scheme based on previous HL comments - it is now proposed for there to be 4 buildings in a courtyard layout, each being 2 storeys high. This respects the mid-later 19<sup>th</sup> century character within the area of Louth where the buildings are to be situated and is therefore favoured. In accordance with previous comments, generally the dwelling designs are well thought out, the proposed materials and style are traditional and in keeping with the character of Louth and it is not considered they would be a harmful addition to the setting of the Conservation Area.

- 4.17 ELDC HISTORIC ENVIRONMENT OFFICER - Advised in relation to the original submission that the site lies adjacent to the Conservation area and no Heritage Statement has been submitted. Due to the incline of the land considers that these properties may well be visible from the conservation area and therefore as the application did not specify design, or materials was unable to assess its impact. Advises of S72 General duty as respects conservation areas in exercise of planning functions, that '*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*' and draws attention to relevant NPPF heritage policy.

## **Neighbours**

- 4.18 3 no. representations of objection received on the grounds of:
- Parking is a problem in the area and development will increase number of cars;
  - Increase in traffic;
  - Close to junction and junction opposite which would be dangerous;
  - Should be no more than two storey builders and sufficient parking for

two cars;

- 4.19 1 representation of support received on the grounds of:
- Support subject to correct layout and parking is provided to alleviate current onsite parking issues;
  - Would benefit area to improve the site;
- 4.20 The Ward Councillor is aware of the application via the Weekly List.

## **5.0 RELEVANT PLANNING HISTORY**

- 5.1 N/105/00548/05 - Planning Permission - Erection of a block of 31 no. flats, 1 no. block of 3 no. houses with a block of 3 no. garages, 1 no. pair of semi-detached houses each with single detached garage and 1 no. block of 3 no. houses each with detached single garage on site of existing buildings which are to be demolished, provision of parking spaces and alterations to an existing vehicular access. Refused
- 5.2 N/105/00576/05 - Environmental Impact Assessment (E.E.C. Directive 85/337/E.E.C. as amended by Council Directive 97/11E./C) for a screening opinion with respect to the erection of a block of 31 no. flats, 1 no. terrace of 3 no. houses with detached block of 3 no. garages, 1 no. pair of semi-detached houses each with detached single garage and 1 no. terrace of 3 no. houses each with detached single garage on site of existing buildings which are to be demolished, provision of car parking spaces and construction of a vehicular access. Not required.
- 5.3 N/05/00957/05 - Conservation Area Consent - Demolition of existing buildings. Refused.
- 5.4 N/105/02293/11 - Planning Permission - Erection of 1no. block of 3no. dwellings and 1no. block of 4no. flats with the provision of bin storage. Approved on appeal 05/02/2013.
- 5.5 N/105/00933/22 - Environmental Impact Assessment (E.E.C. Directive 85/337/E.E.C. as amended by Council Directive 97/11E.C.) for a screening opinion with respect to the outline erection of 16no. dwellings. Not required.

## **6.0 PLANNING CONSIDERATIONS**

- 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.

### **Planning Policy:**

### **East Lindsey Local Plan:**

SP1 - A Sustainable Pattern of Places

SP2 - Sustainable Development

SP3 - Housing Growth and the Location of Inland Growth

SP10 - Design

SP11 - Historic Environment

SP16 - Inland Flood Risk

SP22 - Transport and Accessibility

SP28 - Infrastructure and S106 Obligations

### **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 terms of sustainability.**
- **Impact of the development on the character of the area including the setting of the conservation area.**
- **Impact of the development on the amenity of the neighbours.**
- **Other Issues**

### **Principle of the Development in Terms of Sustainability.**

7.2 SP1 of the East Lindsey Local Plan sets out the settlement hierarchy based on the range of services, facilities, and employment available in them. Settlements are defined as either towns or large, medium, or small villages with the remainder of the district including hamlets being open countryside. Louth is defined as one of the higher order Towns in the Local Plan and is therefore considered, in principle to be a sustainable and suitable location for development. SP2 of the East Lindsey Local Plan sets out 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. SP3 of the East Lindsey Local Plan sets out the overall district wide housing requirement for the plan period and outlines in broad terms where housing should be located.

7.3 The site is not an allocated site in East Lindsey Settlement Proposals Development Plan Document and would therefore be defined as a windfall site. SP3 - Housing Growth and the Location of Inland Growth at Clause 4 allows for windfall sites in towns and large villages "in appropriate locations within the settlement and outside of, but immediately adjacent to the developed footprint". The policy goes on to define 'appropriate location' and 'developed footprint'.  
"To qualify as an 'appropriate location', the site, if developed, would:

- retain the core shape and form of the settlement;
- not significantly harm the settlement's character and appearance; and
- not significantly harm the character and appearance of the surrounding countryside or the rural setting of the settlement.
- Be connected to the settlement by way of a footpath.

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

\*\*\* 'developed footprint' of a settlement is defined as the continuous built form of the settlement and excludes:

- individual buildings or groups of dispersed buildings which are clearly detached from the continuous built-up area of the settlement;
- gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built-up area of the settlement;
- outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement."

7.4 In this case the site is located within the built-up part of the town, it is a brownfield site and is surrounded by built development. It is therefore considered that the proposal would retain the core shape and form of the town. Impact on the character of the area is discussed in detail below. There is a footway at the entrance to the site and as mentioned previously the site is close to the town centre and within the continuous built-up part of the settlement. The former industrial buildings have been demolished and the site is untidy and overgrown. It is therefore considered that the principle of development on this site would comply with the Strategic Policies of the Local Plan mentioned previously.

#### **Impact of the Development on the Character of the Area including the Setting of the Conservation Area.**

7.5 SP10 of the Council's Local Plan relates to the design of new development. It confirms that the Council will support well-designed sustainable development which maintains and enhances the character of the Districts towns, villages and countryside. This advice is reiterated in the National Planning Policy Framework in paragraphs 130. SP11 of the Council's Local Plan aims to secure the continued protection and enhancement of heritage assets in the district and support proposals that preserve and enhance heritage assets and their setting and the special character, appearance and setting of conservation areas. This advice is reiterated in paragraphs 194-198 of the NPPF, which relates to proposals which affect heritage assets and paragraphs 199-204 which provide guidance on considering potential impacts on the significance of designated and non-designated assets. The Planning (Listed Buildings and Conservation Areas) Act 1990 imposes duties requiring special regard to be had to the desirability: at Section 72(1), of preserving or enhancing the character or appearance of a Conservation Area. Section 66 of The Planning (Listed Buildings & Conservation Areas) Act 1990 requires that special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.



7.6 As set out above a small portion to the north of the site falls within the Louth Conservation Area with the remainder of the site being adjacent to the Conservation Area. There are some grade II listed houses further north along Lee Street and Uppgate however given the distance and the buildings in between it is not considered that the proposal would have any impact on the setting of those listed buildings. Given the sensitivity of the site to the Conservation Area, access, layout, scale, and appearance are all being considered at this outline stage.

7.7 As mentioned previously the brownfield site is untidy and overgrown and has a negative impact on the character of the area and the setting of the conservation area. It is therefore considered that an appropriate development would remedy that situation and potentially enhance the quality and character of the area. The site is unusual in shape, wrapping round 81A Uppgate. Four blocks of dwellings are proposed to create a courtyard form for the development with parking amenity areas in between. The amenity areas would provide landscaped sitting out areas and a visual separation of the blocks of dwellings. As noted by the Council's heritage advisers, the appearance of the blocks has been designed to reflect the overriding built character of the surrounding area which are predominantly 19th century dwelling houses (some 18th century). The materials shown on the plans being red brick with slate roofs and timber sash windows of varying styles would be in keeping with the character of the conservation area. The scale of the buildings is also considered to be appropriate to the character of the area and this part of the conservation area. The external material detail can be secured by condition along with the windows and doors, should permission be granted. Landscaping detail is not a consideration for this application but remains as a reserved matter for which details will need to be submitted. However, it is considered that a suitable landscaping scheme could be designed to ensure that shared surfaces and planting would 'soften' the appearance of the development. SP22 of the Council's Local Plan sets out the criteria for transport and accessibility for development within the district. The concerns raised by the ward councillor, Town Council and residents regarding parking issues and highway safety are noted however the proposal would provide eighteen car parking spaces for the fourteen dwellings with the potential for an additional four along the wide access road. LCC as the Local Highway Authority have clarified that "the signalled junction with Newmarket is around 70m from the proposed site access and it has had two slight and two serious accidents in 5-year period. They consider that the proposal would have marginal impact only, on that junction. Whilst the proposed access is opposite Quarryside and will form a crossroads, these are both residential cul-de-sacs with a few number of houses – so the volume of traffic that might go across Uppgate would be very small and not be an unacceptable highway risk". A wheelie collection point at the entrance has been included which can also be secured by condition along with cycle storage areas within the site.

### **Impact of the Development on the Amenity of the Neighbours**

7.8 SP10 states that development will be supported provided it does

not unacceptably harm any nearby residential amenity. This advice is reiterated in the National Planning Policy Framework in paragraph 130. Concerns raised by nearby residents mainly relate to highway and parking issues which have been discussed above. It is suggested that two parking spaces should be provided for each dwelling. However, given the proximity of the site to the town centre and the modest size of the dwellings, it is not considered that two car parking spaces per unit would be warranted in this case. The concern raised regarding the scale of the blocks has been also, been mitigated through negotiation as all are now two storey only. Blocks D and A are closest to the existing dwellings in the area. There is permission for a row of houses adjacent to the north of the site to the rear of Block D, which is the 2011 permission listed in the site history. A start was made on this development, so it is still extant. The site is lower than the adjoining land and whilst quite close this situation is not uncommon in urban areas. Block D has been positioned so it would only sit behind one of the proposed houses. It is not considered that there would be any notable overlooking from ground floor windows and first floor windows are shown to be bedrooms. The west side elevation which would face the rear of properties which front on to Upgate would contain kitchen and bathroom windows and there is a greater, acceptable degree of separation. Block A is positioned to the southern end of the site behind houses which front on to Upgate. A parking area is shown to be in between and only stairwell windows are shown to face the existing houses. It is therefore considered that, given the relationship of the proposed blocks of dwellings to the neighbours, there is not likely to be any significant loss of privacy or loss of light. Furthermore, due to the scale and position of the blocks they would not be unduly over-bearing on the neighbours. With reference to the position of the access between nos. 81A and 85 Upgate, it is accepted that there would be an increase in activity but given the previous industrial use of the site and as there are no windows to the side elevation of 81A and only one first floor window to 85, it is not considered that there would be a significant harmful impact on those neighbours amenity from the comings and goings at this access point. However, given the on-road parking situation and the constrained nature of the site, in order to protect neighbour's amenity during the construction phase, it is considered that a construction management plan should be secured (by imposition of condition).

### **Other Issues.**

#### **7.9 Archaeology.**

There is the potential for archaeology at the site as noted in the comments received from Heritage Lincolnshire. Conditions can ensure that any archaeological remains are recorded as required by paragraph 205 of the NPPF.

#### **7.10 Drainage and Flood Risk.**

SP16 of the Council's Local Plan relates to inland flooding. Clause 6 requires that all new development must show how it proposes to provide adequate surface water and foul water disposal. It is considered that these can be appropriately secured by condition.

7.11 Contamination.

Given the previous industrial/foundry uses at the site there is the potential for contamination. It will therefore be necessary to secure by conditions Phase 1 contamination report and any necessary mitigation.

Affordable Housing, and Mitigation for Health and Education Services

7.12 The proposal has been reduced in scale following negotiations to fall below the threshold for the provision of affordable housing as set out in SP7. The NHS and LCC Education have requested contributions to mitigate the impact of the development on the local education and health services. These are considered to be justified requests and as an outline application, schemes of mitigation can be secured by condition.

## **8.0 CONCLUSION**

8.1 The application site is located in established built area of Louth, which is a sustainable settlement for housing growth as defined in the Core Strategy of the East Local Plan. Furthermore the site is brownfield and redevelopment represents an opportunity to significantly enhance the character of the area and the setting of the conservation area.

8.2 The development has been designed in to be respect and enhance the character of the area and the adjacent conservation area and also would not result in a significant harmful impact on the amenity of the neighbours.

8.3 Conditions as set out in the report can appropriately secure mitigation that would, in part address concerns expressed in representation.

8.4 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**

**RECOMMENDATION:** Approve

subject to the following conditions:

1. Outline Permission

Details of the landscaping (hereinafter called "the reserved matter") shall be submitted to the Local Planning Authority before the expiration of 3 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: In order to comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Approval of reserved matters  
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 plan numbers:

Site location plan scale 1:1250	Received by the LPA on 18/07/2022.
110 OPTION C REV 3	Received by the LPA on 18/07/2023.
120 SHEET 5 REV A	Received by the LPA on 18/07/2023.
119 SHEET 4 REV B	Received by the LPA on 18/07/2023.
118 SHEET 3 REV B	Received by the LPA on 18/07/2023.

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

- 4 No development shall take place until a written scheme of archaeological investigation has been submitted to and approved by the Local Planning Authority. This scheme should include the following:
1. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).
  2. A methodology and timetable of site investigation and recording.
  3. Provision for site analysis.
  4. Provision for publication and dissemination of analysis and records.
  5. Provision for archive deposition.
  6. Nomination of a competent person/organisation to undertake the work.

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

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.

- 5 The archaeological site work must be undertaken only in full accordance with the approved written scheme referred to in condition no. 4. 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.

- 6 A report of the archaeologists 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.

- 7 The development hereby permitted shall not be commenced until further investigation has been carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works.

Reason: To ensure potential risks arising from previous site uses have been fully assessed in accordance with paragraph 183 of the National Planning Policy Framework.

- 8 Where the risk assessment identifies any unacceptable risk or risks, a detailed remediation strategy to deal with land contamination and/or pollution of controlled waters affecting the site shall be submitted and approved by the Local Planning Authority. No works, other than investigative works, shall be carried out on the site prior to receipt of written approval of the remediation strategy by the Local Planning Authority. Remediation of the site shall be carried out in accordance with the approved remediation strategy. No deviation shall be made from this scheme.

Reason: To ensure adequate and appropriate remediation of the site in accordance with paragraph 183 of the National Planning Policy Framework.

- 9 On completion of remediation, 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 Statements. Post remediation sampling and monitoring results shall be included in the closure report.

Reason: To ensure that the remediation strategy has adequately mitigated against the contamination in accordance with paragraph 183 of the National Planning Policy Framework.

- 10 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 adequate and appropriate remediation of the site in accordance with paragraph 183 of the National Planning Policy Framework.

- 11 No development shall take place until a Construction Management Plan and Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Plan and Statement shall indicate measures to mitigate the adverse impacts of vehicle activity and the means to manage the drainage of the site during the construction stage of the permitted development. It shall include;
- the phasing of the development to include access construction;
  - the on-site parking of all vehicles of site operatives and visitors;
  - the on-site loading and unloading of all plant and materials;
  - the on-site storage of all plant and materials used in constructing the development;
  - wheel washing facilities;
  - strategy stating how surface water run off 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 (temporary or permanent) connect to an outfall (temporary or permanent) during construction;
  - 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,
  - the hours during which machinery may be operated, vehicles may enter and leave, and works may be carried out on the site,
- The construction works shall only be carried out in accordance with the approved Construction Management Plan.

Reason: In the interests of the safety and free passage of those using the adjacent public highway; to ensure that the development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of the development during construction and to protect the amenity of nearby residents. This condition is imposed in accordance with SP10 and SP16 of the East Lindsey Local Plan and paragraph 130 of the National Planning Policy Framework.

- 12 No development shall commence until a surface water drainage scheme

has been submitted to and 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 any discharge rates which shall be restricted to 5 l/s;
- 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 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 without creating or increasing flood risk to land or property adjacent to, or downstream of, or upstream of the development and to avoid pollution. This condition is imposed in accordance with SP16 of the East Lindsey Local Plan.

- 13 Prior to the commencement of the development hereby permitted a foul water drainage strategy, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any dwelling, the foul water drainage works relating to that dwelling must have been carried out in complete accordance with the approved scheme.

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

- 14 The external materials to be used in the construction of buildings shall be as specified on drawings nos. 120 SHEET 5 REV A; 119 SHEET 4 REV B; and received by the Local Planning Authority on 18th July 2023.

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 SP11 of the East Lindsey Local Plan.

- 15 Notwithstanding the submitted details prior to installation on site, details of the window frames, doors and door 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, doors and door 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 and SP11 of the East Lindsey Local Plan.

- 16 Details the wheelie bin collection area at the entrance to the site shall be submitted to and approved in writing by the Local Planning Authority. The wheelie bin collection area and details for its subsequent maintenance and management of use shall be provided prior to the occupation of any dwelling and shall thereafter be so retained and maintained.

Reason: In order to ensure that areas are provided for the presentation of wheelie bins on collection days which does not result in a hazard to pedestrians. This condition is imposed in accordance with SP10 of the East Lindsey Local Plan.

- 17 No dwelling shall be occupied until a scheme providing mitigation for the impacts on the local Health Service facilities and public education facilities that arise as a direct result of the residential development hereby permitted have been submitted to and approved in writing by the Local Planning Authority.

Reason: This condition is imposed in order to secure suitable mitigation for impacts on NHS and public education provision. This condition is imposed in accordance with SP28 of the East Lindsey Local Plan.

- 18 No development shall take place before details of the existing and proposed site and floor levels of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The submitted levels shall be measured against a fixed datum and shall show the existing ground levels of any neighbouring property. The development shall be carried in accordance with the approved levels.

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.





**S/153/01123/23**

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**[6]** Full Planning Permission

S/153/01123/23

**APPLICANT:** Mr. G. Dastgeer,

**VALID:** 19/06/2023

**AGENT:** Mr. P. Sparkes,

**PROPOSAL:** Planning Permission - Change of use, conversion of and alterations to the existing retail premises to provide a mixed use comprising a café (Class E) and hot food takeaway (sui generis), and installation of an extraction system and flue.

**LOCATION:** 112 LUMLEY ROAD, SKEGNESS, PE25 3NA

## **1.0 REASONS FOR COMMITTEE CONSIDERATION**

1.1 This application was considered by Members at their Planning Committee meeting held on 5 October 2023 when it was deferred for negotiations to remove the shisha bar from the application. The applicant agreed to make this change and the application has been amended accordingly. The original officer report to committee is repeated below but amended to take account of this change.

1.2 The application was originally presented to the Planning Committee as the proposal would constitute a departure from the Skegness Neighbourhood Development Plan (a part of the development plan for the district) and the recommendation was for approval.

## **2.0 THE SITE AND SURROUNDINGS**

2.1 The site is located in the coastal town of Skegness, within the main retail/commercial area of Lumley Road. The established use of the building is for retail, and forms part of a long terrace of properties. Immediately to the east is another retail outlet, whilst to the west is a seaside food kiosk. Elsewhere along the same frontage are further retail outlets, but also a wide variety of town centre commercial outlets. There is a wide pavement area and a bus stop a short distance to the east. The current shop frontage is modern, wide, part glazed and part open.

## **3.0 PROPOSED DEVELOPMENT**

3.1 The application is for '*Change of use, conversion of and alterations to the existing retail premises to provide a mixed use comprising a café (Class E) and a hot food takeaway (sui generis) including associated external seating area and installation of an extraction system and flue*'.

3.2 The application has been amended twice since first submitted. The first change was to reduce the amount of seating at the front of the application site for shisha smoking and the second time was to remove the shisha bar from the application in its entirety.

## **4.0 CONSULTATION**

## **Publicity**

- 4.1 A site notice has been displayed and neighbours have been notified in writing. The Ward member is aware of the application via the weekly list.
- 4.2 The application has been advertised in the press and on site as a departure to the Skegness Neighbourhood Development Plan.
- 4.3 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 and refer to the original and first amendment when the shisha bar was included.

## **Consultees**

- 4.4 SKEGNESS TOWN COUNCIL - Originally objected on the grounds of adverse effect to pedestrian safety, flow and congestion, and close proximity to a bus stop. Following reconsultation continued to object on grounds that it is not an appropriate location for a shisha bar, in a prime position in a family focused tourist destination.
- 4.5 LCC HIGHWAYS AND LEAD LOCAL FLOOD AUTHORITY - Initial response - No objection. No further response received following reconsultation.
- 4.6 ENVIRONMENTAL SERVICES - No response received.
- 4.7 ENVIRONMENTAL SERVICES (FOOD SAFETY) - Initial response - Object on grounds of issues with shisha smoking, state that it must remain outside noting other legislative requirements. No further response received following reconsultation.
- 4.8 ENVIRONMENT AGENCY - No response received.

## **Neighbours/third party**

- 4.9 2X letters of objection received initially (from neighbouring traders) raising the following concerns: (no further comments received following reconsultation):
- Impacts on amenity;
  - Shisha bar will be just a few feet from the child friendly ice cream serving area, smell will be a nuisance, may impact on health and lessen attraction of business.
  - Shisha bar will be detrimental to the traditional seaside shops surrounding it;
  - Concerns of secondary smoke, significant level of chemicals in shisha;
  - Isn't a good look for Skegness;
  - Impact on amenity, food shop will no longer be attractive to customers due to smell from the smoking bar.

## **5.0 RELEVANT PLANNING HISTORY**

5.1 No recent history.

## **6.0 PLANNING CONSIDERATIONS 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**

Including but not limited to:

SP1 - A Sustainable Pattern of Places  
SP2 - Sustainable Development  
SP10 - Design  
SP14 - Town/Village Centres and Shopping  
SP17 - Coastal East Lindsey  
SP22 - Transport and Accessibility

### **Skegness Neighbourhood Development Plan (NDP)**

Including but not limited to:

Policy Theme 3 - Skegness Town Centre - Policy TC1  
Policy Theme 4 - Transport and Infrastructure - Policy INF1  
Policy Theme 7 - Design and Environment - Policy D1

### **National Planning Policy Framework (NPPF)**

#### **Other documents referred to**

Health Act 2006  
Stroud v North West Leicestershire District Council court case

## **7.0 OFFICER ASSESSMENT OF THE PROPOSAL**

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

Principle of the development;  
Impact on amenity;  
Impact on character of the area;  
Highway impacts;  
Flood risk.

## **Principle of the development**

- 7.2 Strategic Policy 1 of the Council's Local Plan identifies Skegness as a town, and the Skegness NDP recognises it as a service centre for nearby towns due to its relative size. SP2 offers support to sustainable development.
- 7.3 The site is within Skegness Town Centre and is designated as a Primary Shopping frontage, both as defined in the Local Plan Settlement Proposals document. As such, Strategic Policy 14 of the Council's Local Plan is relevant and seeks to expand and improve the town centre's retail, business, office, tourism, leisure, commercial and cultural facilities. Retail is considered important in maintaining the attractiveness, vibrancy and vitality of the district's town centres. However, given the shopping trends, many centres have been diluted through the introduction of cafes, pubs and offices which are now fundamentally part and parcel of the town centre offer, with the policy although aiming to retain a strong retail core, accepting the evolution of such areas and the provision that an appropriate mix of uses can help towards the vitality and viability of these areas.
- 7.4 This is reiterated through the National Planning Policy Framework at paragraph 86, and especially sub-para's a) & b) which seek policies and decisions that support the role that town centres play at the heart of local communities, and requires a positive approach to their growth, management and adaptation, including by allowing them to diversify in a way that can respond to rapid changes in the retail and leisure industries and, allows a suitable mix of uses.
- 7.5 Main town centre uses that are considered appropriate in such locations, are defined within Annex 2 of the NPPF: Glossary section highlighting retail, leisure, sport, recreation, office, arts culture and tourism development. However, this list is not exhaustive.
- 7.6 The application seeks a change of use from retail to a mixed-use comprising cafe (Class E) and takeaway (sui generis). The fact that hot food take away use is not specifically mentioned in Annexe 2, does not necessarily mean that Sui Generis uses are excluded from being a town centre use. It is considered that hot food takeaways have characteristics similar to other uses mentioned within the NPPF's definition such as retail or as a leisure or entertainment use (in the sense that it involves the sale of goods, provides for a hospitality/leisure/entertainment offer). It is considered helpful to note that this particular matter was debated through the High Courts in *Stroud v North West Leicestershire District Council*, where it was concluded "*...that hot food take away could be regarded as a species of retail use, although it was one which, as he rightly pointed out, attracted its own considerations in planning terms. That is evidenced by the fact that it is separated out into a use class of its own*".
- 7.7 Also of particular policy relevance is the Skegness Neighbourhood Development Plan, Policy Theme 3, Policy TC1. This seeks to encourage

and promote the development of active frontages. The NDP outlines that active frontages aim to ensure that there is visual engagement between the street and the ground floor of a building. At street level, active frontages provide visual interest to passers-by and can therefore help improve footfall in an area. Furthermore, the NDP seeks to preserve the vitality of the town centre by reaffirming the designation of primary frontages (these are consistent with those identified in the East Lindsey Local Plan at SP14) where the preservation of retail and other Class E uses will be promoted where possible. For clarity, Class E uses are wide ranging, including shops (other than for the sale of hot food), food and drink (which is mostly consumed on the premises), services principally to visiting members of the public including financial services, professional services (other than medical services), any other services which it is appropriate to provide in a commercial, business or service locality, Indoor sport and recreation (not swimming pools, ice rinks or motorised vehicles or firearms), Medical services not attached to the residence of the practitioner, non-residential creche, day centre or nursery, office, the research and development of products or processes, any industrial process, (which can be carried out in any residential area without causing detriment to the amenity of the area).

- 7.8 The NDP through Policy TC1 requires that development in Skegness Town Centre should lead to the creation of active frontages, in order to enhance the vitality of the town centre. It further states that in the Primary frontages, changes of use to non Class E uses will not be supported. This implies amongst other things, a concern that non Class E uses may generally be unable to contribute towards active frontages. SP14 of the Council's Local Plan is consistent but less prescriptive in that respect, simply confirming support for retail uses within the primary shopping frontage.
- 7.9 The proposed development would deliver a mixed use, the characteristics of which include the provision of a substantial amount of seating for use as the cafe element. This element is suggested by reference to the plans as a dominant provision within the scheme and would be a use, that on its own falls within Class E and would satisfy policy requirements. The takeaway element conflicts at face value with policy objectives but is noted to relate to a comparatively small area at the rear of the building. The building has a relatively open frontage and aspect to the street, with the plans indicating doors and screen to be held open during opening hours. Consequently, it is considered that the layout of the building and the mix of uses proposed, when considered collectively, would not only provide visual interest to the streetscene, but also generate footfall and activity during opening hours in a manner consistent with the aims of adopted policy for securing active frontages within the town centre.
- 7.10 Given the above, the mixed use scheme (Class E & Sui Generis) as proposed, is considered to be acceptable, and although technically a departure, is considered to satisfy the overall aims of the Skegness NDP, the Local Plan, and the advice contained within the NPPF. Other material factors present themselves for consideration as well, with the unit in question being currently vacant during a period of well documented

economic uncertainty and difficulties for High Streets in the country. Occupancy of the building in a manner that should generate additional footfall would not only be visually beneficial, but, it is considered would add to the vitality and vibrancy of the Town centre and encourage additional spending. It is therefore considered that, notwithstanding the prescriptive policy position of the NDP, the proposed uses would be acceptable in this location.

### **Impact on amenity**

- 7.11 SP10 of the Local Plan, states that development will be supported if it does not unacceptably harm residential amenity, which is reiterated in the NPPF at paragraph 130, stating that policies and decision should ensure that developments promote a high standard of amenity for existing and future users.
- 7.12 The building is within a town centre location, surrounded by a mix of commercial uses and a number of residential units. As it is situated on the main shopping/commercial street in Skegness, it is expected that there will be an existing level of noise throughout the day and evenings.
- 7.13 The proposal seeks permission for erection of a necessary new extraction flue to the rear of the property. This is positioned away from residential units and no objection has been received from colleagues in Environmental Services.
- 7.14 Overall, in relation to the plant to the rear, no significant harm is expected on residential amenity and it is not considered that this change of use, or the new flue would generate an increase in noise, traffic or other factors that would be harmful to the closest residential units. Furthermore, as noted above, no concerns have been raised by Environmental Health relating to noise generally.
- 7.15 Due to the shisha bar and its outside seating area now being omitted from the current proposal, amenity concerns relating to this use are no longer applicable.

### **Impact on character of the area**

- 7.15 SP10 of the Council's Local Plan relates to design. 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. Chapter 12 of the NPPF reiterates this, in particular paragraph 130. Policy Theme 7 of the Skegness NDP (Policy D1) aims to raise the standard and quality of design in new developments within the town.
- 7.16 The proposed change of use to mixed use will result in internal changes to the ground floor plan to accommodate the uses. The frontage doors and screen is to be held open during opening hours, and this paired with the provision of a mixed use facility in an existing vacant building, is considered to be a betterment of the character of the commercial



streetscene. The other external changes such as the plant at the rear, are considered to be of an acceptable design and scale. There are no external changes proposed to the front of the building.

- 7.17 Overall the proposal is not considered to have a harmful impact on the character of the area, which accommodates other commercial uses.

### **Highway impacts**

- 7.18 The site is within the town centre and, as there is no parking associated with the site, the site is reliant on sustainable transport modes, including walking, cycling and public transport. LCC Highways has been consulted and raised no objection to the proposal, stating that it would not have an adverse impact on the public Highway. The proposal would be in accordance with SP22 of the Local Plan, with paragraphs 110 - 111 of the NPPF and also with Policy INF1 of the NDP.

### **Flood Risk**

- 7.19 The site falls within Flood Zone 3 - High risk and within the coastal zone. However, the development involves a change of use, and therefore the application is not subject to the sequential and exception tests, as stated in paragraph 168 of the NPPF. The application is accompanied by a Flood Risk Assessment, and the standing advice from the EA shows that both the existing and proposed uses are considered to be 'less vulnerable' uses. As such there is no increase in the flood risk from this proposal and subsequently no objection on this matter.

## **8.0 CONCLUSION**

- 8.1 To conclude, this proposal seeks a change of use from retail to a mixed use comprising of cafe and takeaway. The key issue in this case is that Policy TC1 of the NDP indicates that only Class E uses will be supported in this location in order to create active frontages. In this case, the proposed mixed use incorporating elements of Class E use is, on balance, considered to equally satisfy the active and safeguarding of vitality objectives of Policy TC1 of the NDP.
- 8.2 In all other aspects the proposal is acceptable and therefore is recommended for approval. It is considered that the proposal would be acceptable for the reasons outlined above. The proposal complies with the Policies and Government guidance mentioned previously and is recommended for approval subject to conditions set out below.

**RECOMMENDATION:** Approve

subject to the following conditions:

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

Reason: 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 plan numbers;

Plan No. 23-2751-02 B Received by the LPA on 06/10/2023.

Plan No. 23-2751-03 B Received by the LPA on 06/10/2023.

Plan No. 23-2751-04 B Received by the LPA on 06/10/2023.

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

## List Of Applications Determined Under Delegated Powers

Between 19/09/2023 and 16/10/2023

**For the Northern Area Team**

**Application Number:** N/154/00174/21 Mr. I. Oliver,  
Lincs Design Consultancy Ltd,

**Application Type:** Full Planning Permission

**Decision:** Approved decided on 12/10/2023

**Grid Reference:** 542051 368540

**Proposal:** Planning Permission - Erection of a detached house with a detached triple garage/tractor store/work shop and a detached greenhouse and change of use of the existing residential dwelling to provide a holiday let.

**Location:** SKENDLEBY HOLME FARM, PARTNEY, SPILSBY, LINCOLNSHIRE, PE23 4PY

**Application Number:** N/100/01634/21 Mrs. J. Rice,  
Dieter Nelson Planning Consultancy,

**Application Type:** Full Planning Permission

**Decision:** Approved decided on 25/09/2023

**Grid Reference:** 535061 385119

**Proposal:** Planning Permission - Change of use of land for the siting of 30 no. touring caravan pitches, 5 no. log cabins, 15 no. camping pods to include a reception building, a bin store and the excavation of land to form a feature pond. Alterations to widen the existing vehicular access and provision of internal roads and vehicular parking areas.

**Location:** LAND ADJACENT TO NUTTY COTTAGE, LOUTH ROAD, LEGBOURNE, LOUTH, LN11 8LQ

**Application Number:** N/110/01934/22 Mr. Bullas,  
David Hickinson Architecture

**Application Type:** Remove or Vary a condition

**Decision:** Approved decided on 26/09/2023

**Grid Reference:** 549869 385089

**Proposal:** Section 73 application in relation to condition no. 2 (approved plans) as imposed on planning permission N/110/02209/19 which was for erection of 6no. pairs of semi detached houses (total 12no. dwellings) with associated car parking and construction of a vehicular access.

**Location:** LAND SOUTH OF JACKLIN CRESCENT, GOLF ROAD, MABLETHORPE

**Application Number:** N/145/00183/23 Mr. R. Bowers,  
Neil Dowlman Architecture,

**Application Type:** Full Planning Permission

**Decision:** Refused decided on 29/09/2023

**Grid Reference:** 542384 388929

**Proposal:** Planning Permission - Siting of a static caravan to be used as wardens accommodation.

**Location:** LAKESIDE CAMPING AND FISHERIES, MAIN ROAD, SALTFLEETBY, LOUTH, LN11 7SS

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**Application Number:** N/005/00351/23 Mrs J. Hayes,  
**Application Type:** Full Planning Permission  
**Decision:** Approved decided on 12/10/2023  
**Grid Reference:** 552345 375448  
**Proposal:** Planning Permission - Siting of a outhouse within the grounds of a Grade II Listed Building.  
**Location:** ST ANDREWS CHURCH, RECTORY ROAD, ANDERBY, PE24 5YF

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**Application Number:** N/102/00566/23 Mr. D. Howell,  
Fytche-Taylor Planning Ltd,  
**Application Type:** Full Planning Permission  
**Decision:** Approved decided on 09/10/2023  
**Grid Reference:** 535680 384062  
**Proposal:** Planning Permission - Erection of a dwelling with integral garages, alterations to existing vehicular access and construction of a temporary construction access (some works already completed).  
**Location:** PROPOSED TRACK REAR OF RAVENS COTTAGE, PINFOLD LANE, LITTLE CAWTHORPE

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**Application Number:** N/110/01015/23 Mr. M. Charman,  
Base Architects,  
**Application Type:** Full Planning Permission  
**Decision:** Approved decided on 06/10/2023  
**Grid Reference:** 552180 382210  
**Proposal:** Planning Permission - Extension and alterations to existing restaurant including provision of additional dining space, and change of use and conversion of function rooms into 4no. Bed and Breakfast units for holiday purposes.  
**Location:** THE BEACH BAR, HIGH STREET, SUTTON ON SEA, MABLETHORPE, LN12 2ET

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**Application Number:** N/110/01029/23 Mrs. C. Chen,  
Malcolm Clark Associates,  
**Application Type:** Full Planning Permission  
**Decision:** Approved decided on 28/09/2023  
**Grid Reference:** 551405 384068  
**Proposal:** Planning Permission - Construction of concrete hardstanding (works completed).  
**Location:** MING CHEF, SUTTON ROAD, TRUSTHORPE, MABLETHORPE, LN12 2PD

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**Application Number:** N/136/01032/23 Mr. N. Hinsley,  
Andrew Clover Planning and Design,  
**Application Type:** Full Planning Permission  
**Decision:** Approved decided on 09/10/2023  
**Grid Reference:** 540143 368461  
**Proposal:** Planning Permission - Erection of a holiday cottage and siting of a holiday lodge, existing barn to be demolished.  
**Location:** LAND OPPOSITE SAUSTHORPE ROAD FARM, SAUSTHORPE ROAD, PARTNEY

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**Application Number:** N/113/01247/23 Mr. R. Adams,  
For-Ward Planning Consultancy Ltd,  
**Application Type:** Full Planning Permission  
**Decision:** Refused decided on 28/09/2023  
**Grid Reference:** 539435 387226  
**Proposal:** Planning Permission - Extension and alterations to the existing building which is a listed building.  
**Location:** LYNX HOUSE, MANBY PARK, MANBY, LOUTH, LN11 8UT

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**Application Number:** N/113/01248/23 Mr. R. Adams,  
For-Ward Planning Consultancy Ltd,  
**Application Type:** Listed Building Consent - Alterations  
**Decision:** Refused decided on 28/09/2023  
**Grid Reference:** 539435 387226  
**Proposal:** Listed Building Consent - Extension and alterations to the existing building.  
**Location:** LYNX HOUSE, MANBY PARK, MANBY, LOUTH, LN11 8UT

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**Application Number:** N/180/01284/23 Mr. R. Gray,  
Andrew Clover Planning and Design,  
**Application Type:** Full Planning Permission  
**Decision:** Approved decided on 25/09/2023  
**Grid Reference:** 547624 386748  
**Proposal:** Planning Permission - Erection of 1 no. detached dwelling and conversion of existing house to provide an annexe.  
**Location:** SUNRISE COTTAGE, ROTTEN ROW, THEDDLETHORPE, MABLETHORPE, LN12 1NX

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**Application Number:** N/178/01296/23 Mr. M. Casswell,  
DMC Architecture Ltd.,  
**Application Type:** Remove or Vary a condition  
**Decision:** Approved decided on 26/09/2023  
**Grid Reference:** 530668 401346

**Proposal:** Section 73 application to vary condition no. 2 (approved plans) previously imposed on planning permission ref no. N/178/0090/23 which was for the erection of 2no. pairs of semi detached dwellings, erection of boundary fencing and provision of car parking.

**Location:** PLOTS 23 TO 26 LAND AT TETNEY GOLF CLUB, STATION ROAD, TETNEY

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**Application Number:** N/217/01299/23  
Mr. S. Abbott,  
Ross Davy Associates,

**Application Type:** Full Planning Permission

**Decision:** Approved decided on 21/09/2023

**Grid Reference:** 527033 395934

**Proposal:** Planning Permission - Construction of an outdoor swimming pool.

**Location:** CADEBY HALL, CADEBY LANE, CADEBY, GRIMSBY, DN36 5RR

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**Application Number:** N/105/01351/23  
Mr. S. Benson,

**Application Type:** Full Planning Permission

**Decision:** Approved decided on 22/09/2023

**Grid Reference:** 533919 386261

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

**Location:** 25 SOUTHLANDS AVENUE, LOUTH, LN11 8EW

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**Application Number:** N/088/01370/23  
Mr. & Mrs. A. Johnson,  
Derek Oliver Planning & Design,

**Application Type:** Full Planning Permission

**Decision:** Approved decided on 22/09/2023

**Grid Reference:** 538425 366529

**Proposal:** Planning Permission - Extensions and alterations to existing bungalow to include the raising of the roof height to provide first floor living accommodation.

**Location:** 150 MAIN ROAD, HUNDLEBY, SPILSBY, PE23 5NQ

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**Application Number:** N/110/01375/23  
Mrs. D. Daly,  
Status Design,

**Application Type:** Full Planning Permission

**Decision:** Approved decided on 20/09/2023

**Grid Reference:** 550736 384681

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

**Location:** 58 SEACROFT ROAD, MABLETHORPE, LN12 2DJ

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**Application Number:** N/110/01387/23 Mr. K. Moule,  
Mr. M. Taaki,  
**Application Type:** Full Planning Permission  
**Decision:** Approved decided on 20/09/2023  
**Grid Reference:** 550926 384757  
**Proposal:** Planning Permission - Change of use of existing offices into a commercial storage building, siting of 8no. storage containers and erection of security fencing (works completed).  
**Location:** 89B VICTORIA ROAD, MABLETHORPE, LN12 2AF

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**Application Number:** N/105/01419/23 Mr. J. Ramsden,  
Lincs Design Consultancy Ltd,  
**Application Type:** Full Planning Permission  
**Decision:** Refused decided on 12/10/2023  
**Grid Reference:** 531990 386069  
**Proposal:** Planning Permission - Change of use, conversion of and alterations to existing stables into 1 no. dwelling.  
**Location:** LAND ADJACENT RAITHBY WATER TREATMENT WORKS, HORNCastle ROAD, LOUTH

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**Application Number:** N/105/01440/23 Dr. H. & Mrs. D. Campbell,  
Lincs Design Consultancy Ltd,  
**Application Type:** Full Planning Permission  
**Decision:** Approved decided on 22/09/2023  
**Grid Reference:** 532079 386982  
**Proposal:** Planning Permission - Extension to existing dwelling to provide additional living accommodation. Erection of structure to rear of garage and erection of front boundary fence and security gate.  
**Location:** ASWELL LODGE, 65 CROWTREE LANE, LOUTH, LN11 0QW

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**Application Number:** N/056/01453/23 Mr. Cooper & Mrs. Harrison,  
Dieter Nelson Planning Consultancy Ltd.,  
**Application Type:** Outline Planning Permission  
**Decision:** Refused decided on 13/10/2023  
**Grid Reference:** 532721 397109  
**Proposal:** Outline erection of 5no. dwellings and a replacement dwelling.  
**Location:** OSBORNE HOUSE, MAIN STREET, FULSTOW, LOUTH, LN11 0XF

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**Application Number:** N/085/01501/23 Mr. W. Snook,  
Lincs Design Consultancy Ltd,  
**Application Type:** Full Planning Permission  
**Decision:** Approved decided on 06/10/2023  
**Grid Reference:** 528242 402045  
**Proposal:** Planning Permission - Change of use of existing land to use as open storage yards and erection of a fence 2 metres in height.

**Location:** LAND NORTH OF CHEAPSIDE, HOLTON LE CLAY, DN37 0HZ

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**Application Number:** N/105/01504/23  
**Application Type:** Advertisement Consent  
**Decision:** Approved decided on 20/09/2023  
**Grid Reference:** 532554 388968  
**Proposal:** Consent to Display 1no. non-illuminated fascia sign.  
**Location:** THOMPSON AND SMITH, TATTERSHALL WAY, FAIRFIELD INDUSTRIAL ESTATE, LOUTH, LN11 0YZ

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**Application Number:** N/105/01505/23  
**Application Type:** Full Planning Permission  
**Decision:** Approved decided on 25/09/2023  
**Grid Reference:** 532554 388968  
**Proposal:** Planning Permission - Change of use of existing car showroom into a showroom for baby and nursery products, Class E (Commercial, Business and Service) of The Town and Country (Use Classes) Order 1987 as amended.  
**Location:** THOMPSON AND SMITH, TATTERSHALL WAY, FAIRFIELD INDUSTRIAL ESTATE, LOUTH, LN11 0YZ

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**Application Number:** N/036/01506/23  
**Application Type:** Full Planning Permission  
**Decision:** Approved decided on 21/09/2023  
**Grid Reference:** 539996 395747  
**Proposal:** Planning Permission - Extension to existing dwelling to provide additional living accommodation.  
**Location:** THE MANOR, MAIN ROAD, CONISHOLME, LOUTH, LN11 7LS

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**Application Number:** N/008/01516/23  
**Application Type:** Full Planning Permission  
**Decision:** Approved decided on 20/09/2023  
**Grid Reference:** 525624 378930  
**Proposal:** Planning Permission - Installation of solar panels on roof of existing stables.  
**Location:** THE BEECHES, HORNCastle ROAD, GOULCEBY, LOUTH, LN11 9WB

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**Application Number:** N/133/01532/23 Miss. S. Hickson,  
**Application Type:** Full Planning Permission  
**Decision:** Refused decided on 28/09/2023  
**Grid Reference:** 529272 398407  
**Proposal:** Planning Permission - Construction of vehicular access to existing dwelling and demolition of the existing front wall and railings.  
**Location:** OLD POLICE HOUSE, STATION ROAD, NORTH THORESBY, GRIMSBY, DN36 5QP

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**Application Number:** N/105/01533/23 Mr. R. Jones,  
**Application Type:** Full Planning Permission  
**Decision:** Approved decided on 22/09/2023  
**Grid Reference:** 532773 387409  
**Proposal:** Planning Permission - Change of use and conversion of existing building which is a listed building used under Class E (Commercial, Business and Services) to use under Class C3 (Dwellinghouse) of The Town and Country (Use Classes) Order 1987 as amended.  
**Location:** 32 EASTGATE, LOUTH, LN11 9NG

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**Application Number:** N/105/01534/23 Mr. R. Jones,  
**Application Type:** Listed Building Consent - Alterations  
**Decision:** Approved decided on 22/09/2023  
**Grid Reference:** 532773 387409  
**Proposal:** Listed Building Consent - Conversion of and internal alterations to existing building into a dwelling.  
**Location:** 32 EASTGATE, LOUTH, LN11 9NG

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**Application Number:** N/105/01539/23 Mr. C. Fairburn,  
DesignQube By Steven Brown,  
**Application Type:** Full Planning Permission  
**Decision:** Approved decided on 28/09/2023  
**Grid Reference:** 533835 387341  
**Proposal:** Planning Permission - Erection of a w.c. block, siting of a storage container, provision of a car park and alterations to existing vehicular access, existing buildings on school sports field to be removed.  
**Location:** LOUTH ACADEMY SPORTS FIELD, MONKS DYKE ROAD, LOUTH

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**Application Number:** N/112/01549/23 Mr. S. McCormack,  
**Application Type:** Full Planning Permission  
**Decision:** Approved decided on 02/10/2023  
**Grid Reference:** 546336 381253

**Proposal:** Planning Permission - Erection of a detached 1.5 storey triple garage with gymnasium, ground floor shower, store and first floor storage and home office which is an amendment to that previously approved under Planning Permission ref no. N/112/0828/15 (works commenced).

**Location:** CORNER HOUSE, BEESBY ROAD, MALTBY LE MARSH, ALFORD, LN13 0JH

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**Application Number:** N/136/01574/23

Mr. & Mrs. N. Sandoval,  
Neil Dowlman Architecture,

**Application Type:** Full Planning Permission

**Decision:** Approved decided on 04/10/2023

**Grid Reference:** 541339 368299

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

**Location:** TREBOR, MADDISON LANE, PARTNEY, SPILSBY, PE23 4PX

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**Application Number:** N/192/01575/23

Mr. P. & Mrs. N. Pratt,  
Mother Architects,

**Application Type:** Remove or Vary a condition

**Decision:** Approved decided on 02/10/2023

**Grid Reference:** 530760 393638

**Proposal:** Section 73 application in relation to condition no. 2 (approved plans) as previously imposed on N/192/01309/20 for the change of use, conversion of, extensions and alterations to former Methodist Chapel to provide a extension to the residential dwelling No. 1 Chapel Lane.

**Location:** UTTERBY METHODIST CHURCH, CHAPEL LANE, UTTERBY, LOUTH, LN11 0TR

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**Application Number:** N/003/01604/23

Lincs Design Consultancy Ltd,

**Application Type:** Full Planning Permission

**Decision:** Refused decided on 03/10/2023

**Grid Reference:** 545281 375820

**Proposal:** Planning Permission - Demolition of an existing redundant building.

**Location:** 33 WEST STREET, ALFORD, LN13 9FX

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**Application Number:** N/105/01612/23

Ms. S. Davies,  
For-Ward Planning Consultancy Ltd,

**Application Type:** Listed Building Consent - Alterations

**Decision:** Approved decided on 06/10/2023

**Grid Reference:** 532772 387299

**Proposal:** Listed Building Consent - Internal alterations to existing public house to remodel existing toilet areas to allow for the provision of a disabled w.c.

**Location:** KINGS HEAD, 10 MERCER ROW, LOUTH, LN11 9JQ

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**Application Number:** N/100/01617/23 Mr. J. & Mrs. S. Wilson,  
Andrew Clover Planning and Design,  
**Application Type:** Full Planning Permission  
**Decision:** Approved decided on 06/10/2023  
**Grid Reference:** 537356 384571  
**Proposal:** Planning Permission - Erection of a detached garage.  
**Location:** 5 PADDOCK CLOSE, LEGBOURNE, LOUTH, LN11 8FL

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**Application Number:** N/105/01633/23 Dr. D. & Mrs. G. Boldy,  
**Application Type:** Listed Building Consent - Alterations  
**Decision:** Approved decided on 09/10/2023  
**Grid Reference:** 532448 387237  
**Proposal:** Listed Building Consent - Internal alterations to existing dwelling to reinstate access to cellar from ground floor level and provide a balustrade.  
**Location:** THORNTON HOUSE, 25 WESTGATE, LOUTH, LN11 9YQ

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**Application Number:** N/111/01653/23 Mrs. S. Gorst,  
RJ Design Architecture Ltd.,  
**Application Type:** Listed Building Consent - Alterations  
**Decision:** Approved decided on 11/10/2023  
**Grid Reference:** 531075 377169  
**Proposal:** Listed Building Consent - Extension to existing pottery studio to provide a kiln room.  
**Location:** OXCOMBE FARM, MANOR LANE, OXCOMBE, HORNCastle, LN9 6LU

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**Application Number:** N/111/01654/23 Mrs. S. Gorst,  
RJ Design Architecture Ltd.,  
**Application Type:** Full Planning Permission  
**Decision:** Approved decided on 11/10/2023  
**Grid Reference:** 531075 377169  
**Proposal:** Planning Permission - Extension to existing pottery studio to provide a kiln room within the curtilage of a listed building.  
**Location:** OXCOMBE FARM, MANOR LANE, OXCOMBE, HORNCastle, LN9 6LU

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**Application Number:** N/132/01664/23 Mr. R. Brooks,  
Andrew Clover Planning and Design,  
**Application Type:** Full Planning Permission  
**Decision:** Approved decided on 12/10/2023  
**Grid Reference:** 541931 397575  
**Proposal:** Planning Permission - Change of use of land to use as a touring caravan site.

**Location:** MEALS FARM NURSERY, MARSH LANE, NORTH SOMERCOTES, LOUTH, LN11 7NT

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**Application Number:** N/110/01676/23 Mr. G. Harding,

**Application Type:** Full Planning Permission

**Decision:** Approved decided on 12/10/2023

**Grid Reference:** 551353 384264

**Proposal:** Planning Permission - Erection of a beach hut.

**Location:** 39 SOUTH PROMENADE, MABLETHORPE

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**Application Number:** N/132/01685/23 E. Dowty. & N. Pennell,  
Ryland Design Services Ltd,

**Application Type:** Full Planning Permission

**Decision:** Approved decided on 13/10/2023

**Grid Reference:** 540409 394935

**Proposal:** Planning Permission - Erection of a detached garage & store with room over.

**Location:** FEN LANE FARM, FEN LANE, NORTH SOMERCOTES, LOUTH, LN11 7LY

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**Application Number:** N/105/01720/23 Mr. R. Mather,  
Oglesby & Limb Ltd.,

**Application Type:** Full Planning Permission

**Decision:** Approved decided on 12/10/2023

**Grid Reference:** 532530 387978

**Proposal:** Planning Permission - Installation of mechanical ventilation equipment to existing building comprising of 2no. roof cowls and 1no. ground level condenser.

**Location:** ENDOSCOPY UNIT, LOUTH COUNTY HOSPITAL, HIGH HOLME ROAD, LOUTH, LN11 0EU

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**Application Number:** N/100/01731/23 Mr. S. Loveday,  
Lincs Design Consultancy Ltd,

**Application Type:** Full Planning Permission

**Decision:** Approved decided on 12/10/2023

**Grid Reference:** 537359 384552

**Proposal:** Planning Permission - Erection of a detached domestic garage.

**Location:** 6 PADDOCK CLOSE, LEGBOURNE, LOUTH, LN11 8FL

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**Application Number:** N/110/01755/23 Mr. H. Handley,  
Lincs Design Consultancy

**Application Type:** Advertisement Consent

**Decision:** Approved decided on 09/10/2023

**Grid Reference:** 550664 384904

**Proposal:** Consent to Display 4no. internally illuminated fascia signs, 3no. non-illuminated fascia signs and the 1no. internally illuminated double sided freestanding sign.

**Location:** SEACROFT FORD, SEACROFT ROAD, MABLETHORPE, LN12 2DT

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**Application Number:** N/028/01798/23 Mr. S. Stables,  
Hill Top Architectural,

**Application Type:** Full Planning Permission

**Decision:** Approved decided on 11/10/2023

**Grid Reference:** 545056 367462

**Proposal:** Planning Permission - Change of use of existing store to create 1no. fishing lodge.

**Location:** RATTYS RETREAT, BECK COTTAGE, SCREMBY ROAD, CANDLESBY, PE23 5RU

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**Application Number:** N/105/01813/23 Mr. C. Dudley,  
DMC Architecture Ltd.,

**Application Type:** Full Planning Permission

**Decision:** Approved decided on 12/10/2023

**Grid Reference:** 533862 386248

**Proposal:** Planning Permission - Extensions to existing dwelling to provide additional living accommodation and extension to existing vehicular access.

**Location:** 10 SOUTHLANDS AVENUE, LOUTH, LN11 8EW

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**Application Number:** N/208/01821/23 Lincolnshire County Council,  
Lincolnshire County Council,

**Application Type:** Lincolnshire County Regulation 3

**Decision:** No Objectiondecided on 29/09/2023

**Grid Reference:** 547052 372022

**Proposal:** To vary condition 1 of planning permission N/208/01304/18 - To retain mobile classroom.

**Location:** WILLOUGHBY CHURCH OF ENGLAND PRIMARY SCHOOL, MAIN ROAD, WILLOUGHBY, ALFORD, LN13 9NH

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## List Of Applications Approved Under Delegated Powers

Between 19/09/2023 and 16/10/2023

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For the Southern Area Team

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**Application Number:** S/029/02624/21 Mr. J. H. Rundle,  
E2 Design,

**Application Type:** Outline Planning Permission

**Decision:** Refused decided on 04/10/2023

**Grid Reference:** 530833 358229

**Proposal:** Outline erection of 5no. 2.5 storey terraced dwellings with access, layout and scale to be included. Existing public house to be demolished.

**Location:** GLOBE FOUNDRY, MAIN ROAD, NEW BOLINGBROKE, BOSTON, LINCOLNSHIRE, PE22 7LN

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**Application Number:** S/184/00230/23 Mr. J. Willoughby,  
Mr. D. Morley,

**Application Type:** Prior Approval-Ag to Dwelling House

**Decision:** Approved decided on 09/10/2023

**Grid Reference:** 548268 361106

**Proposal:** Determination of whether or not prior approval is required as to  
a) transport and highways impacts of the development,  
b) the noise impacts of the development,  
c) Contamination risks on the site,  
d) flooding risks on the site,  
e) whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to provide 1no. dwelling, a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order,  
f) the design or external appearance of the building and  
g) the provision of adequate natural light in all habitable rooms of the dwellinghouses.

**Location:** WOODLANDS COTTAGE, SPILSBY ROAD, THORPE ST PETER, SKEGNESS, PE24 4PR

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**Application Number:** S/153/00461/23 Miss, D. Barnfield,

**Application Type:** Full Planning Permission

**Decision:** Approved decided on 09/10/2023

**Grid Reference:** 556535 363279

**Proposal:** Planning Permission - Change of use of existing ground floor offices to Ale House, Bottle Shop & cafe.

**Location:** 7 LUMLEY AVENUE, SKEGNESS, PE25 2AH

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**Application Number:** S/120/00556/23

B. Whitehead,  
Scorer Hawkins Architects Ltd.,

**Application Type:** Prior Approval Comm to dwelling

**Decision:** Refused decided on 05/10/2023

**Grid Reference:** 537445 358147

**Proposal:** Determination of whether or not prior approval is required for the transport and impacts of the development, particularly to ensure safe site access; contamination risks in relation to the building; flooding risks in relation to the building; impacts of noise from commercial premises on the intended occupiers of the development; where- (i) the building is located in a conservation area and (ii) the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area; the provision of adequate natural light in all habitable rooms of the 3no. dwellinghouses; the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses; and where the development involves the loss of services provided by – (i) a registered nursery, or (ii) a health centre maintained under section 2 or 3 of the National Health Service Act 2002(a), the impact on the location provision of the type of services lost

for the change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that Order.

**Location:** DOVECOTE FARM YARD, BARLODE DRAIN, MIDVILLE, PE22 8HQ

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**Application Number:** S/176/00742/23

Mr. J. Gorensweigh,

**Application Type:** Full Planning Permission

**Decision:** Approved decided on 20/09/2023

**Grid Reference:** 521917 359461

**Proposal:** Planning Permission - Removal of existing lean-to at existing public house which is a listed building and replace with a garden room.

**Location:** BLUE BELL INN, THORPE ROAD, TATTERSHALL THORPE, LINCOLN, LN4 4PE

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**Application Number:** S/153/00846/23

Mr. A. Cripsey,  
53East.

**Application Type:** Full Planning Permission

**Decision:** Approved decided on 05/10/2023

**Grid Reference:** 556657 363193

**Proposal:** Planning Permission - Change of use, conversion of and alterations to 2nd floor of existing premises to provide a Roller Rink (Use Class F.2) with ancillary soft play area, video game area, food and drink area, seating area and external alterations to provide canopies to the front elevation with external shutters and movable awnings.

**Location:** LUMLEY SHOPPING PLAZA, 77-87 LUMLEY ROAD, SKEGNESS, PE25 3LS

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**Application Number:** S/011/00848/23 Mr. R. Espley,  
JH Architectural,  
**Application Type:** Full Planning Permission  
**Decision:** Approved decided on 25/09/2023  
**Grid Reference:** 522145 374236  
**Proposal:** Planning Permission - Installation of solar panels on the roof of existing detached garage.  
**Location:** THATCHED COTTAGE, LINCOLN ROAD, BAUMBER, HORNCastle, LN9 5ND

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**Application Number:** S/153/00892/23 Mr. T. Bola,  
Andrew Clover Planning and Design,  
**Application Type:** Listed Building Consent - Alterations  
**Decision:** Approved decided on 13/10/2023  
**Grid Reference:** 556946 363935  
**Proposal:** Listed Building Consent - Conversion of and internal alterations to former town hall into a hotel.  
**Location:** SKEGNESS TOWN HALL, NORTH PARADE, SKEGNESS, PE25 1DA

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**Application Number:** S/153/00899/23 Mr. T. Bola,  
Andrew Clover Planning and Design,  
**Application Type:** Full Planning Permission  
**Decision:** Approved decided on 13/10/2023  
**Grid Reference:** 556946 363935  
**Proposal:** Planning Permission - Change of use and conversion of former town hall which is a listed building into a hotel.  
**Location:** SKEGNESS TOWN HALL, NORTH PARADE, SKEGNESS, PE25 1DA

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**Application Number:** S/097/00922/23 Mr. & Mrs. Read,  
Lincs Design Consultancy Ltd,  
**Application Type:** Full Planning Permission  
**Decision:** Approved decided on 12/10/2023  
**Grid Reference:** 523784 369067  
**Proposal:** Planning Permission - Extension and alterations to a dwelling which is a listed building to provide additional living accommodation.  
**Location:** GLEBE FARM, MAIN ROAD, LANGTON, HORNCastle, LN9 5JT

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**Application Number:** S/097/00926/23 Mr. & Mrs. Read,  
Lincs Design Consultancy Ltd,  
**Application Type:** Listed Building Consent - Alterations  
**Decision:** Approved decided on 12/10/2023  
**Grid Reference:** 523784 369067  
**Proposal:** Listed Building Consent - Repair of existing dwelling to include a rear extension to provide additional living accommodation.



**Location:** GLEBE FARM, MAIN ROAD, LANGTON, HORNCastle, LN9 5JT

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**Application Number:** S/153/00998/23 Mr. R. Steadman,  
**Application Type:** Full Planning Permission  
**Decision:** Approved decided on 12/10/2023  
**Grid Reference:** 555635 363607  
**Proposal:** Planning Permission - Extension and alterations to existing training room which is within the curtilage of a listed building.  
**Location:** THE VILLAGE, CHURCH FARM, CHURCH ROAD SOUTH, SKEGNESS, PE25 2HF

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**Application Number:** S/153/01016/23 UPP Ltd,  
Murray Planning,  
**Application Type:** Full Planning Permission  
**Decision:** Approved decided on 27/09/2023  
**Grid Reference:** 556887 364673  
**Proposal:** Planning Permission - Erection and siting of fibre exchange telecommunications infrastructure to provide a full fibre (gigabit) to the premises service and erection of a fence 2.6 metres in height.  
**Location:** PROPOSED SITE OF TELECOMMUNICATION KIOSK OPPOSITE 8, NORTH SHORE ROAD, SKEGNESS

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**Application Number:** S/153/01054/23 ANR Property Ltd,  
Malathy Design,  
**Application Type:** Full Planning Permission  
**Decision:** Approved decided on 29/09/2023  
**Grid Reference:** 556591 363525  
**Proposal:** Planning Permission - Extensions and alterations to existing guest house including the erection of a detached outbuilding.  
**Location:** 28 SCARBROUGH AVENUE, SKEGNESS, PE25 2SY

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**Application Number:** S/153/01183/23 Mr. R. Taylor,  
**Application Type:** Full Planning Permission  
**Decision:** Approved decided on 06/10/2023  
**Grid Reference:** 556329 363611  
**Proposal:** Planning Permission - Change of use and conversion of the existing guest house to provide 5no. flats.  
**Location:** SUNNYSIDE LETS, 25 GROSVENOR ROAD, SKEGNESS, PE25 2DB

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**Application Number:** S/176/01280/23 Mr. J. Gorensweigh,  
**Application Type:** Listed Building Consent - Alterations  
**Decision:** Approved decided on 20/09/2023  
**Grid Reference:** 521917 359461  
**Proposal:** Listed Building Consent - Removal of existing lean-to at existing public house and replace with a garden room.  
**Location:** BLUE BELL INN, THORPE ROAD, TATTERSHALL THORPE, LINCOLN, LN4 4PE

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**Application Number:** S/090/01304/23 Mr. D. Williams,  
Mr. P. Sparkes,  
**Application Type:** Full Planning Permission  
**Decision:** Approved decided on 06/10/2023  
**Grid Reference:** 556009 368641  
**Proposal:** Planning Permission - Siting of a static caravan for holiday use  
**Location:** LAND REAR OF DUNROMIN, SKEGNESS ROAD, INGOLDMELLS

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**Application Number:** S/170/01336/23 Mr. D. Wann,  
Neil Dowlman Architecture,  
**Application Type:** Prior Approval-Ag to Dwelling House  
**Decision:** Refused decided on 12/10/2023  
**Grid Reference:** 521928 367545  
**Proposal:** Determination of whether or not prior approval is required as to  
a) transport and highways impacts of the development,  
b) noise impacts of the development,  
c) contamination risks on the site,  
d) flooding risks on the site,  
e) whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to 5no. dwellings which is a use falling within use Class C3 (dwellinghouses) of the Schedule to the Use Classes Order,  
f) the design or external appearance of the building and  
g) the provision of adequate natural light in all habitable rooms of the dwellinghouses.  
**Location:** HALL FARM, OLD WOODHALL SPA, LINCOLNSHIRE. LN9 5SA

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**Application Number:** S/023/01353/23 Mr. & Mrs, Thain,  
Quiet Waters Consultancy,  
**Application Type:** Full Planning Permission  
**Decision:** Approved decided on 06/10/2023  
**Grid Reference:** 551090 365895  
**Proposal:** Planning Permission - Erection of 2no. temporary ancillary facilities blocks at existing licensed campsite (works already completed).  
**Location:** LAND ADJOINING THE LILACS, THE COMMON, BURGH LE MARSH

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**Application Number:** S/046/01360/23 Mr. G. Reed,

**Application Type:** Full Planning Permission

**Decision:** Approved decided on 22/09/2023

**Grid Reference:** 533360 361371

**Proposal:** Planning Permission - Erection of a greenhouse.

**Location:** WOODS FARM, FENSIDE, EAST KIRKBY, SPILSBY, PE23 4DD

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**Application Number:** S/086/01404/23

Mr. T. Gregory,  
Andrew Clover Planning and Design,

**Application Type:** Full Planning Permission

**Decision:** Approved decided on 09/10/2023

**Grid Reference:** 526178 369498

**Proposal:** Planning Permission - Change of use, conversion of, extension and alterations to former coach house into 1no. dwelling.

**Location:** OLD COACHHOUSE REAR OF 9A, QUEEN STREET, HORNCastle

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**Application Number:** S/152/01468/23

Mr. P. Fisher,  
AF Architecture,

**Application Type:** Full Planning Permission

**Decision:** Approved decided on 12/10/2023

**Grid Reference:** 533922 348266

**Proposal:** Planning Permission - Extension to existing dwelling to provide additional living accommodation and erection of an outbuilding.

**Location:** THE COTTAGE WORKSHOP, WILLOWS LANE, SIBSEY, BOSTON, PE22 0TG

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**Application Number:** S/153/01475/23

Mr. R. Speed,  
ARN Architectural Ltd,

**Application Type:** Full Planning Permission

**Decision:** Approved decided on 26/09/2023

**Grid Reference:** 556153 362198

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

**Location:** 89 RICHMOND DRIVE, SKEGNESS, PE25 3SG

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**Application Number:** S/153/01481/23

Ms. S. Greenhalgh,

**Application Type:** Full Planning Permission

**Decision:** Approved decided on 06/10/2023

**Grid Reference:** 556712 362206

**Proposal:** Planning Permission - Extension to existing dwelling to provide porch with first floor balcony over, existing conservatory to be demolished and erection of a boundary wall.

**Location:** 5 OCEAN AVENUE, SKEGNESS, PE25 3DN

---

**Application Number:** S/054/01482/23 Ms. L. Vaughan & Mr. R. Bowen,  
**Application Type:** Remove or Vary a condition  
**Decision:** Approved decided on 13/10/2023  
**Grid Reference:** 531993 349039  
**Proposal:** Section 73 application to enable development of land in accordance with planning permission S/054/02714/87 for the erection of a dwelling, without compliance with condition no. 4 (agricultural occupancy) as previously imposed on that permission.  
**Location:** THE WILLOWS, FISHTOFT DROVE, FRITHVILLE, BOSTON, PE22 7ES

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**Application Number:** S/152/01495/23 Mr. & Mrs. Knight,  
Origin Design Studio Ltd,  
**Application Type:** Certificate of Lawful Use or Development  
**Decision:** Approved decided on 20/09/2023  
**Grid Reference:** 535203 351439  
**Proposal:** Section 191 application to determine the lawful use of the application site for the keeping of horses; including grazing and exercising.  
**Location:** RHOADES MILL, MAIN ROAD, SIBSEY, BOSTON, PE22 0TW

---

**Application Number:** S/153/01500/23 Mr. M. Hawkins,  
Andrew Clover Planning and Design,  
**Application Type:** Full Planning Permission  
**Decision:** Approved decided on 03/10/2023  
**Grid Reference:** 555924 363317  
**Proposal:** Planning Permission - Change of use of ground floor of existing public house into 6 no. commercial, business and services letting units.  
**Location:** ELYSIUM, 1 VICTORIA ROAD, SKEGNESS, PE25 3SB

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**Application Number:** S/079/01511/23 Cellnex,  
Teligent Ltd.  
**Application Type:** Full Planning Permission  
**Decision:** Approved decided on 21/09/2023  
**Grid Reference:** 517513 376151  
**Proposal:** Planning Permission - Extension to existing mast from 30.0m AGL to 35.0m AGL, proposed, installation of 3 no. antennas 32.5m AGL, proposed installation of 2 no. 0.6m dishes 32.5m AGL and associated ancillary upgrades at existing telecommunications site.  
**Location:** TELECOMMUNICATIONS MAST, HATTON COMPRESSOR STATION, HORNCastle ROAD, HATTON, LN8 5QE

---

**Application Number:** S/023/01531/23 Mr. & Mrs. Oakley,  
Neil Dowlman Architecture,  
**Application Type:** Full Planning Permission  
**Decision:** Approved decided on 04/10/2023  
**Grid Reference:** 549010 365604  
**Proposal:** Planning Permission - Erection of 1 no. house and construction of vehicular access.  
**Location:** 83 STATION ROAD, BURGH LE MARSH, SKEGNESS, PE24 5EW

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**Application Number:** S/152/01537/23 Mr. & Mrs. S. Knight,  
Origin Design Studio Ltd,  
**Application Type:** Full Planning Permission  
**Decision:** Approved decided on 27/09/2023  
**Grid Reference:** 535203 351439  
**Proposal:** Planning Permission - Erection of 3 no. outbuildings (works already completed)  
**Location:** RHOADES MILL, MAIN ROAD, SIBSEY, BOSTON, PE22 0TW

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**Application Number:** S/023/01542/23 Mr. D. & Mrs. A. Ward,  
Andrew Clover Planning and Design,  
**Application Type:** Reserved Matters  
**Decision:** Approved decided on 27/09/2023  
**Grid Reference:** 548936 365661  
**Proposal:** Reserved Matters application relating to the erection of 1no. house with garage (Outline Planning Permission ref no. S/023/2478/22 outline erection of a dwelling, granted 27th February 2023).  
**Location:** LAND OPPOSITE 104, STATION ROAD, BURGH LE MARSH

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**Application Number:** S/054/01550/23 Mr. A. Pickett,  
LPC Architectural Design,  
**Application Type:** Full Planning Permission  
**Decision:** Approved decided on 27/09/2023  
**Grid Reference:** 530528 347322  
**Proposal:** Planning Permission - Change of use, conversion of, extensions and alterations to existing barn/outbuilding to form holiday let. Including demolition of existing storage barn.  
**Location:** CANOPUS FARM, FRITH BANK, FRITHVILLE, BOSTON, PE22 7BD

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**Application Number:** S/153/01552/23 Mr. G. Hughes,  
Mr. T. Spottiswood,  
**Application Type:** Advertisement Consent  
**Decision:** Refused decided on 27/09/2023  
**Grid Reference:** 556505 363845  
**Proposal:** Consent to Display - 1no. internally illuminated single sided free standing sign.

**Location:** 103-111 ROMAN BANK, SKEGNESS, PE25 2SW

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**Application Number:** S/215/01553/23  
**Application Type:** Full Planning Permission  
**Decision:** Approved decided on 16/10/2023  
**Grid Reference:** 519443 363113  
**Proposal:** Planning Permission - Installation of photovoltaic array to existing south facing pitched tiled roof of convenience store with residential apartment on first floor.  
**Location:** CO OP SUPERMARKET, 3-4 CLARENCE ROAD, WOODHALL SPA, LN10 6TZ

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**Application Number:** S/215/01554/23  
**Application Type:** Full Planning Permission  
**Decision:** Approved decided on 27/09/2023  
**Grid Reference:** 519495 363461  
**Proposal:** Planning Permission - Extension to existing dwelling to provide a porch.  
**Location:** 4 CORONATION ROAD, WOODHALL SPA, LN10 6QD

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**Application Number:** S/153/01562/23  
**Application Type:** Advertisement Consent  
**Decision:** Approved decided on 27/09/2023  
**Grid Reference:** 556389 363228  
**Proposal:** Consent to Display 1no. non-illuminated fascia sign.  
**Location:** 11 HIGH STREET, SKEGNESS, PE25 3NY

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**Application Number:** S/153/01564/23  
**Application Type:** Advertisement Consent  
**Decision:** Approved decided on 27/09/2023  
**Grid Reference:** 556759 363092  
**Proposal:** Consent to Display 4no. non-illuminated fascia signs.  
**Location:** 124-132 LUMLEY ROAD, SKEGNESS

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**Application Number:** S/153/01566/23 Mr. Javed,  
Scorer & Hawkins Architects,  
**Application Type:** Advertisement Consent  
**Decision:** Approved decided on 28/09/2023  
**Grid Reference:** 556398 363238  
**Proposal:** Consent to Display 1no. non-illuminated fascia sign.  
**Location:** 22 LUMLEY ROAD, SKEGNESS, PE25 3NG

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**Application Number:** S/215/01589/23 Mr. & Mrs. Rushton,  
Mr P. Sparkes,  
**Application Type:** Full Planning Permission  
**Decision:** Approved decided on 11/10/2023  
**Grid Reference:** 518978 363216  
**Proposal:** Planning Permission - Extensions and alterations to existing dwelling to provide additional living accommodation.  
**Location:** 7 KING EDWARD CRESCENT, WOODHALL SPA, LN10 6RQ

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**Application Number:** S/170/01592/23 Ms. A. Southcott,  
GMS Architecture,  
**Application Type:** Listed Building Consent - Alterations  
**Decision:** Approved decided on 12/10/2023  
**Grid Reference:** 517504 365924  
**Proposal:** Listed Building Consent - Alterations to the existing village hall to provide new accessible WC, kitchen and storeroom facilities, including external alterations to existing window into new door.  
**Location:** SCHOOL HOUSE, MAIN ROAD, STIXWOULD, LN10 5HP

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**Application Number:** S/075/01615/23 Mr. C. Wilson,  
Neil Dowlman Architecture,  
**Application Type:** Prior Approval-Ag to Dwelling House  
**Decision:** Approved decided on 09/10/2023  
**Grid Reference:** 530132 365924  
**Proposal:** Determination of whether or not prior approval is required as to  
a) transport and highways impacts of the development,  
b) noise impacts of the development,  
c) contamination risks on the site,  
d) flooding risks on the site,  
e) whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to 2 no. dwellings which is a use falling within use Class C3 (dwellinghouses) of the Schedule to the Use Classes Order,  
f) the design or external appearance of the building and  
g) the provision of adequate natural light in all habitable rooms of the dwellinghouses.  
**Location:** THE GRANGE, CHESTNUT LANE, LOW HAMERINGHAM, HORNCastle, LN9 6PG

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**Application Number:** S/083/01616/23 Mrs. M. Fabricci,  
**Application Type:** Listed Building Consent - Alterations  
**Decision:** Approved decided on 12/10/2023  
**Grid Reference:** 528377 369755  
**Proposal:** Listed Building Consent - Internal alterations to existing dwelling.  
**Location:** THATCHED HOUSE, CHURCH LANE, HIGH TOYNTON, HORNCastle, LN9 6NN

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**Application Number:** S/086/01628/23 Mr. K. Keir,  
Keir Architecture Ltd,  
**Application Type:** Full Planning Permission  
**Decision:** Approved decided on 10/10/2023  
**Grid Reference:** 526878 368543  
**Proposal:** Planning Permission - Extension to the existing industrial unit.  
**Location:** AJET DRAIN SERVICES LTD, DEVEREUX WAY, BOSTON ROAD INDUSTRIAL ESTATE, HORNCastle, LN9 6AU

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**Application Number:** S/153/01660/23 Mr. & Mrs. Booker,  
Bella King Design,  
**Application Type:** Full Planning Permission  
**Decision:** Approved decided on 12/10/2023  
**Grid Reference:** 555437 363503  
**Proposal:** Planning Permission - Extension to existing garage to form annexe and alterations to existing conservatory.  
**Location:** 8 MONTGOMERY ROAD, SKEGNESS, PE25 2EX

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**Application Number:** S/215/01665/23 Mr. G. Avison,  
Andrew Clover Planning and Design,  
**Application Type:** Full Planning Permission  
**Decision:** Approved decided on 12/10/2023  
**Grid Reference:** 519620 363318  
**Proposal:** Planning Permission - Erection of 1 no. dwelling and swimming pool on site of an existing dwelling which is to be demolished.  
**Location:** 11 SPA ROAD, WOODHALL SPA, LN10 6PZ

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**Application Number:** S/153/01688/23 Mr. N. Iqbal,  
Heronswood Design Ltd,  
**Application Type:** Full Planning Permission  
**Decision:** Approved decided on 06/10/2023  
**Grid Reference:** 556504 363665  
**Proposal:** Planning Permission - Erection of security fencing and access gates 2.4 metres in height.



**Location:** LAND AT 44 TO 48, ROMAN BANK, SKEGNESS

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**Application Number:** S/086/01718/23 Mrs K. Griffen,

**Application Type:** Prior Approval Comm to dwelling

**Decision:** Approved decided on 03/10/2023

**Grid Reference:** 525864 369654

**Proposal:** Determination of whether or not prior approval is required for the transport and impacts of the development, particularly to ensure safe site access; contamination risks in relation to the building; flooding risks in relation to the building; impacts of noise from commercial premises on the intended occupiers of the development; where- (i) the building is located in a conservation area and (ii) the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area; the provision of adequate natural light in all habitable rooms of the dwellinghouse; the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses; where the development involves the loss of services provided by – (i) a registered nursery, or (ii) a health centre maintained under section 2 or 3 of the National Health Service Act 2002(a), the impact on the location provision of the type of services lost; and where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building.

for the change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that Order.

**Location:** THE OLD STABLES, 9 MARKET PLACE, HORNCastle, LN9 5HB

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