

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, 29 May 2024

Dear Councillor,

Planning Committee

You are invited to attend a Meeting of the **Planning Committee** on **Thursday, 6th June, 2024** 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, Dick Edginton, David Hall, Neil Jones, Sam Kemp, Terry Knowles, Steve McMillan, Daniel McNally, Kate Marnoch, Terry Taylor and Ru Yarsley

PLANNING COMMITTEE AGENDA

Thursday, 6 June 2024

Item	Subject	Page No.
1.	<u>APOLOGIES FOR ABSENCE:</u>	
2.	<u>DISCLOSURE OF INTERESTS (IF ANY):</u>	
3.	<u>MINUTES:</u> To confirm the Minutes of the Meeting held on 9 May 2024 and the Minutes of the Special Meeting held at the rising of the Annual General Meeting held on 22 May 2024.	1 - 12
4.	<u>UPDATE FROM PLANNING POLICY COMMITTEE</u>	
<u>TOWN AND COUNTRY PLANNING APPLICATIONS:</u>		
NB: Where photographs are used, with or instead of site visits, these provide site context for Planning Committee Members but are not submitted as evidence of material planning considerations.		
5.	<u>N/092/02375/23:</u> N/092/02375/23 : 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: KCS Development Ltd Location: Land South of, Chestnut Drive, Louth Recommendation: Approval with Conditions Officer: Lindsey Stuart	13 - 34
6.	<u>N/191/02200/23:</u> N/191/02200/23 : 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 P Odling Location: Land off, Church Lane, Ulceby Recommendation: Refusal Officer: Carrie Law	35 - 50
7.	<u>APPEALS DECIDED:</u>	51 - 54

8. **DELEGATED DECISIONS:**

55 - 76

9. **DATE OF NEXT MEETING:**

The programmed date for the next Meeting of this Committee will be 11 July 2024.

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Minutes of a Meeting of the Planning Committee held in the Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH on Thursday, 9th May, 2024 at 11.30am.

PRESENT

Councillor Stephen Eyre (Chairman)
Councillor Alex Hall (Vice-Chairman)

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

OFFICERS IN ATTENDANCE:

Phil Norman	- Assistant Director – Planning and Strategic Infrastructure
Andrew Booth	- Development Management Lead Officer
Michelle Walker	- Deputy Development Manager
Jane Baker	- Senior Planning Officer
Sam Hallett	- Senior Planning Officer
Martha Rees	- Legal Representative
Lynda Eastwood	- Democratic Services Officer
Laura Allen	- Democratic Services Officer

10. APOLOGIES FOR ABSENCE:

Apologies for absence were received from Councillors Sid Dennis and Terry Knowles.

11. 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 Ruchira Yarsley asked it be noted, that in relation to Item 6 she was Ward Member, however she remained of an open mind.
- In relation to Item 7, Councillor Steve McMillan was advised that as he had not attended the last meeting, but he did attend the site visit to the school, he would be able to join in the discussion but would not be able to vote.
- In relation to Item 7, Councillor Sam Kemp was advised that as he had not attended the site visit to the school, he would be able to join in the discussion but would not be able to vote.
- Councillor David Hall asked it be noted, that in relation to Item 5 he was Ward Member, however he remained of an open mind and he had received but not read correspondence on Item 5.

- Councillor Neil Jones asked it be noted that in relation to Item 7, his grandson attended Queen Elizabeth's Grammar School in Horncastle, however he remained of an open mind. He also had received but not read correspondence in relation to Item 5.
- Councillor Cunnington asked it be noted that in relation to Item 5 he had received some correspondence.
- Councillor Stephen Eyre asked it be noted, that in relation to Item 5 he was a small supplier to Morrisons and following legal advice, would not vote on that application.
- Councillors Dick Edginton, Stephen Eyre, Neil Jones and Daniel McNally asked it be noted that they were Members of the Lindsey Marsh Drainage Board.

12. MINUTES:

The Minutes of the Meeting held on 4 April 2024 were confirmed and signed as a correct record.

13. UPDATE FROM PLANNING POLICY COMMITTEE

Members were advised that there was no update for this item.

14. N/105/01409/23:

Application Type: Full Planning Permission

Proposal: Planning Permission - Demolition of existing foodstore and redevelopment of site to provide larger, new replacement foodstore with associated accesses, parking and servicing arrangements.

Location: MORRISONS SUPERMARKET, 156-158 EASTGATE, LOUTH, LN11 9AB

Applicant: Wm Morrison Supermarkets Ltd

Members received an application for Full Planning Permission – Demolition of existing foodstore and redevelopment of site to provide larger, new replacement foodstore with associated accesses, parking and servicing arrangements at Morisons Supermarket, 156-158 Eastgate, Louth, LN11 9AB.

It was a major proposal which had attracted a great deal of public interest.

The main planning issues were considered to be:

- Principle
- Retail impact
- Demolition, Design and Heritage
- Residential amenities
- Noise
- Highways
- Contamination/Air Quality/Lighting
- Drainage
- Ecology and landscape

Members were referred to the additional information contained on pages 1 to 2 of the Supplementary Agenda.

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 13 to 16 of the report refer.

Mr Chris Creighton spoke in support of the application.

Ms Angela Southwood spoke in objection to the application.

Councillor Paul Starsmore, Louth Town Council, spoke in support of the application.

Members were invited to put their questions to the speakers.

- A Member queried whether an optimum standard had been taken into consideration with the tactile paving and whether disabled EV charging points was something that could be looked at.
Mr Creighton responded that the tactile paving was suggested by the Highways Authority and that is what they had agreed to and with regards to the EV charging points, they would be able to look at the plan to see if they could use one of the four charging bays for disabled users.
- A Member further queried whether Mr Creighton would be willing to go one step further with good practice rather than minimum standards and he responded that he would need to check.
- When asked whether Ms Southwood was currently impacted by the noise from the supermarket, she replied that she was and could hear the noise of the lorries.

A Member queried whether any consideration had been given to lowering the site instead of raising it. Mr Creighton advised that was a challenging site and consideration had been given to different access options.
- Following a query from a Member with regards to what sort of screening would be placed around the sprinklers, Mr Creighton

explained why the sprinklers were required and the location that had been chosen was the most suitable one as it would have the least impact on the area. He further advised that planting and fencing would help to screen the sprinklers.

- Following a query on bio-diversity net gain and the fact there was no pond detailed during the presentation, Mr Creighton advised there was a loss of bio diversity on site to be compensated by putting in extra planting and landscaping and a small pond on the Eastgate side to help with bio diversity.

Following which, the application was open for debate.

- A Member queried whether the noise measuring equipment that was mentioned in condition 19, page 59 of the report refers, was going to be installed in the nearest house to the store and the Deputy Development Manager advised that the equipment in the neighbouring property was necessary in order for Morrisons to monitor the noise levels but it would not be there permanently.
- In response to a query from a Member on the bio diversity net gain not being achieved on the application, the Deputy Development Manager advised Members that the application came in before bio diversity net gain became mandatory.
- A Member commented on the organisation required to keep the existing store open whilst building work for the new store was taking place on and the accompanying clever travel plan.

Following which, the application was proposed and seconded in line with officer recommendation.

Upon being put to the vote for approval, the vote was carried

Vote: 10 In favour 0 Against 0 Abstention

RESOLVED:

That the application be approved subject to the following conditions:

15. S/216/01142/23:

Application Type: Full Planning Permission

Proposal: Planning Permission - Erection of 171no. dwellings and construction of internal access roads with associated car parking, open space, landscaping and infrastructure.

Location: LAND SOUTH OF MILLBROOK LANE, WRAGBY, LN8 5AB

Applicant: Mrs R Martin

Members received an application for Full Planning Permission – Erection of 171no. dwellings and construction of internal access roads with associated car parking, open space, landscaping and infrastructure at Land South of Millbrook Lane, Wragby, LN8 5AB.

The application was referred to Planning Committee due to the proposal being a departure from the Development Plan by virtue of the proposed housing development being partly on land allocated for employment use in the East Lindsey Local Plan. Furthermore the application was for a sizeable housing development on a gateway site into Wragby and a number of local objections had been received to the proposal.

The main planning issues were considered to be:

- **Principle of development, including loss of employment land having regard to local and national policy;**
- **Design of scheme and impact on character of area;**
- **Impact on neighbour amenity;**
- **Highway and pedestrian safety;**
- **Drainage;**
- **Affordable housing and other contributions;**
- **Ecology;**
- **Play and open space provision;**
- **Other matters**

Members were referred to the additional information contained on pages 2 to 9 of the Supplementary Agenda.

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 63 to 64 of the report refer.

Mrs Rachael Martin (Applicant) spoke in support of the application.

Members were invited to put their questions to the speakers.

- When asked what Mrs Martin would say to the residents of Wragby who considered they had been short-changed with regards to the contributions, Mrs Martin responded that the viability scheme had been submitted to Planning Officer's and they had agreed on the amount of contributions.
- A Member commented that the development was plain looking with a lack of chimneys and queried whether chimneys could be added to which Mrs Martin responded that the design had already been discussed in great detail so that would not be possible.
- Following a query from a Member, Mrs Martin confirmed that all front doors would have mid-level letter boxes.

Following which, the application was open for debate.

- Following a query from a Member with regards to the comments from consultees, page 2 of the supplementary agenda refers, the Development Management Lead Officer advised Members that Lincolnshire County Council was a key consultee especially on technical matters and that it was rare that they would go against their recommendation. He also commented that, with regards to the mitigation that had been requested for education and the NHS, that was something they would normally seek to secure and that they were credible and reasonable requests for the development. Members were informed that development of the site had been left for a number of years, so the delivery of the proposed development was beneficial.

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

- A Member commented that there were concerns from the Parish Council and queried whether enough landscaping had been proposed to which the Senior Planning Officer advised that there was a high acoustic fence already in place and the current landscaping would remain.

Upon being put to the vote for approval, the vote was carried

Vote: 10 In favour 1 Against 0 Abstention

RESOLVED:

That the application be approved subject to the following conditions:

N.B. Councillor Sam Kemp left the meeting at 12.53pm.

N.B. The Committee broke for a comfort break at 12.53pm and reconvened at 12.57pm.

16. S/086/1714/23:

Application Type: Full Planning Permission

Proposal: Planning Permission - Creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, acoustic fencing, hardstanding areas, storage container, floodlights, access footpath and associated bund.

Location: QUEEN ELIZABETHS GRAMMAR SCHOOL, WEST STREET, HORNCastle, LN9 5AD

Applicant: Horncastle Education Trust

Members received an application for Full Planning Permission – Creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, acoustic fencing, hardstanding areas, storage container, floodlights, access footpath and associated bund at Queen Elizabeth’s Grammar School, West Street, Horncastle, LN9 5AD.

The application was subject to considerable local interest and had also been subject to a committee call in request by Councillor Sandra Campbell-Wardman and Councillor Richard Avison as local Ward Members.

The main planning issues were considered to be:

- Principle of development
- Impact on the character and appearance of the area
- Impact on residential amenity
- Impact on the highway network
- Flood risk and surface water drainage
- Other matters (Archaeology, Ecology, & Contamination)

Members were referred to the additional information contained on page 9 of the Supplementary Agenda.

Sam Hallett, Senior Planning Officer, detailed site and surroundings information to Members at Paragraph 2, together with the description of the proposal at Paragraph 3, pages 87 to 88 of the report refer.

Mrs Sandra James (Applicant) and Mr Tom Betts (Developer) spoke in support of the application.

Mr Stephen Pickwell spoke in objection to the application.

Councillor Richard Avison spoke as Ward Member.

Members were invited to put their questions to the speakers.

- Following a query to Mr Betts questioning whether the height of the lighting was necessary and possible to reduce it, Mr Betts responded that they would look in to it.

Following which, the application was open for debate.

- A Member commented that the school was entitled to put up the fence, and if there was a condition added with regards to the piece of land between the field and the properties, he would support the application.

Following which, the application was proposed for approval in line with officer recommendation with the additional conditions.

- A Member commented that the site was going to be a change for the residents with the noise levels being more of an issue.

Following which, the application was seconded for approval in line with officer recommendation with the additional conditions.

- A Member commented on the height difference between the residential properties and the school field and highlighted that it didn't feel like the sound was travelling towards the properties. A Member further commented that the area would need to be kept clean with a meadow flower bed to be planted on the embankment in the absence of a higher bund.
- A Member queried whether it would be possible to ask the school to grow trees around the back of the pitch to soften the fencing, to which the Development Management Lead Officer responded that there was already a landscaping condition in place, however, tree planting could be explored.
- A Member suggested that the residential properties could grow their hedges higher and also commented that he had no objection with changing the closing time from 8.30pm to 9.00pm.

A discussion ensued with regards to the opening times of the site and it was agreed that the closing time would not be extended.

The Legal Representative reminded Members that the application for approval had been proposed and seconded in line with officer recommendation subject to the amendment of conditions 5 and 6.

Upon being put to the vote for approval, the vote was carried

Vote: 9 In favour 0 Against 0 Abstention

RESOLVED:

That the application be approved subject to the following conditions:

17. APPEALS DECIDED:

The Appeals Decided were noted.

18. DELEGATED DECISIONS:

The Delegated Decisions were noted.

19. DATE OF NEXT MEETING:

The programmed date for the next Meeting of this Committee will be confirmed at the AGM to be held on 22 May 2024.

The Meeting closed at 1.29pm.

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Minutes of a Meeting of the Planning Committee held in the Hub, Mareham Road, Horncastle LN9 6PH on Wednesday, 22 May 2024 at the rising of the Annual General Council Meeting.

PRESENT

Councillor Edward Mossop (Chairman of the Council in the Chair)

ELECTED MEMBERS OF THE COMMITTEE PRESENT:

Councillors Dick Edginton, Alex Hall, Neil Jones, Daniel McNally, Sam Kemp, Terry Taylor, Steve McMillan, Ru Yarsley, David Hall and Kate Marnoch

Apologies were received from Councillors Stephen Eyre, Richard Cunnington and Terry Knowles.

1. ELECTION OF CHAIRMAN:

It was proposed and seconded that Councillor Stephen Eyre be elected Chairman.

Upon being put to the vote, it was

RESOLVED:

That Councillor Stephen Eyre be elected Chairman of the Planning Committee for the Council year 2024/25.

2. ELECTION OF VICE-CHAIRMAN:

It was proposed and seconded that Councillor Alex Hall be elected Vice-Chairman.

Upon being put to the vote, it was

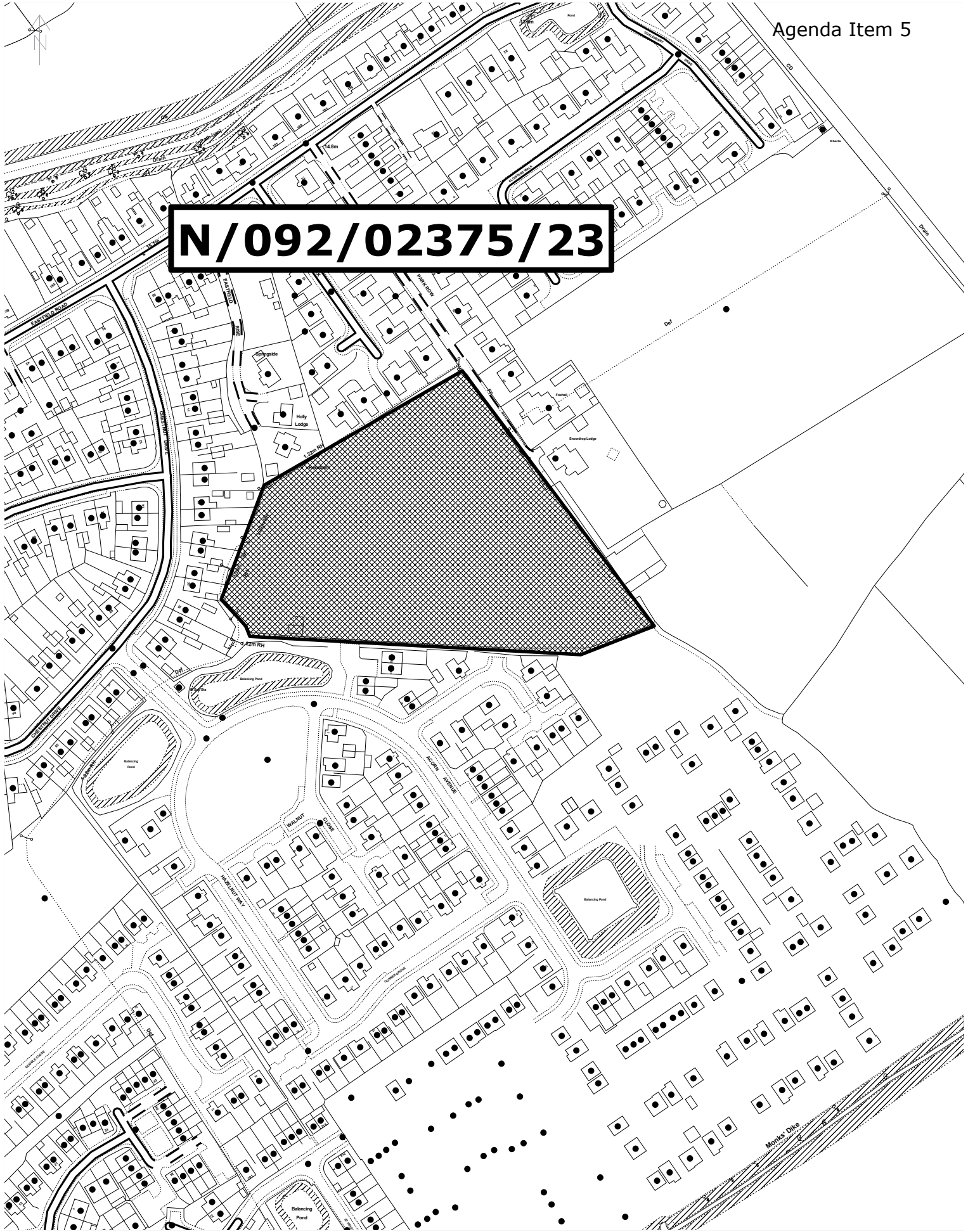
RESOLVED:

That Councillor Alex Hall be elected Vice-Chairman of the Planning Committee for the Council year 2024/25.

The Meeting closed at 8.55 pm.

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N/092/02375/23



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[05] Outline Planning Permission

N/092/02375/ 23 **APPLICANT:** KCS Development Ltd,

VALID: 05/12/2023 **AGENT:** Stantec,

PROPOSAL: Outline erection of up to 50no. dwellings and associated infrastructure (with means of access, landscaping and layout to be considered).

LOCATION: LAND SOUTH OF, CHESTNUT DRIVE, LOUTH

1.0 REASONS FOR COMMITTEE CONSIDERATION

1.1 The application has been the subject of local concern and a call in request by Cllr Mossop. That request was on the grounds that *'the site is not allocated in the ELDC Local Plan for Louth/Keddington and as such is a windfall site. The site has been described as 'infill' by the applicants. However, looking at the allocated sites in the Settlement proposals, it sits between the two sites LO311 and LO326 (or5) creating a pleasant block of open space on the edge of the settlement adding to the more rural, edge of town feel to Park Row. The windfall site is for 50 houses which is considerably large and would merit it being considered as an allocated site in the future given proper consultation through the process given to a revised Local Plan. Objections from neighbouring new-build properties describe the problems that have occurred since their completion such as waterlogged gardens and poor mains foul water drainage. Objection from Louth Town Council. There is no Keddington Parish meeting. Until boundary changes take place, the properties will benefit from Louth Town Council services without any contributions from the residents through their Council Tax. This renders the application premature'*.

1.2 This application was deferred from Planning Committee on 4th April 2024. At that meeting concern was raised over the ownership of the stretch of Park Row from where the applicant's ownership ends to the Eastfield Road junction. A pedestrian and cycling link were proposed from the edge of the site along Park Row and some residents had expressed concern regarding this as set out below at paragraph 4.18. The question of whether Park Row is an adopted road or in private ownership was asked and with the increase of footfall there was a concern as to who would cover the cost of maintenance. Since the meeting it has been established that the relevant stretch of Park Row is not adopted and is unregistered, therefore the owner is not known, and it is not possible to provide the link via Park Row. The possibility of access via Abbey Park has been suggested and this was explored with the landowner but the applicant has only been able to secure drainage easement rights. It therefore concluded that whilst an additional link to provide pedestrian/cycle connectivity is desirable it is not possible to provide a link from the site via Park Row or Abbey Park. However, by reference to the later commentary in this report, this does not

impact on the recommendation for approval.

2.0 THE SITE AND SURROUNDINGS

2.1 The application site is located to the east of Louth which is defined as a town in the East Lindsey Local Plan. The site falls within the Keddington parish but is more closely related to Louth. It is within Flood Zone 1 - Low Risk and comprises of a grass agricultural field. There are the residential streets of Eastfield Rise and Abbey Park to the north. To the east is Park Row which has dwellings leading down to and opposite the site and currently provides access to the field. To the west is Chestnut Drive and to the south a residential development some of which is complete with the remainder under construction. There are scattered trees and hedges to the southern, western and northern boundaries and a post and wire fence runs alongside Park Row to the eastern boundary. There are houses which mainly back on to the site. Those to the north on Abbey Park are close to the boundary to the site and there are low gaps in the landscaping along this boundary. Houses along Chestnut Drive have longer rear gardens but again there are low gaps in the boundary landscaping. The newer houses along Acorn Avenue are orientated either sideways or at an angle to the site and there is a mix of landscaping and close boarded fencing along this boundary. These dwellings sit on slightly higher ground.

3.0 DESCRIPTION OF THE PROPOSAL

3.1 The application seeks outline erection of up to 50no. dwellings and associated infrastructure. Means of access, landscaping and layout are to be considered as part of the proposal.

3.2 To reiterate, the application is in outline form, but access, landscaping and layout are all being considered leaving the scale and appearance of the dwellings outstanding. Dwellings are shown to be set out around the boundary of the site facing inwards with a central circular section of dwellings and the road sweeps round this. To the north east an attenuation basin is proposed with landscaping around it including a Local Area for Play (LAP). The site access is proposed from Acorn Drive and a pedestrian and cycle link is also proposed on to Park Row. Existing boundary hedges and trees are shown to be retained and further hedge planting is shown to fill the gaps. A sustainable drainage system is included with swales around the central section. The layout approach and density (approximately 26 dwellings per hectare) is similar to that on the new estate to the south. Landscaping mainly consists of hedges and trees with areas of ornamental shrub planting.

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 notices around the site and neighbours have been notified in writing.

Consultees

- 4.3 LOUTH TOWN COUNCIL -Louth Town Council object on the grounds of: 1) Traffic - the level of vehicle movements which will be generated by this development will exacerbate existing problems on existing infrastructure, especially Eastfield Road and may detrimentally impact Louth's Emergency Services located here. As the site is over a mile from the Town Centre it is envisaged that most local trips required for school runs, medical visits, shopping and leisure will be by car. The consequent generation of traffic will then also add to traffic volumes in the town centre and on car parking availability. 2). Access and Highway Safety - there is concern that the additional traffic will cause road safety issues to be exacerbated. 3) Drainage - there are concerns regarding more hard landscaping in this area which will make it difficult to deal with the disposal of surface water. The possible future levels of the Lud are also a consideration as it is known that it cannot cope with any more increased discharge. Further, it is known that there are a number of aquifers in this area and hard landscaping may cause flooding problems or move current flooding problems to move to a new area. 4) The Council felt that this application had been made prematurely. It was of the opinion that a review of ward boundaries is required to ensure that new residents contribute fairly to local services and amenities as this development, although currently technically outside of the Louth boundary, will form part of the development already built which is within the boundary and all residents of the new section will use Louth infrastructure and facilities, without contributing correctly to their upkeep, if the boundary is not redrawn. If permission is granted the Council would like to see a condition that public green space, large enough for sports and games to be played on such as Rounders and Football is included.

Further comments received - Reiterating previous objections relating to access and highway safety; site being technically outside the Louth boundary; impact on infrastructure and services; and request review of ward boundaries.

- 4.4 KEDDINGTON PARISH COUNCIL - Not received.
- 4.5 LCC HIGHWAYS AND LEAD LOCAL FLOOD AUTHORITY - Vehicular access will be served from Acorn Avenue, which is part of the live development site off the existing Chestnut Drive estate. As Tennyson Fields and Acorn Avenue are not yet public highway (they are subject to Section 38

Agreement), the applicant will be required to make arrangements with that developer directly to gain access to this site whilst the streets remain under their private responsibility. The entrance to the site is provided by an existing connection on Acorn Avenue. A ditch exists along this southern boundary of the site, which has been culverted at the point of the proposed new road. This culvert was not part of the Section 38 Agreement for the live development site, and will need including in the Section 38 for this proposal. A pedestrian connection is proposed to Park Row. There are no opportunities for pedestrian connections to Abbey Park or Eastfield Rise. The site benefits from good pedestrian infrastructure to various community services and facilities within easy walking distance, such as schools, shops, places of worship, the GP surgery and leisure and recreational facilities. The area is also served by the Louth Nipper providing regular services to the town centre. St Bernard's School on Wood Lane does not have a formal footway and students, parents/guardians, staff and visitors are required to walk in the road. Request that the applicant provide a 2m footway on Wood Lane between St Bernard's Avenue and the school entrance to provide safe and sustainable access to the school for residents of the site. A Transport Statement was submitted to support this application. It demonstrates that there is significant capacity on the highway network surrounding the site to accommodate the anticipated movements from this development at peak times for future year traffic forecasts. The applicant has recommended that they adopt the Travel Plan measures imposed on the wider development site, which we encourage and support. On-site surface water drainage will be provided by roadside swales and an attenuation basin. The basin will discharge to a riparian watercourse at the north-western corner of the site, which runs alongside Eastfield Rise to discharge to an Anglian Water surface water sewer in Eastfield Road. The discharge rate will be restricted to 7.56l/s, which is lesser than the greenfield run-off rate for the site (8.69l/s). Anglian Water have agreed the discharge rate to their sewer in principle. The ditches around the site perimeter will be subject to a maintenance schedule. As the roadside swales will be under drained, trees cannot be planted within them to avoid root ingress to the pipes.

Site layout comments

- Grass service margins are required for shared surfaces, such as between plots 3 and 12.
- Shared surfaces must be block paved, not asphalt.
- Any requirement for knee rail fencing around the attenuation basin should be designed out.
- Footways are not required around turning heads.
- raise concerns with the layout of the on-plot car parking arrangements, namely the tandem spaces. In accordance with LCC guidance on car parking, consider tandem car parking spaces to count as one car parking space. Consequently, advise that on-plot car parking spaces be delivered side-by-side rather than in tandem.

Comments from the Executive Councillor: Highways and Transport
The member would like to note concerns with the layout of the on-plot car parking arrangements, namely the tandem spaces. In accordance with LCC guidance on car parking, LCC only consider tandem car parking

spaces to count as one car parking space. LCC advise that on-plot car parking spaces be delivered side-by-side rather than in tandem.

In the event of planning permission being granted suggests that conditions should be included to secure construction management plan; new footway to Wood Lane to school; implementation of Travel Plan; and surface water drainage scheme.

Further comments received following negotiated amendments - Confirms that the applicant has addressed the layout comments included in previous response. For information, advises that trees cannot be planted in the swales as they are under drained and would be at risk of root ingress, which would affect the operation of the drainage system.

- 4.6 ENVIRONMENTAL SERVICES (Environmental Protection) - Not received at the time of preparing this report.
- 4.7 ENVIRONMENTAL SERVICES (Drainage) - Not received at the time of preparing this report.
- 4.8 ENVIRONMENTAL SERVICES (Contamination) - Confirms this department has received and reviewed the following report submitted with the application and has the following comments to make. Ground Investigation Associates Limited, Phase 1 Geo-Environmental Desk Study, Ref: 22069-1, Dated: 31 May 2022. The site is approximately 2.08 ha. The earliest maps, dating back to the 1880s, depict the site as an undeveloped field with clear boundaries that are similar to the present day. There is a possible trackway within the eastern boundary of the site. The southeast of the site seems to have had a small pond, part of which is shown on the maps. The site remained largely unchanged until the 1960s when a small building appeared on the western part of the southern boundary. However, part of the pond in the southeast is no longer visible on the maps, indicating that it may have been infilled. On 23 May 2022, a site walkover was conducted. It was observed that there is evidence of materials like brick and concrete used in the surfacing of the area. A few vegetated piles were noticed in the south-eastern part of the site, containing demolition debris like concrete cobbles, boulders and soil found on the surface. The preliminary conceptual site model has identified a low to moderate risk to human health, with the report stating:
"Made Ground materials were observed on the ground surface associated with the existing vehicular trackway running within the eastern boundary of the site, albeit these visually comprised brick and concrete (i.e. chemically inert materials)."
The report has also stated:
"Localised Made Ground/pond infill material may be present in the southeast of the site, adjacent to the site boundary."
With this in mind the applicant should submit an intrusive site investigation demonstrating that the site is suitable for use; this shall include a full suite of metals and non-metals, PAHs, TPHs, and asbestos. Taking into account the above advice, the applicant should submit a Phase 2 report for this department's consideration prior to the application

being determined in accordance with National Policy guidance. This will allow the council to decide whether or not a further assessment of the site is required and ensure that appropriate conditions are applied, which render the development safe and suitable for use prior to use. However, if the application is positively determined without the information required under National Planning Policy guidance, then recommends including the conditions CL1 to CL5.

- 4.9 LINCOLNSHIRE POLICE - Advisory comments regarding crime prevention.
- 4.10 LCC EDUCATION - Contribution requested £408,770.10.
- 4.11 ENVIRONMENT AGENCY - Initial objection received. Insufficient information has been provided to demonstrate that the risks of pollution posed to surface water quality can be safely managed, therefore recommend that planning permission is refused. Reasons - The application confirms the intention to connect to the mains foul sewerage network. The foul sewage flows from this development would be treated at the Louth Water Recycling Centre (WRC). We have concerns that the WRC may not have capacity to accommodate flows from this development during the lifetime of the planning permission. Whilst the Drainage Report Part 1 of 3 Appendix B has correspondence with Anglian Water Services (AWS) confirming that foul water proposal is acceptable this is dated September/November 2022. We have reason to believe that currently Louth WRC does not have capacity to treat the flows from this development. Policy SP16(9) states that 'all new development must show how it can provide adequate foul water treatment and disposal or that it can be provided in time to serve the development'. Given that there is currently no planned investment for Louth WRC we will be unable to withdraw our objection unless this situation changes.

Further comments received - The evidence available to us demonstrates that the WRC is at or near its permitted limits and that additional flows could lead to it exceeding these, which could cause pollution of the receiving watercourse. Anglian Water Services (AWS) is legally obliged to operate within permit limits and the Environment Agency will take all necessary action to ensure that the receiving watercourse is protected. AWS has not yet demonstrated how it would manage the additional flow from this development if there is no capacity at the WRC to treat it. This appears to be contrary to your Local Plan policy SP28(5). We encourage the council to liaise with AWS and ensure that acceptable plans are in place for how foul water, which cannot be treated at the WRC without causing pollution, would be managed in advance of planning permission being determined. Consequently, have decided to withdraw their objection to the proposal on the basis that concerns have been outlined, for the lpa to have regard to when deciding whether it is appropriate to grant planning permission and if that permission should include planning conditions to ensure compliance with local plan policies.

- 4.12 NHS - Request contribution on £30,250.00.

- 4.13 ELDC WASTE SERVICES - All residents of those properties that are accessed via " private drives" will have to present their wheelie bins for emptying on the nearest public highway. The refuse collection vehicle will not enter on to the private drives nor will the refuse collection operatives.
- 4.14 HERITAGE LINCOLNSHIRE - The site is not within the Louth Conservation Area but may affect the experience of the entrance and egress from Louth. This site is entirely screened from the CA and there are no designated heritage assets nearby. The site is enclosed on nearly every side by modern, late C20 and C21 development on Chestnut Drive, Park Row and Abbey Park. It is set back from Eastfield Road, which becomes Eastgate and is one of the main roads leading into the centre of Louth, it is not thought that the development would be visible from this road. There are no historic field patterns that would be significantly disrupted as a result of development. It has been confirmed that it is an area of low archaeological potential. As such there are no heritage assets / setting issues. Notwithstanding this, there would have to be consideration taken to ensure the layout of the site is permeable. This would ensure connectivity between the existing roads to avoid building yet another cul-de-sac.
- 4.15 HOUSING STRATEGY - 15 affordable housing units have been proposed which would meet the 30% planning policy requirement for Louth. 70% of these properties should be provided as affordable rented properties and 30% First Homes. The proposed application includes 11 rented units and 4 First Homes which would be an acceptable tenure split. The details of this affordable housing provision should be secured within a Section 106 Agreement. The affordable property types identified are 2 x 1 bed 2 person, 2 x 2 bed 3 person, 4 x 2 bed 4 person, 2 x 3 bed 5 person and 1 x 4 bed 5 person for affordable rent and 2 x 2 bed 4 person and 2 x 3 bed 5 person for First Homes which would meet the requirements for Louth. The affordable housing is dispersed across the site which would meet requirements. On balance the proposed location of the units is acceptable. Registered Providers require the affordable rented properties to meet a minimum of 85% of National Design Space Standards. Single bedrooms should also be suitable for an adult to occupy and should therefore have a floor area of at least 6.5m² to comply with section 326 of the Housing Act 1985. To summarise, the Local Housing Authority supports this application subject to the affordable housing provision being secured within a Section 106 agreement.
- 4.16 DRAINAGE BOARD - Advisory comments regarding consent required from Drainage Board.
- 4.17 HERITAGE LINCOLNSHIRE (ARCHAEOLOGY) - No archaeological comment.

Neighbours

- 4.18 14 representations received raising the following concerns /issues:
- Kitchen window very close to boundary and would be impacted by a

- high fence and if no fence would result in loss of privacy;
- Light to window could easily be blocked in the future by fence or planting;
- Increase in traffic from single access point;
- Impact from construction traffic;
- Affordable housing could de-value property;
- Loss of vegetation along boundary will result in loss of privacy;
- Concern over additional traffic/pedestrians/cyclist along Park Row and over running verges;
- Damage to Park Row road surface and increase in pedestrians down a narrow lane would be dangerous with traffic as no footway;
- Noise and disturbance from children playing along Park Row and possible dog fouling;
- Cramming in development;
- Flood risk and drainage issues;
- Impact on doctors/dentists which are already oversubscribed;
- Tree over hanging site could be damaged;
- Noise and disturbance from development;
- Impact on wildlife;
- Who will maintain boundary fences/treatments?;
- Flooding has occurred in the area;
- Problems with sewerage systems in the area;
- Request for Swift boxes.

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

5.0 RELEVANT SITE HISTORY

5.1 No relevant site history.

6.0 PLANNING POLICY

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

East Lindsey Local Plan

SP1 – A Sustainable Pattern of Places

SP2 – Sustainable Development

SP3 – Housing Growth and Location of Inland Growth

SP7 – Affordable and Low Cost Housing

SP10 – Design

SP16 – Inland Flood Risk

SP22 - Transport and Accessibility

SP24 - Biodiversity and Geodiversity

SP26 – Open Space, Sports and Recreation

SP28 – Infrastructure and S106 Obligations

National Planning Policy Framework

Background Papers

National Planning Policy Guidance
Strategic Flood Risk Assessment

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 Area.**
- **Impact of the Development on the Amenity of the Neighbours.**
- **Highway Safety and Capacity.**
- **Flood Risk and Drainage.**
- **Ecology.**
- **Impact of the Development on Local Health and Education Services.**
- **Contamination.**

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. 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 should therefore be considered as a windfall site. As mentioned previously whilst the site is in Kedlington Parish it clearly relates more closely to Louth, being set within the context of the established built form of the town. 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 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 Whilst the site is towards the eastern edge of the town it does have residential development to the north, south, east and west with only a small portion to its the south-east corner overlooking an agricultural building and field beyond. 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 are footway links proposed on to Acorn Avenue which would provide a suitable connectivity with the established built area. The site is within the continuous built up part of the settlement. It is therefore considered that the principle of residential development at the site would be acceptable.

7.5 Although the suggestions from Councillor Mossop and the Town Council that the application should be considered as premature are noted, from a planning perspective, the adopted policy position does not preclude the approval of suitable windfall sites and does not require consideration in respect of parish boundaries. As noted above, the consideration for the 'appropriateness' of the site in principle, is dependent primarily on assessment of its context within its physical surroundings. In that respect, the suitability of the site is considered acceptable. The observation in respect of the paying of Council Tax are also appreciated, but again, it is respectfully suggested that is not a material consideration for this proposal. The potential impact on services is however, a legitimate consideration and is addressed later in this report.

Impact of the Development on the Character of Area.

7.6 The proposed development is for up to fifty dwellings with the layout submitted, indicating a mix of detached and semi-detached dwellings. Information submitted indicates the dwelling sizes would range from one bed to four bed dwellings. It is considered that this an acceptable mix. Fifteen of the proposed dwellings are proposed to be affordable with a mix of rented and First Homes, this meets the 30% required by SP7 and the Council's Housing Strategy section is satisfied that the mix of housing being offered would meet the affordable housing need for the area. The scale and appearance of the dwellings is not being considered at this stage but the site layout is. The layout and size of dwellings and plots is similar to that of the new development to the south and south-west. The

layout would be acceptable (providing a legible arrangement of roads, open spaces and connectivity with the surrounding area) as would the relationships between proposed dwellings. The proposed dwellings all have an acceptable amount of private amenity space and private car parking. Details of soft and hard landscaping have been submitted which includes landscaping (trees and hedges) as street trees and in gardens which will enhance the overall development. Existing hedges are shown to be reinforced and a new hedge along Park Row to help retain its soft landscaped character. A condition can be included to remove permitted developments rights for fences and other hard boundary treatments, not shown on the plans, in order to help protect the retention of the hedges. It is considered that aims of SP10 in relation to design and SP25 in terms of landscaping are met. A children's Local Area for Play is proposed for an acceptable location within the scheme layout, which meets the aims of SP26. The request of the Town Council for an area of open space large enough for rounders and football is noted but is not supported as a policy requirement and is considered unnecessary and unreasonable for a development of this size. Refuse bin collection areas are shown to be provided on the site layout plan at the top of the private drives as requested by ELDC Waste Services.

Impact of the Development on the Amenity of the Neighbours

- 7.7 Clause 5 of SP10 of the Councils Local Plan 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 135. The separation distances between the proposed dwellings within the development site is considered to be acceptable. Between the rear of the proposed dwellings and the rear of the properties on Abbey Park is between approx. 18 and 20 metres. Plot 29 is close to the neighbouring property to the north but is orientated sideways on and no primary windows are proposed on the elevation facing the neighbour. This is similar for Plot 1 and the existing neighbouring house to the south and for the dwellings proposed adjacent to Park Row. It is considered that the issues of overlooking can be fully considered when the reserved matters for scale and appearance are submitted. Concern has been raised by a neighbour to the north of the site at 5 Abbey Park as their house is just 2 metres from the boundary hedge with a kitchen window facing to the rear and that light to this window would be compromised should a 1.8 metres high fence be erected, or the hedge be allowed to grow. The plans show the existing hedge to be reinforced with native boundary treatment and as set out above it is possible to remove permitted developments rights for the erection of hard boundary treatments such as walls and fences. It is accepted that the relationship of the proposed dwellings to the existing neighbours requires careful consideration, but that amenity relationships in general terms are acceptable. However, when matters of appearance and scale are submitted for consideration there will be need to ensure that those details

further ensure there would be no significant loss of privacy or loss of light and they would not be over-bearing on the neighbours. It is accepted that there is likely to be some degree of noise and disturbance during the construction of the development however a condition can be included for a construction management to help control and limit the impact for that period. Issues regarding increase in traffic and impact on services are discussed below.

Highway Safety and Capacity

- 7.8 Access to the site would be from Acorn Avenue, the new development to the south. A pedestrian and cycle link to Park Row was included originally at the request of LCC Highway Authority in order to improve connectivity in the area however this has since been removed due to the land ownership issues mentioned previously. Acorn Avenue is not yet adopted but is due to be adopted shortly and will be completed to current LCC specification. LCC recommended some minor changes to the original layout which have been negotiated and secured. LCC as Highway Authority is now satisfied with these internal arrangements. This meets the requirements of SP10. Sufficient parking is shown for each dwelling either driveway or off road parking spaces to the front so SP22 is complied with. The application has been accompanied by a Transport Statement in line with SP22 which includes elements of the Travel Plan for the wider site which can be secured by condition for this site. As highlighted by LCC Highways Authority it demonstrates that there is significant capacity on the highway network surrounding the site to accommodate the anticipated movements from this development at peak times for future year traffic forecasts. The area is also served by the Louth Nipper providing regular services to the town centre. LCC Highways Authority have stated that St Bernards School on Wood Lane does not have a formal footway and students, parents/guardians, staff and visitors are required to walk in the road. They have requested that the applicant provide a 2m footway on Wood Lane between St Bernards Avenue and the school entrance to provide safe and sustainable access to the school for residents of the site. However, given the size of this proposed development and the distance away from the school it is not considered reasonable in this case. Whilst the concerns of the Louth Town Council and neighbours are noted it is not considered that the proposal would result in a detrimental impact on highway safety or capacity.

Flood Risk and Drainage

- 7.9 The submitted Flood Risk Assessment (FRA) advises that the site lies in Flood Zone 1 - Low Risk. Soakaway tests have confirmed infiltration is not suitable as a primary solution for the disposal of surface water from the site. However, there is potential in the location of the proposed attenuation basin. Swales with an underdrain are proposed to link to the attenuation basin with a controlled discharge rate to the ditch along the

north west boundary at the existing greenfield run off rate. This solution is considered acceptable subject to a condition for full drainage details of the scheme. Foul water disposal is via the main public sewer to the Louth Water Recycling Centre (LWRC). The Environment Agency (EA) originally objected to the proposal but have since withdrawn their objection however they still have concerns regarding the capacity at LWRC. The EA have advised that evidence available to them demonstrates that the LWRC is at or near its permitted limits and that additional flows could lead to it exceeding these, which could cause pollution of the receiving watercourse. That said, Anglian Water are obligated to accept the foul flows from a development with the benefit of planning permission and would therefore have to take the necessary steps to ensure there is sufficient treatment capacity. A condition can be considered to ensure that further details regarding the phasing of implementation of a foul drainage strategy is submitted along with management and maintenance commitments. It is therefore considered that the proposal would meet the aims of SP16. As additional comment on this matter, it is relevant to note that national Planning Practice Guidance (PPG) advises that good design and mitigation measures can be used to ensure that new development and mains water and wastewater infrastructure provision is aligned and to ensure new development is phased and not occupied until the necessary works relating to water and wastewater have been carried out. It is those requirements that any imposed condition would seek to ensure.

- 7.10 The PPG also advises that the preparation of (Local) plans should be the focus for ensuring that investment plans of water and sewerage companies align with development needs. It confirms that if there are concerns arising from a planning application about the capacity of wastewater infrastructure, applicants can be asked to provide information about how the proposed development will be drained and wastewater dealt with. The first presumption is to provide a system of foul drainage discharging into a public sewer to be treated at a public sewage treatment works (those provided and operated by the water and sewerage companies). This will need to be done in consultation with the sewerage company of the area. The guidance recognises that timescales for works to be carried out by the sewerage company do not always fit with development needs and advises that in such cases, local planning authorities will want to consider how new development can be phased, for example so it is not occupied until any necessary improvements to the public sewage system have been carried out. In this particular case, although the initial concerns of the Environment Agency are noted, Anglian Water have raised no objection such that, as suggested above, imposition of a condition can ensure that an acceptable drainage strategy is produced to ensure suitable phasing of the development or/and delivery of any necessary infrastructure improvements.

Ecology

- 7.11 The site is presently used for agriculture and has residential gardens on the majority of the boundaries. The exiting boundary

hedges and trees are to be retained and strengthened. The proposed development would provide areas of landscaped open space, new trees and hedges and private gardens, as well as swales and an attenuation pond. The Ecology Appraisal advises that any vegetation clearance take place outside the bird nesting unless checked by an ecologist which can be secured by condition and prior to commencement a walk over badger survey to ensure no setts have appeared since the original survey was undertaken which can be an informative on the decision notice. Details of the landscaping are secured by condition. This would be in line with SP10 and SP24.

Impact of the Development on Local Health and Education Services.

- 7.12 The applicant has agreed to provide a sufficient level and mix of affordable housing which meets the aims of SP7 on this site and this can be secured by a Section 106 legal agreement. A request has been made by the NHS for the provision of a financial contribution towards the provision of additional health facilities to enable the new residents to be catered for. This sum of £30,250.00 would be put towards mitigating the impact of the development on the local health service by providing expansion of capacity within the Primary Care Network at East Lincs Medical group, James Street Family Practice and/or Marsh Medical Practice. A request has been made LCC Property Services for £408,770.10 towards local education services to accommodate secondary and sixth form provision in the area. These contributions can be secured as part of a Section 106 Agreement. SP28 would be met in this regard.

Contamination.

- 7.13 Following the Ground Investigation Associates Limited, Phase 1 Geo-Environmental Desk Study, Ref: 22069-1, Dated: 31 May 2022 the Council's Environmental Services section has advised that the applicant should submit an intrusive site investigation demonstrating that the site is suitable for residential use including any mitigation or remediation which should include a full suite of metals and non-metals, PAHs, TPHs, and asbestos. The applicant should submit a Phase 2 report which can be secured by condition in accordance with the National Planning Policy Framework.

8.0 CONCLUSIONS

- 8.1 This application would provide up to 50 dwellings and fifteen would be affordable. This would help ELDC to meet its 5-year supply of new houses.
- 8.2 The development would provide a range of dwellings and so would provide a good mix to suit all sectors of society. The design would be appropriate for this location. The new dwellings would provide a

good standard of amenity for future occupiers without causing significant harm to those living around the site.

8.3 The estate would be accessed off Acorn Avenue which would provide a good legible network of internal roads. The development could be safely accommodated within the existing highway network. The principles of the proposed SuDs and foul water schemes are acceptable and further details can be secured by conditions.

8.4 A new children's play area would be created in an accessible location. With appropriate landscaping the development could be really attractive to wildlife as well as residents.

8.5 Despite a number of objections being received, it is considered that the scheme is acceptable subject to conditions and subject to satisfactory completion of a s.106 obligation. It would comply with policies in the East Lindsey Local Plan and with the NPPF.

8.6 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

Outline planning permission be granted subject to the satisfactory completion of a s.106 obligation (as outlined in the report) and the following conditions:

RECOMMENDATION: Approve

subject to the following conditions:

1. Outline Permission
Details of the scale and appearance (hereinafter called "the reserved matters") 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:

0006-001-NIE-PL-XX-DR-A-000 Rev P3

Received by the LPA on 09/05/2024.

414.063849.00001.002 Rev P04

Received by the LPA on 09/05/2024.

414.063849.00001.003 Rev P04

Received by the LPA on 09/05/2024.

0006-001-NIX-XX-XX-DR-A-005 Rev P13

Received by the LPA on 09/05/2024.

414.063849.00001.3a Rev P01

Received by the LPA on 29/02/2024.

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

- 4 The development hereby permitted shall be undertaken in accordance with a Construction Management Plan and Method Statement that shall first be 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 routeing and management of construction traffic
 - 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;
 - 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; and
 - 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.

Reason: In the interests of the amenity of the neighbours, the safety and free passage of those using the adjacent public highway and 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. This condition is imposed in accordance with SP16 and SP22 of the East Lindsey Local Plan and paragraph 135 of the National Planning Policy Framework.

- 5 As part of the reserved application a schedule of external materials, including samples where requested, to be used in the construction of buildings and hard surfaced areas shall be submitted to and approved in

writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: In the interests of the character and appearance of the development and the visual amenity of the area in which it is set. This condition is imposed in accordance SP10 of the East Lindsey Local Plan and paragraph 135 of the National Planning Policy Framework.

- 6 The development hereby permitted shall be undertaken in accordance with the foul and surface water drainage layout on drawing number 7247-HJCE-XX-XX-DR-C-3000 Rev P05 and the Flood Risk and Drainage Strategy dated 22/11/2023 Revision 5. Details of the timetable for and any phasing of implementation for the drainage scheme and 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 shall be submitted to and approved in writing by the Local Planning Authority. 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 development hereby permitted is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, or upstream of, the permitted development. This condition is imposed in accordance with SP16 of the East Lindsey Local Plan.

- 7 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 135 of the National Planning Policy Framework.

- 8 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 189 of the National Planning Policy Framework.

- 9 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 189 of the National Planning Policy Framework.

- 10 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 Statement(s). 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 189 of the National Planning Policy Framework.

- 11 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 paragraphs 183 and 184 of the National Planning Policy Framework.

- 12 Prior to the occupation of the first dwelling details of a timetable for the completion and arrangements for securing future maintenance of the Local Area for Play (LAP), as shown on drawing 14.063849.00001.3a Rev P01, shall be submitted to and approved in writing by the Local Planning Authority. The LAP shall be provided and maintained in accordance with the approved scheme detail.

Reason: To ensure appropriate and accessible recreation space is provided as part of the development in accordance with SP26 of the East Lindsey Local Plan.

- 13 The scheme of landscaping and tree planting shown on drawing no. 414.063849.00001.002 Revision P04 received by the Local Planning

Authority on 9th May 2024 shall be carried out in accordance with a phasing plan or timetable to be submitted to and agreed in writing by the Local Planning Authority. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for a minimum of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

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

- 14 The refuse bin collection points as shown on drawing no. 0006-001-NIE-XX-XX-DR-A-005 Revision P13 received by the Local Planning Authority on 9th May 2024 shall be provided prior to the occupation of any the dwellings to which each collection point relates.

Reason: In order to provide wheelie bin collection points which will not obstruct the highway or footways. This condition is imposed in accordance with SP10 of the East Lindsey Local Plan.

- 15 During the construction of the development no tree or shrub felling, lopping or clearance shall take place between March to the end of August unless it can be demonstrated in writing by a suitably qualified ecologist that no nesting birds or any protected species will be harmed, and agreed in writing by the Local Planning Authority.

Reason: To ensure that birds and their nests are protected during the nesting season. This condition is imposed in accordance with principles set out in Section 15 Conserving and Enhancing the Natural Environment of the National Planning Policy Framework.

- 16 The permitted development shall not be occupied until those parts of the approved Travel Plan that are identified therein as being capable of implementation before occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented for as long as any part of the development is occupied.

Reason: In order that the permitted development conforms to the requirements of SP22 of the East Lindsey Local Plan and the National Planning Policy Framework, by ensuring that access to the site is sustainable and that there is a reduced dependency on the private car for journeys to and from the development.

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

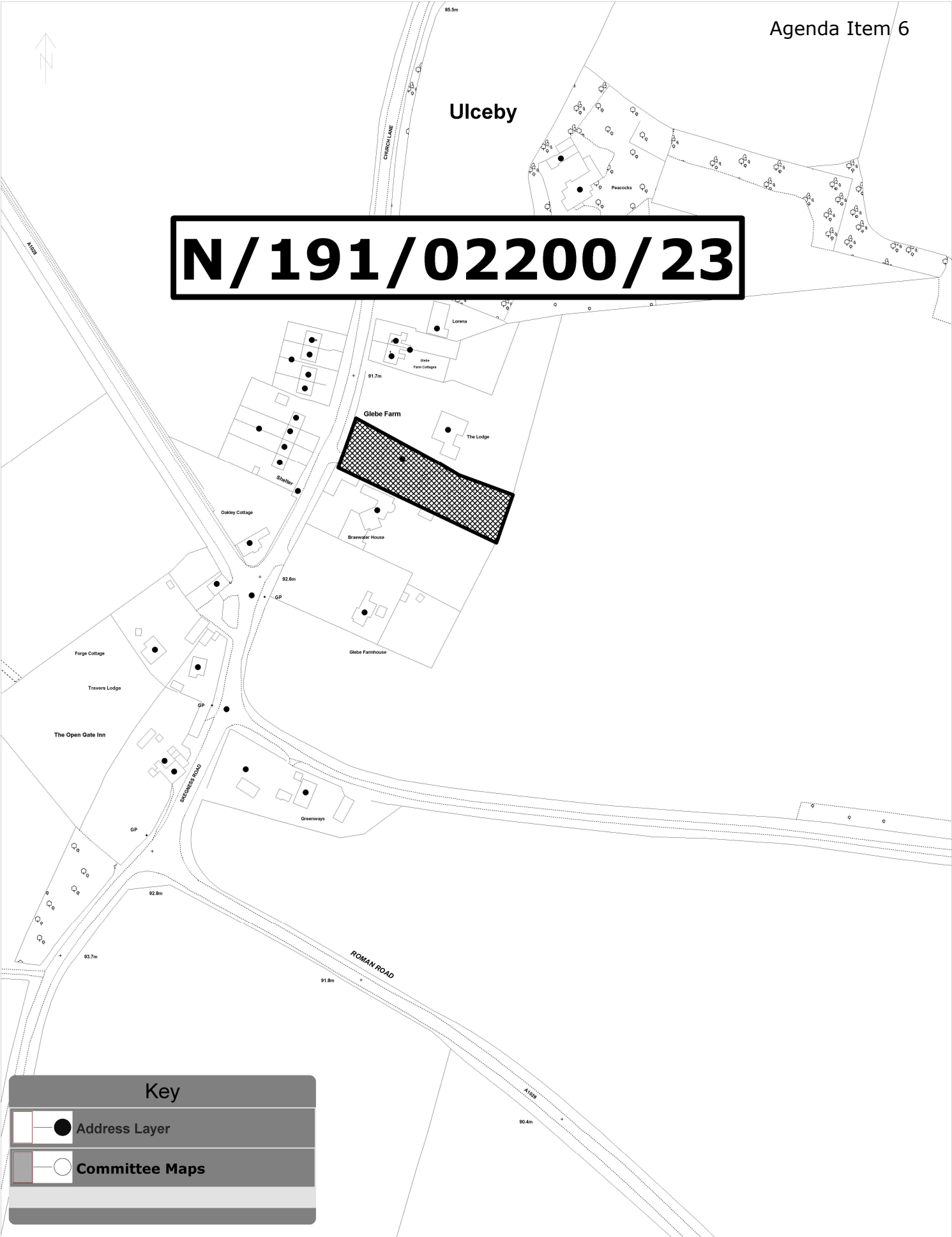
Reason: To reduce demand for finite resources as the district is in a water scarce area. This condition is imposed in accordance with SP10 of the East Lindsey Local Plan.

- 18 Notwithstanding the provisions of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order), no gate, fence, wall or other means of enclosure other than those shown on 414.063849.00001.003 Revision P04 received by the Local Planning Authority on 9th May 2024 shall be erected within the site or on the sites boundaries.

Reason: To ensure the Local Planning Authority retains control over the future development of the site in the interests of its architectural and visual amenity and the visual amenity of the local area. This condition is imposed in accordance with SP10 of the East Lindsey Local Plan.

Ulceby

N/191/02200/23



Key

- Address Layer
- Committee Maps

Map Reference TF4272SW

Scale 1:2500

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[06] Full Planning Permission

N/191/02200/ 23 **APPLICANT:** Mr. P. Odling,

VALID: 30/11/2023 **AGENT:** Mr. A. Pettifor,

PROPOSAL: Planning Permission - Erection of a two storey dwelling, outbuildings and landscaping on site of an existing agricultural barn which is to be demolished.

LOCATION: LAND OFF, CHURCH LANE, ULCEBY

1.0 REASONS FOR COMMITTEE CONSIDERATION

1.1 The application is referred to committee following a call in request by Cllr Eyre. It is considered that it would also constitute a departure from the Local Plan.

2.0 THE SITE AND SURROUNDINGS

2.1 The site is located within the hamlet of Ulceby, it is within the Lincolnshire Wolds Area of Outstanding Natural Beauty (AONB). The site lies on Church Lane within a cluster of dwellings close to the junction with the A1028. It comprises a 0.24ha rectangular area occupied by a barn with land to the front (west) and rear (east). It is accessed off Church Lane. A row of trees are along the west boundary, two are protected by Tree Preservation Orders (TPO). The site lies between two dwellings, Braewater House, a two-storey dwelling to the south, and The Lodge, a bungalow to the north. Church Lane runs along the west side of the site and agricultural land is to the rear (east). On the opposite side of Church Lane there is a row of terrace dwellings. The wider area is surrounded by agricultural land. 150m to the north-west of the site is The Peacocks, a grade II listed building, and 260m north is the Church of All Saints, also grade II listed. The site lies in flood zone 1.

3.0 DESCRIPTION OF THE PROPOSAL

3.1 Planning Permission - Erection of a two storey dwelling, outbuildings and landscaping on site of an existing agricultural barn which is to be demolished.

3.2 The application proposes a scheme of outstanding architectural value, endeavouring to offer a development of exceptional architectural quality and biodiversity enhancements. The existing barn on the site would be demolished and a 2-storey 5-bedroom dwelling with associated outbuildings and landscaping is proposed, the dwelling would include a single storey annexe linked to the main dwelling and storage buildings. The dwelling would take the form of a farmstead arrangement with courtyards. The proposal seeks to have a high standard of efficiency through its design and

use of technology (air source heat pumps and solar array). It also seeks to increase biodiversity.

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 as a departure from the Local Plan by means of a press notice and site notice, neighbours have also been notified in writing.

Consultees

4.3 PARISH COUNCIL - No response received.

4.4 LCC HIGHWAYS AND LEAD LOCAL FLOOD AUTHORITY - No objection subject to informative.

4.5 ENVIRONMENTAL SERVICES (Environmental Protection) - No response received.

4.6 ENVIRONMENTAL SERVICES (Drainage) - No response received.

4.7 ENVIRONMENTAL SERVICES (Contamination) – Phase 1 assessment requested or in absence of this condition recommended. Report submitted by applicant and Environmental Health re-consulted. No response at the time of writing this report.

4.8 LINCOLNSHIRE WILDLIFE TRUST – Initially object due to lack of ecology survey. Report submitted and re-consultation carried out. Objection withdrawn.

4.9 STREETSCENE – Object to the loss of trees, which are subject to Tree Preservation Orders, as outlined in the visual tree report.

4.10 LINCOLNSHIRE WOLDS COUNTRYSIDE SERVICE - No response received.

4.11 LCC HIGHWAYS AND PLANNING - No response received.

Neighbours

4.12 Representations of support received from the following addresses on the grounds of:

- 1 The development would remove an eyesore building, a former cattle yard, it is in a residential environmental and looks out of place.

- The building/barn on site is in disrepair.
- The proposal would bring a redundant site back into positive use.
- Church Lane is a residential lane.
- A new dwelling would be welcome.
- Well designed dwelling will enhance the village and add to the character.
- Improvement to biodiversity.
- Improve neighbourhood safety by occupying the space rather than offering temptation for opportunists.

4.13 Neutral representation received making suggestions for provisions for swifts.

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

5.0 RELEVANT SITE HISTORY

5.1 None for the application site.

6.0 PLANNING POLICY

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

East Lindsey Local Plan

SP1 – A Sustainable Pattern of Place

SP2 – Sustainable Development

SP3 – Housing Growth and the Location of Inland Growth

SP10 – Design

SP 11 – Historic Environment

SP16 – Inland Flood Risk

SP22 - Transport and Accessibility

SP23 - Landscape

SP24 - Biodiversity and Geodiversity

National Planning Policy Framework

Paras 82-84, 108, 109, 135, 180 and 182

Planning Documents

PPG

East Lindsey Landscape Character Assessment 2009

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 development in this location in terms of sustainability
 - Design quality
 - Impact on the immediate setting and the defining characteristics of the local area including the AONB
 - Impact on the setting of listed buildings
 - Impact on neighbour amenity

Principle of development in this location in terms of sustainability

- 7.2 The main thrust of the NPPF is for sustainable development. Among the NPPF's core principles is the active management of patterns of growth to make the fullest possible use of public transport, walking and cycling, and to focus significant development in locations which are or can be made sustainable. In rural areas, the NPPF advises that housing should be planned to reflect local need, to promote sustainable development, housing should be located where it would enhance or maintain the vitality of rural communities.
- 7.3 SP1 of the East Lindsey Local Plan sets out the settlement hierarchy based on the range of services, facilities and employment available in them. It provides evidence that will help support the assessment of where new growth should be directed. Settlements are defined as either towns or large, medium or small villages with the remainder of the district including hamlets being open countryside.
- 7.4 The application site is located in Ulceby. SP1 of the Local Plan does not list Ulceby in the settlement pattern, the supporting text explains that such locations fall within the fifth category of "open countryside", this includes hamlets and isolated groups of houses. These may have very limited facilities such as a church or a public house. There are also single dwellings and small isolated groups of houses in the district with no facilities.
- 7.5 The site lies within a group of houses that lie on Church Lane, close to the junction with the A1028. Further sporadic development is to the North further along Church Lane along with All Saints Church. There are minimal facilities in the hamlet, and it is isolated from other settlements. Access to larger service centres is only reasonably possible with the use of a private car, the fast-moving nearby roads do not allow for safe use by pedestrians and cyclist. The nearest settlement of any merit is Skendleby, a medium village 3km away accessed only by the A1028; settlements with facilities are further still at 5-6km (Alford and Partney). Due to the lack of services and facilities within Ulceby, residents are reliant on the larger settlements, however due to the sites isolated location, such settlements are not within walking or cycling distance. This would dictate that occupiers of the proposed dwelling would be

dependent on use of a private car for retail, education, health and social facilities and employment opportunities in the nearest settlements, it would increase reliance on non-sustainable modes of transport contrary to sustainability objectives in the Local Plan and one of the core planning principles in paragraph 108 and 109 the Framework which requires planning to "... opportunities to promote walking, cycling and public transport use are identified and pursued... actively manage patterns of growth in support of these objectives." The development therefore would be contrary to policies SP3 and SP4 which relate to the delivery of new homes within or adjacent to existing settlements identified under Policy SP1.

- 7.6 The applicant's agent, however, puts forward the assertion that, in this case, there are material considerations that outweigh the conflict with policy discussed above, and these should weigh in the planning balance. He specifically refers to paragraph 84 of the NPPF. Paragraph 82 of the NPPF further covers rural housing and requires it to be responsive to local circumstances. At para 84 it sets out the circumstances where isolated homes in the countryside may be supported as an exception to policy, the applicant has submitted their application on the basis of one of these exceptions. In order to be assessed against paragraph 84 the dwelling must first be accepted as being isolated. In this case, the site is part of the hamlet of Ulceby and is bordered by other dwellings.
- 7.7 Paragraph 84 is explicit in its reference to "isolated" dwellings, however neither the NPPF nor PPG provides a definition of 'isolated' to guide decision makers and guidance has been handed down through the Courts.
- 7.8 Braintree DC v SSCLG, Greyread Ltd & Granville Development Ltd [2018] EWCA, Civ 610, is of relevance, the Court of Appeal concluded that the word "isolated" simply connotes a dwelling that is physically separate or remote from a settlement. More recently, in City & Country Bramshill Ltd v Secretary of State for Housing, Communities and Local Government [2021] EWCA Civ 320 the Court held that "to adopt remoteness from other dwellings, instead of remoteness from a settlement, as the test for "isolated homes in the countryside" would seem inconsistent from the government's evident intention in producing the policy in paragraph 79" (now 84), namely to promote sustainable development in rural areas. It would prevent the policy applying to development on land next to other remote or sporadic rural housing on the basis that it would not be isolated, or even prevent it applying to a proposal for two or more dwellings because none of them would itself be isolated from another dwelling. Lord Justice Lindblom confirmed that to have 'remoteness' be related to other dwellings rather than to settlements would seem inconsistent with the intention of the policy in paragraph 79 (now 84).
- 7.9 The crucial test, according to the Bramshill House judgement, is whether the new buildings are remote from a settlement as opposed to other existing dwellings. Otherwise, Lord Lindblom said, 'the bar on development in the countryside would theoretically only bite if a single dwelling was proposed, away from any other single dwelling, as a

proposed group of new homes would be able to escape the test, because each of them would be close to other dwellings'. This, he judged, would be out of kilter with the government's intention in the NPPF.

7.10 Therefore, it is clear that sites can, as in this case, be next to other dwellings in the countryside for the exception to bite. What is slightly unclear, is whether the site can be part of a settlement. In this case, although the site is part of the settlement of Ulceby, crucially it is not a named settlement under Local Plan policy SP1-SP4. Hamlets such as this fall under the heading/category of "Open Countryside". Following on from Lord Lindblom, if sites next to other isolated dwellings can be considered, it should not be the case that if those other isolated dwellings form a hamlet then they cannot be considered. The site should not be 'penalised' just because it forms a small group. It would be illogical if a site could be considered as 'isolated' if bordered by 1 or 2 dwellings but not if bordered by a small group which constitutes a hamlet. Therefore, for the purposes of being 'isolated', it is considered that it means isolated from a named settlement in the Local Plan hierarchy of SP1. As such it could apply equally to being truly isolated, in terms of no near neighbours at all, as to part of a group or hamlet such as Ulceby. Having regard for this, the site is considered to be isolated in a para 84 sense.

7.11 Para 84 sets out that decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;
- d) the development would involve the subdivision of an existing residential building; or
- e) the design is of exceptional quality, in that it: - is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

7.12 This application is not for a rural workers dwelling (a), it does not apply to the use of a heritage asset (b), nor does it reuse or subdivide a building (c and d). The applicant has put forward an argument that the design is of exceptional architectural quality and that the development would enhance its immediate setting (e). This is explored in the sections below.

Design quality

- 7.13 Policy SP10 of the Local Plan sets out the approach to design and states that the Council will support well designed sustainable development, particularly where the use of high quality materials are proposed and where the layout, scale, massing, height and density reflect the character of the surrounding area.
- 7.14 The design quality required by Paragraph 84(e) is significant and is a very high bar to meet, as established through numerous appeal decisions, nationally. The planning agent sets out that the proposal is of a design of exceptional quality which fully recognises, respects and enhances the fundamental characteristics of the rural setting in this part of the AONB, whilst also reflecting the highest standards in architecture, all with a view to raising the standards of design in the area in general. The proposal, however, has not followed the typical studied and orthodox route, there has been no design panel input, however the application is accompanied by a Design and Access Statement (DAS) within which the architect sets out their design rationale.
- 7.15 The layout comprises a detached roadside building used as a tractor store/garage. This being a single storey brick building fitted with a hipped roof. Moving further into the site, the proposed dwelling would lie centrally in a similar position as the barn to be demolished and would extend alongside The Lodge. It would be part single storey, rising to 2-storey further into the site, and would be arranged around a central courtyard. It would be constructed of red brick at ground floor with buff brick at first floor and the roof clad in clay pantiles.
- 7.16 The DAS sets out the inspirations behind the design, that being the traditional farmstead. It begins by setting out the key principles of the farmsteads layout, scale, form, massing and material construction and provides examples from nearby villages to create an architectural palette. It identifies the key characteristics of Lincolnshire vernacular as being symmetry and balance through positioning of openings, steeply pitched roofs, outbuildings, distinctive small windows, red brick details combined with limestone or timber elements. It goes on to identify local materials such as timber, limestone and clay, strong red and yellow brickwork.
- 7.17 While the DAS provides a good overview a traditional farmstead, this fails to fully follow through to the design of the proposal put forward. Moreover, the DAS does little to further explain or dissect the proposal in light of the previously identified key principles. While attempts are made to pick up on elements of the farmstead, there are clear contradictions between the key principles of the inspiration, as identified in the DAS, and the design of the proposal itself.
- 7.18 The symmetry and balance identified as key components to a traditional farmstead do not follow through to the design. The position of openings, particularly within the courtyard, do not offer a strong farmstead character, the character is further denuded with the arrangement of windows on the two-storey elements. The addition of balconies further

dilutes the character. Collectively, these elements weaken the farmstead character of the proposal, and undermine the design rationale.

- 7.19 The DAS justifies the position of openings in relation to how they benefit the internal flow of the building, and how the rooms and spaces work together, rather than focusing on the design rationale initially presented. Moreover, in the discussion of architectural details, the DAS states that these have been considered at the macro scale, such as the balcony setbacks and columns, and the micro scale, such as the brickwork detailing and fenestration, but fails to expand on the relevance of this. There is no rationalisation for these elements, no explanation as to how these feed into the traditional farmstead narrative. Indeed, it could be argued that the balconies do not. The DAS further discusses the use of feature bay windows in rural properties as the justification for the first floor oriel window. This again fails to relate back to the historic farmstead narrative and appears to be confusing rural dwellings and farmsteads. The use of terraces, balconies and colonnades is justified in the DAS by these having their routes in colonial architecture. Again, there is no connection to the historic farmstead narrative initially proposed as the design inspiration. Conversely it could be argued that this is a further architectural style being introduced, with no justification, which weakens the farmstead character of the proposal and undermines the design rationale. This arbitrary introduction of unrelated and unjustified architectural styles is again repeated with the description of the residential courtyards, the DAS explained that these draw their inspiration from European Villas and courtyards. The relevance of European Villas and courtyards or colonial architecture in a scheme which is seeking to offer a design of exceptional quality based on a traditional Lincolnshire farmstead is questionable.
- 7.20 The design and access statement discusses creating a narrative but this narrative is somewhat lost along the way in the design process. While there is no explicit requirement for proposals for exemplary dwellings to go through a Design Review Panel, such an approach helps the architect to explore the design in depth, dissecting the elements of the proposal and its justification, areas which are lacking here. In this case, it is apparent that the proposal lacks a clear narrative. The farmstead design rationale has the potential to work well at this site, in this rural location, historic farmsteads and their buildings make a fundamental contribution to the richly varied character of the English countryside. However, that put forward is diluted, and, in some areas, confused. The resulting design is not honest to the farmstead narrative. Due to the weaknesses in the scheme, the proposal does not meet the high standard expected for a dwelling under paragraph 84(e) of the NPPF. The energy efficiency efforts are applauded, however the use of solar gain, air source heat pumps and solar panels is not exemplary by today's standards.
- 7.21 Paragraph 84(e) specifically requires that the design be of exceptional quality, in that it is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas. In this case, the proposal fails to meet that exceptional standard, the lack of a strong farmstead narrative carried through the

design and the medley of styles subtly introduced, does not result in an honest representation of a traditional Lincolnshire farmstead. The resulting design proposed, and justification put forwards, does not represent development of an exceptional quality, it is not truly outstanding, nor does it reflect the highest standards in architecture. The proposal therefore would not meet any of the circumstances set out in para 84 of the NPPF.

Impact on the immediate setting and the defining characteristics of the local area

- 7.22 Section 12 of the NPPF sets out the national approach to achieving good design through the planning system and states at paragraph 131 that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'.
- 7.23 Paragraph 135 of the NPPF goes on to state that developments should add to the overall quality of the area over the lifetime of the development and be visually attractive as a result of good architecture, layout and appropriate and effective landscaping. Criteria c of paragraph 135 also requires that developments are sympathetic to local character and history.
- 7.24 Paragraph 84(e) also requires that a proposal, to be supported, would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.
- 7.25 Policy SP10 of the Local Plan sets out the local approach to design, recognising that good design is important in shaping the places where we live, work and undertake leisure activities. The policy confirms that the Council will support well-designed sustainable development which maintains or enhances the local character.
- 7.26 Policy SP23 of the Local Plan considers landscape and states that 'the District's landscapes will be protected, enhanced, used and managed to provide an attractive and healthy working and living environment' and that 'development will be guided by the District's Landscape Character Assessment and landscapes defined as highly sensitive will be afforded the greatest protection'.
- 7.27 Criteria 3 of Policy SP23 goes on to state that 'the Council will ensure that the distinctive character of the District's landscapes whether they are of cultural, natural or historic significance, will not be compromised. In particular, the highest level of protection will be given to the Lincolnshire Wolds Area of Outstanding Natural Beauty, which is designated at a national level because of its landscape quality'. The importance of the AONB is recognised in the Levelling-up and Regeneration Act 2023.
- 7.28 The East Lindsey Landscape Character Assessment 2009 (LCA) identifies the site in Landscape Character Area as Wolds Farmland, specifically the

Little Cawthorpe to Skendleby Wolds Farmland; it is an area considered to be moderate to high in terms of sensitivity. The LCA identifies the key characteristics of the area as being an elevated rolling agricultural landscape with a mix of arable farmland, pasture and woodland which frames views. It is a distinctly rural and peaceful landscape characterised by rolling farmland and wooded valleys with spring line settlements. The LCA states that any development within the area should be carefully designed to respect the small scale localised distinctiveness within this character area. It should also respect the rural character, the small scale of villages, the local architecture, the pattern of the agricultural fields and the trees within the woodland and valley features. Positioning of any future developments should use the existing screening elements, which are characteristic to the area and their location should be concentrated around existing settlements to prevent loss of the rural landscape. Development on hill tops and along the skylines should also be avoided.

- 7.29 The site lies within a cluster of dwellings within Ulceby. Views of the site are gained when moving along Church Lane and the proposal would be seen within the context of the cluster of houses which make up the hamlet. The proposed dwelling has been designed to integrate into the row of dwellings, with supplementary landscaping proposed to the front and rear. This would aim to soften the rural edge of the site. The dwelling would always be seen in the context of the hamlet setting from the public vantage points. Additional boundary planting and tree planting would also ensure the integration of the proposal into the rural setting appropriately.
- 7.30 A visual tree assessment has been submitted which recommends the removal of 3 ash trees along the front boundary, there are currently 5 mature trees along this boundary, 2 of which are subject to Tree Preservation Orders. However the applicants agent has confirmed that it is now the intention to retain all 5 trees as per the submitted plans. The Councils Street Scene department raised concern with the report and advised that the trees should be retained. The trees currently help to assimilate the site into its surroundings, the tree lined appearance of this part of Church Lane is a key part of its character. The retention of the trees could, and should, be ensured by condition.
- 7.31 A Preliminary Ecology Report and a Biodiversity Net Gain Assessment (both prepared by JM Ecology) have been submitted in support of the application. The Preliminary Ecological Appraisal identifies that the remaining on-site habitats are little floristic value and their losses are not considered a major constraint. It makes recommendations for ecological enhancements include native tree planting, native rich species rich hedgerows or shrub planting, native wildflower area and additional features such as bird, bat and hedgehog boxes. It also sets out recommendations for clearing scrub or grassland to protect herptiles, as well as measures to ensure the protection of badgers, bats, bird and hedgehogs. Ecological enhancements are designed into the landscaping scheme and the BNG assessment sets out that based on the proposed landscaping, the scheme is to result in significant BNG. It would result in an overall net change of 147.15% for area habitats as well as 55.14%

for hedgerow habitats. Overall, these enhancements would help to integrate the proposal into the site in an appropriate way, whilst limiting the impact on the immediate setting and the defining characteristics of the local area.

Impact on the setting of listed buildings

- 7.32 Policy SP11 focuses on the districts heritage assets. It seeks to secure the continued protection and enhancement of heritage assets in East Lindsey. It states that proposals will be supported where they (amongst other matters) preserve or enhance heritage assets and their setting. The setting of a listed building is defined as the surroundings in which a heritage asset is experienced.
- 7.33 150m to the north-west of the site is The Peacocks, a grade II listed building, and 260m north is the Church of All Saints, also grade II listed. Between the site and the listed buildings there are a number of buildings and trees. Having regard for these intervening features, it is considered that proposal would not result in harm to the setting of the listed buildings.

Impact on neighbour amenity

- 7.34 Policy SP10 of the Local Plan states that development will be supported if it does not, amongst other matters, unacceptably harm any nearby residential amenity. Paragraph 135 of the NPPF states that developments should ensure a high standard of amenity for existing and future occupants.
- 7.35 The site lies between two dwellings, Braewater House, a two-storey dwelling, is to the south, and The Lodge, a bungalow, to the north. The applicant owns Braewater House. Church Lane runs along the west side of the site and agricultural land is to the rear (east). On the opposite side of Church Lane there is a row of terrace dwellings.
- 7.36 The proposed dwelling would run alongside and forward of The Lodge, with the most forward section being single storey. It would lie to the south of this neighbour and be close to the shared boundary. The building would be quite imposing given its size and proximity to this neighbour, but having regard for the existing building on the site which is to be demolished and bearing in mind the general openness around The Lodge, it is unlikely the development would result in a harmful overbearing impact on this neighbour. While the development would result in some overshadowing, it would not be particularly more harmful than shadowing caused by the existing barn. Two first floor windows are proposed which would face towards The Lodge, these would serve a bathroom and a hallway, overlooking could be presented through the use of obscure glazing which could be ensured by condition. The balcony to the east elevation is shown to have a solid screen on the northern end which would prevent direct overlooking of the lodge. The proposed garage would sit towards the front of the site, given its size and position, it would not result in harm to The Lodge.

- 7.37 Braewater House, to the south, is owned by the applicant. Due to the 'U' shape of the dwelling, parts would be 4.5m from the boundary with this neighbouring dwelling and parts would be 16.5m from that boundary. The proposed dwelling would extend partly alongside Braewater House and partly beyond the rear. Landscaping is shown along this boundary. Having regard for the separation distances and landscaping, it is considered that the proposal would not result in harm to the amenities of Braewater House by way of an overbearing impact. Windows are generally positioned at a reasonable distance from Braewater House, and the landscaping would help, however the location of balcony 2 would allow for overlooking of the garden of Braewater House, equally parts of balcony 2 would too. However, bearing in mind the proposed landscaping, which would help to some degree, and given that the applicant owns Braewater House, this is not considered to be harmful enough to warrant refusal of the application. The proposed garage would sit towards the front of the site, adjacent to a garage at Braewater House. Given its size and position, it would not result in harm to amenity.
- 7.38 Neighbours opposite the site are separated from the site by the road, the degree of separation would ensure the development would not harm their amenities.

8.0 CONCLUSION

- 8.1 The application site lies in the open countryside and not within a settlement identified by SP1 of the Local Plan. It lies within a cluster of houses which make up the hamlet of Ulceby, there are no easily accessible services and it is isolated from other settlements of merit. Access to larger service centres is only reasonably possible with the use of a private car, the fast moving nearby roads do not allow for safe use by pedestrians and cyclist. This would dictate that occupiers of the proposed dwelling would be dependent on use of a private car. The development of a dwelling at the site, therefore, would increase reliance on non-sustainable modes of transport contrary to sustainability objectives in the Local Plan and one of the core planning principles in paragraph 108 and 109 the Framework which requires planning to "... opportunities to promote walking, cycling and public transport use are identified and pursued... actively manage patterns of growth in support of these objectives." The development therefore would be contrary to policies SP3 and SP4 of the Local Plan which relate to the delivery of new homes within or adjacent to existing settlements identified under Policy SP1.
- 8.2 Para 84 of the NPPF sets out the circumstances where exceptions to the policy to avoid the development of isolated homes in the countryside apply. The applicant has sought to meet the design quality required by para 84(e), that being development where the design is of exceptional quality, in that it is truly outstanding, reflecting the highest standards in architecture, and would help to

raise standards of design more generally in rural areas and would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

- 8.3 The development proposed attempts to put forward a design based on the traditional Lincolnshire Farmstead. It sets out a comprehensive assessment of the components of this, however this fails to run true through the proposed development. The proposal lacks a strong farmstead narrative through its design and subtly introduces a medley of other styles, which conflicts with the original design ethos. As a result, this does not result in an honest representation of a traditional Lincolnshire farmstead. Accordingly, the resulting design proposed, and justification put forwards, does not represent development of an exceptional quality, it is not truly outstanding nor does it reflect the highest standards in architecture. While the proposal does offer enhancements to the setting, this alone is not adequate to meet subsection e of para 84. The proposal therefore would not meet any of the circumstances set out in para 84 of the NPPF.
- 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.

10.0 OFFICER RECOMMENDATION

10.1 Recommended for refusal

RECOMMENDATION: REFUSAL

subject to the following conditions:

- 1 The housing strategy set out in SP3 and SP4 of the East Lindsey Local Plan seeks to direct new housing development to the more sustainable towns and villages as identified by SP1. The proposal seeks planning permission for the erection of a dwelling in an open countryside location, outside of any sustainable settlement and is therefore contrary to the strategic objectives of those policies. Paragraph 84 of the National Planning Policy Framework (NPPF) sets out the exceptional circumstances where housing in the countryside may be permitted. The proposed development, as a result of its design and justification, does not represent development of an exceptional quality, it is not truly outstanding, nor does it reflect the highest standards in architecture as required by paragraph 84 of the NPPF. The proposal would not meet any of the circumstances set out in para 84 of the National Planning Policy Framework and would be in conflict with SP1, SP3 and SP4 of the East Lindsey Local Plan.

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Appeals Decided Between

23/04/2024 and 20/05/2024

	Total
Withdrawn	1
Total	1

	Total
Written Representations	1
Total	1

Total Appeals Decided: 1

<u>CaseFullRef</u>	<u>LocAddress1</u>	<u>Proposal</u>	<u>DcnDate</u>	<u>DcnLvl</u>	<u>Decision</u>	<u>Appeal type</u>	<u>Apl Decision</u>	<u>AplDcnDate</u>	<u>Costs Awarded</u>	<u>Costs Against</u>
N/015/02102/23 N/015/02102/23 Planning Permission - Change of use, conversion of and alterations to existing agricultural barn to form 1no. dwelling. WEST BARN, HIGH STREET, BENNIWORTH,	WEST BARN, HIGH STREET, BENNIWORTH, MARKET RASEN, LN8 6JS	Planning Permission - Change of use, conversion of and alterations to existing agricultural barn to form 1no. dwelling.	19/12/23	DEL	Refused	Written Representations	Withdrawn	30/4/24		



The Planning Inspectorate

Agenda Item 7

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Your Ref: N/015/02102/23

Our Ref: APP/D2510/W/24/3337587

Claire Mansey
East Lindsey District Council
Planning & Regeneration Dept
The Hub and Willow House
Mareham Road
Horncastle
Lincolnshire
LN9 6PH

30 April 2024

Dear Claire Mansey,

Town and Country Planning Act 1990
Appeal by Dr G Rossdale-Smith
Site Address: West Barn, B1225, Benniworth, Market Rasen, LN8 6JS

I enclose for your information a copy of a letter received withdrawing the above appeal(s).

I confirm no further action will be taken.

Yours sincerely,

Hazel Stanmore-Richards

Hazel Stanmore-Richards

<https://www.gov.uk/government/publications/planning-inspectorate-privacy-notice>

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through the Planning Portal. The address of our search page is - www.planningportal.gov.uk/planning/appeals/online/search

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List Of Applications Determined Under Delegated Powers

Between 23/04/2024 and 20/05/2024

For the Northern Area Team

Application Number: N/100/00827/23 Mr. & Mrs. Oliver,
Kelly & MacPherson Architects,

Application Type: Full Planning Permission

Decision: Approved decided on 29/04/2024

Grid Reference: 536795 383987

Proposal: Planning Permission - Change of use of existing fish farm and paddock to holiday let accommodation including the erection of 8no. holiday cabins, provision of parking and erection of a new internal access road within the site.

Location: CAWTHORPE SPRINGS TROUT FARM, WOOD LANE, LEGBOURNE, LN11 8LU

Application Number: N/016/01778/23 Mr. R. Clarke,
Andrew Clover Planning and Design,

Application Type: Full Planning Permission

Decision: Approved decided on 13/05/2024

Grid Reference: 547944 376235

Proposal: Planning Permission - Erection of 1 no. detached dwelling incorporating the change of use of part of an existing barn and the erection of a stables.

Location: BARN ADJACENT HOLLUTRIX FARM, THURLBY ROAD, BILSBY

Application Number: N/110/02146/23 Mr. Bullas,
David Hickinson Architecture

Application Type: Remove or Vary a condition

Decision: Approved decided on 24/04/2024

Grid Reference: 549869 385089

Proposal: Section 73 application to remove condition no. 5 (scheme providing mitigation for the impacts on health service facilities) and condition no. 6 (scheme providing mitigation for the impacts on education facilities) as previously imposed on planning permission reference N/110/1934/22 for the 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/067/02461/23 Ms. P. Towl,
John H. Stainton Architect,

Application Type: Full Planning Permission

Decision: Approved decided on 25/04/2024

Grid Reference: 539103 388897

Proposal: Planning Permission - Change of use, conversion of, extension and alterations to former agricultural barn to provide a granny annex.

Location: THE HOLLIES, NORTHGATE LANE, GRIMOLDBY, LOUTH, LN11 8TG

Application Number: N/110/00117/24 Mrs. D. Shale,

Application Type: Full Planning Permission

Decision: Approved decided on 20/05/2024

Grid Reference: 549779 381980

Proposal: Planning Permission - Change of use of land to a none profit social enterprise wellness retreat to include the siting of 2no. static caravans.

Location: LAND ADJACENT TO IVY HOUSE FARM, MILE LANE, TRUSTHORPE

Application Number: N/015/00142/24 Dr. G. Rossdale-Smith,
Ryland Design Services Ltd,

Application Type: Full Planning Permission

Decision: Approved decided on 29/04/2024

Grid Reference: 521875 381232

Proposal: Planning Permission - Change of use, conversion of and alterations to existing agricultural barn to form 1no. dwelling.

Location: WEST BARN, HIGH STREET, BENNIWORTH, MARKET RASEN, LN8 6JS

Application Number: N/003/00182/24 Mr. M. Bishell,

Application Type: LDC - Section 192

Decision: Approved decided on 01/05/2024

Grid Reference: 545721 375713

Proposal: Section 192 application to determine the proposed lawfulness of the proposed installation of solar panels.

Location: JOHN SPENDLUFFE ACADEMY, HANBY LANE, ALFORD, LN13 9BL

Application Number: N/180/00212/24 Mr. J. Appleton,
Design & Management.co.uk,

Application Type: Full Planning Permission

Decision: Approved decided on 26/04/2024

Grid Reference: 548447 385959

Proposal: Planning Permission - Erection of a detached single garage with office and store.

Location: SUNNYDENE, STAIN LANE, THEDDLETHORPE, MABLETHORPE, LN12 1QB

Application Number: N/133/00222/24 Mr. T. Wilson,
Lincs Design Consultancy Ltd,
Application Type: Full Planning Permission
Decision: Approved decided on 07/05/2024
Grid Reference: 529835 398517
Proposal: Planning Permission - Extension to existing dwelling to provide additional living accommodation.
Location: WILLOWS, STATION ROAD, NORTH THORESBY, GRIMSBY, DN36 5QS

Application Number: N/062/00225/24 Mr. T. Davey
Application Type: Full Planning Permission
Decision: Approved decided on 17/05/2024
Grid Reference: 538260 396863
Proposal: Planning Permission - Siting of a sports changing room, welfare unit and store. Including the demolition of 2 existing buildings and the removal of a storage container.
Location: THE GRAINTHORPE PLAYING FIELD, MAIN ROAD, GRAINTHORPE, LOUTH, LN11 7HX

Application Number: N/054/00228/24 Mr. A. Cutforth,
Andrew Clover Planning and Design,
Application Type: Full Planning Permission
Decision: Approved decided on 29/04/2024
Grid Reference: 533083 348047
Proposal: Planning Permission - Change of use of agricultural land to create an extension to an area of hardstanding for the storage of containers, caravans, plant and materials and creation of secure external storage yards between shipping containers within the approved hardstanding, existing embankments and landscaping strips to be extended and erection of 2m high palisade fencing (some works already commenced).
Location: LAND WEST OF RIVERSIDE COTTAGE, TRADER BANK, FRITHVILLE

Application Number: N/105/00242/24 Mr. A. Mackenzie,
Lincs Design Consultancy Ltd,
Application Type: Full Planning Permission
Decision: Approved decided on 03/05/2024
Grid Reference: 532264 387216
Proposal: Planning Permission - Installation of roof-integrated PV panels.
Location: 16 WESTGATE, LOUTH, LN11 9YH

Application Number: N/031/00251/24 Mr. & Ms. Glasby,
Time Architects
Application Type: Full Planning Permission
Decision: Approved decided on 07/05/2024
Grid Reference: 556155 373326

Proposal: Planning Permission - Extensions and alterations to existing dwelling to provide additional living accommodation.
Location: 9 ANDERBY ROAD, CHAPEL ST LEONARDS, SKEGNESS, PE24 5XA

Application Number: N/110/00264/24 Bourne Leisure Limited,
Paul Robinson Partnership (UK) LLP

Application Type: Full Planning Permission

Decision: Approved decided on 30/04/2024

Grid Reference: 549689 386683

Proposal: Planning Permission - Siting of 4no. static caravans and provision of concrete hard standings for 4no. static caravans, car parking and pedestrian access paths (works already completed).

Location: GOLDEN SANDS HOLIDAY PARK, QUEBEC ROAD, MABLETHORPE, LN12 1QJ

Application Number: N/105/00308/24 Mr. G. Bonner,
Lincs Design Consultancy Ltd,

Application Type: Advertisement Consent

Decision: Approved decided on 24/04/2024

Grid Reference: 532411 388571

Proposal: Consent to display 1 no. internally illuminated double sided free standing sign and 2no. non-illuminated single sided free standing signs.

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

Application Number: N/110/00315/24 Mr. C. Snell,

Application Type: Full Planning Permission

Decision: Approved decided on 15/05/2024

Grid Reference: 550751 381145

Proposal: Planning Permission - Change of use of land from commercial to agricultural use and erection of an agricultural storage building.

Location: THE STABLE YARD, ALFORD ROAD, SUTTON ON SEA, LN12 2RL

Application Number: N/110/00317/24 Mr. P. Sheard,

Application Type: Full Planning Permission

Decision: Approved decided on 26/04/2024

Grid Reference: 552022 381474

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

Location: TRECARN, STATION ROAD, SUTTON ON SEA, MABLETHORPE, LN12 2HU

Application Number: N/056/00324/24 Mr. R. Willerton,
Faber Architecture Ltd,
Application Type: Full Planning Permission
Decision: Refused decided on 25/04/2024
Grid Reference: 532549 397613
Proposal: Planning Permission - Erection of 1no. pair of semi-detached bungalows each with a detached garage.
Location: LAND NORTH OF SPRING ROSE HOUSE, CHURCHTHORPE, FULSTOW, LOUTH, LN11 0XL

Application Number: N/145/00338/24 Mr. N. Chapman,
DesignQube By Steven Brown,
Application Type: Full Planning Permission
Decision: Approved decided on 20/05/2024
Grid Reference: 544950 390581
Proposal: Planning Permission - Erection of a garage, workshop and replacement annexe, which are within the curtilage of a listed building on the site of an existing annexe and cart store which are to be demolished.
Location: MOAT HALL, MAIN ROAD, SALTFLEETBY, LOUTH, LN11 7TL

Application Number: N/092/00344/24 Mr. M. Warren & Mrs. H. Grantham,
For-Ward Planning Consultancy Ltd,
Application Type: Full Planning Permission
Decision: Approved decided on 13/05/2024
Grid Reference: 534462 388702
Proposal: Planning Permission - Alterations to existing dwelling to include removal of chimney, glazing to existing front door, installation of 1no. door to utility, installation of 2no. rooflights and provision of a sun tunnel.
Location: SOUTHWOLD, CHURCH LANE, KEDDINGTON, LOUTH, LN11 7HG

Application Number: N/100/00369/24 Mr. C. Stephenson
For-Ward Planning Consultancy Ltd,
Application Type: Full Planning Permission
Decision: Approved decided on 29/04/2024
Grid Reference: 537398 384366
Proposal: Planning Permission - Extension to existing dwelling to provide additional living accommodation. Existing conservatory to be demolished.
Location: NEWLANDS, RESTON ROAD, LEGBOURNE, LOUTH, LN11 8LS

Application Number: N/105/00370/24 Co-op
Bowman Riley,
Application Type: Full Planning Permission
Decision: Approved decided on 03/05/2024
Grid Reference: 532887 387615
Proposal: Planning Permission - Alterations to the existing building to provide an additional shop front and side door to serve a separate internal retail unit used for funeral casket storage and installation of 2no. air conditioning units.

Location: CO OP SUPERMARKET, NORTHGATE, LOUTH, LN11 0LT

Application Number: N/178/00371/24
Application Type: Full Planning Permission
Decision: Approved decided on 29/04/2024
Grid Reference: 531226 401566
Proposal: Planning Permission - Extension to existing dwelling to provide additional living accommodation.
Location: 5 NORTH HOLME, TETNEY, GRIMSBY, DN36 5NE

Application Number: N/178/00374/24
Application Type: Full Planning Permission
Decision: Approved decided on 29/04/2024
Grid Reference: 531442 401279
Proposal: Planning Permission - Extension to existing dwelling to provide additional living accommodation to replace existing garage which is to be demolished.
Location: THE HOMESTEAD, HUMBERSTON ROAD, TETNEY, GRIMSBY, DN36 5NJ

Application Number: N/105/00382/24
Application Type: Full Planning Permission
Decision: Refused decided on 07/05/2024
Grid Reference: 533705 386534
Proposal: Planning Permission - Erection of a single storey dwelling to be occupied in connection with existing retail premises.
Location: KENWICK NEWS, 23 KENWICK ROAD, LOUTH, LN11 8EH

Application Number: N/084/00386/24
Application Type: Full Planning Permission
Decision: Approved decided on 20/05/2024
Grid Reference: 553646 373047
Proposal: Planning Permission - Erection of an ancillary building containing a reception, office, secure store and accessible WC, with a secure compound area for bin storage, ramped access, and a gated entrance.
Location: LAND AT, LANGHAM ROAD, HOGSTHORPE

Application Number: N/160/00405/24 WSP,
Application Type: Full Planning Permission
Decision: Approved decided on 02/05/2024
Grid Reference: 535247 374383
Proposal: Planning Permission - Provision of 2no. air source heat pumps, storage container and GRP enclosure.
Location: HARDENS GAP, HARDENS LANE, SOUTH ORMSBY

Application Number: N/024/00407/24 Mr. & Mrs. S. Kemp,
Lee Holmes, Architectural Design, Conservation & Historic Build
Application Type: Full Planning Permission
Decision: Approved decided on 26/04/2024
Grid Reference: 522156 386391
Proposal: Planning Permission - Extension to existing dwelling to provide additional living accommodation.
Location: THE STABLES, IVY COTTAGE, MAIN ROAD, BURGH ON BAIN, MARKET RASEN, LN8 6JY

Application Number: N/021/00418/24 Mr. & Mrs. Burgess,
For-Ward Planning Consultancy Ltd,
Application Type: Full Planning Permission
Decision: Approved decided on 23/04/2024
Grid Reference: 537089 373404
Proposal: Planning Permission - Extension to existing dwelling to provide additional living accommodation.
Location: THE SHEPHERDS COTTAGE, HARRINGTON ROAD, BRINKHILL, LOUTH, LN11 8QY

Application Number: N/088/00427/24 Mr. S. Worsnop,
Stuart M Worsnop (Consultant)
Application Type: Full Planning Permission
Decision: Approved decided on 30/04/2024
Grid Reference: 538843 366489
Proposal: Planning Permission - Extension to existing dwelling to provide additional living accommodation.
Location: 122 MAIN ROAD, HUNDLEBY, SPILSBY, PE23 5LZ

Application Number: N/100/00438/24 Mr. E. Tong,
R. Cartwright,
Application Type: Full Planning Permission
Decision: Approved decided on 08/05/2024
Grid Reference: 536607 384449
Proposal: Planning Permission - Extension to existing dwelling to provide additional living accommodation.
Location: ROSEMARY LODGE, STATION ROAD, LEGBOURNE, LOUTH, LN11 8LH

Application Number: N/100/00439/24 Mr. T. Emmerson,
R. Cartwright,
Application Type: Full Planning Permission
Decision: Approved decided on 15/05/2024
Grid Reference: 537323 384462
Proposal: Planning Permission - Erection of a domestic outbuilding.
Location: BIRCHWOOD HOUSE, RESTON ROAD, LEGBOURNE

Application Number: N/110/00440/24 Mr. R. Brown,
Application Type: Full Planning Permission
Decision: Approved decided on 13/05/2024
Grid Reference: 551392 384096
Proposal: Planning Permission - Replacement of existing boundary fencing.
Location: PUMPING STATION, GRIFT BANK, MABLETHORPE

Application Number: N/081/00443/24 Mr. S. Chapman,
Ross Davy Associates,
Application Type: Full Planning Permission
Decision: Approved decided on 10/05/2024
Grid Reference: 533752 381549
Proposal: Planning Permission - Extensions and alterations to existing dwelling to replace existing rear and side extensions which are to be demolished.
Location: 4 THE TERRACE, TATHWELL ROAD, HAUGHAM, LOUTH, LN11 8PX

Application Number: N/105/00451/24 Mr. J. Fairburn,
Ryland Design,
Application Type: Full Planning Permission
Decision: Approved decided on 14/05/2024
Grid Reference: 533493 386844
Proposal: Planning Permission - Erection of 3no. dwellings with detached garages on the site of the existing buildings which are to be demolished.
Location: 179 NEWMARKET LOUTH LINCOLNSHIRE,

Application Number: N/001/00466/24 Mrs. S. Bristow,
DDM Agriculture Ltd,
Application Type: Remove or Vary a condition
Decision: Approved decided on 15/05/2024
Grid Reference: 542368 379019

Proposal: Section 73 application to remove condition no. 3 (agricultural occupancy) as previously imposed on planning permission reference LR/206/71 for the outline erection of a bungalow and vehicular access.
Location: NEW BUNGALOW, RYE LANE, ABY, ALFORD, LN13 0DX

Application Number: N/199/00470/24
Application Type: Full Planning Permission
Decision: Approved decided on 20/05/2024
Grid Reference: 547113 368703
Proposal: Planning Permission - Erection of a detached house with a detached garage and construction of a vehicular access.
Location: LAND ADJACENT WEST VIEW, MAIN ROAD, WELTON LE MARSH

Application Number: N/180/00479/24
Application Type: Prior Approval-Ag to Dwelling House
Decision: Approved decided on 10/05/2024
Grid Reference: 549015 387035
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 1no. dwelling 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: FIELD HOLME, NORTH END, MABLETHORPE, LN12 1QF

Application Number: N/105/00495/24
Application Type: Full Planning Permission
Decision: Approved decided on 16/05/2024
Grid Reference: 533696 388178
Proposal: Planning Permission - Extension to existing dwelling to provide additional living accommodation. Erection of a detached single garage on site of existing garage and coal store to be demolished
Location: 15 GROSVENOR ROAD, LOUTH, LN11 0BE

Application Number: N/063/00522/24
Application Type: Outline Planning Permission
Decision: Approved decided on 20/05/2024
Grid Reference: 541253 385106
Proposal: Outline erection of 1no. dwelling.

List Of Applications Determined Under Delegated Powers

Between 23/04/2024 and 20/05/2024

For the Southern Area Team

Application Number: S/141/01262/22 Mr. S. Craddock,
Application Type: Full Planning Permission
Decision: Approved decided on 23/04/2024
Grid Reference: 521660 363900
Proposal: Planning Permission - Erection of an outdoor play area with play equipment.
Location: BAINLAND PARK, HORNCastle ROAD, ROUGHTON MOOR, WOODHALL SPA, LN10 6UX

Application Number: S/177/00402/23 Mr. S. Kilby,
Lincs Design Consultancy Ltd,
Application Type: Full Planning Permission
Decision: Approved decided on 29/04/2024
Grid Reference: 534516 374022
Proposal: Planning Permission - Erection of 1no. dwelling.
Location: HIGHLANDER FARM, SOUTH ORMSBY ROAD, TETFORD, HORNCastle, LN9 6QF

Application Number: S/153/00768/23 Mr. & Mrs. G. Allen,
Chris Mager,
Application Type: Full Planning Permission
Decision: Refused decided on 07/05/2024
Grid Reference: 556563 361778
Proposal: Planning Permission - Erection of a house and alterations to existing vehicular access.
Location: HATTERS, DRUMMOND ROAD, SKEGNESS, PE25 3AB

Application Number: S/086/01509/23 Ms. S. James,
Surveyors to Education,
Application Type: Full Planning Permission
Decision: Approved decided on 16/05/2024
Grid Reference: 525508 369720
Proposal: Planning Permission - Installation of flood defences and drainage works at existing school.
Location: QUEEN ELIZABETHS GRAMMAR SCHOOL, WEST STREET, HORNCastle, LN9 5AD

Application Number: S/195/02057/23
Application Type: Remove or Vary a condition
Decision: Approved decided on 13/05/2024
Grid Reference: 546832 359081
Proposal: Section 73 application to vary condition no. 2 (approved plans) as previously imposed on planning permission reference S/195/02470/21 for the alterations and remodelling of existing caravan park to site 53no. static caravans, a site office, construction of a vehicular access and internal site roads.
Location: BARKHAM MANOR HOLIDAY PARK, WAINFLEET BANK, WAINFLEET ST MARY, PE24 4JR

Application Number: S/029/02151/23
Application Type: Outline Planning Permission
Decision: Approved decided on 25/04/2024
Grid Reference: 530813 358229
Proposal: Outline erection 5no. 2.5 storey terraced (with the means of access, layout and scale to be considered) including the demolition of the existing building on site.
Location: LAND AT GLOBE FOUNDRY, MAIN ROAD, NEW BOLINGBROKE

Application Number: S/165/02273/23
Application Type: Remove or Vary a condition
Decision: Approved decided on 29/04/2024
Grid Reference: 540295 366169
Proposal: Section 73 application to vary conditions no. 2 (approved plans), no. 4(chimney details) & no.5 (guttering spikes) as previously imposed on planning permission reference S/165/01265/21 for the erection of 1 no. block of 3 no. houses and 1 no. detached house.
Location: LAND AT FORMER FRANKLIN CINEMA, REYNARD STREET, SPILSBY

Application Number: S/170/02344/23
Application Type: Full Planning Permission
Decision: Approved decided on 17/05/2024
Grid Reference: 520938 366844
Proposal: Planning Permission - Erection of 1no. dwelling, re-building, extension and alterations to existing store to create a detached garage/workshop and the demolition of existing agricultural barn.
Location: BARN OFF, OLD WOODHALL ROAD, OLD WOODHALL

Application Number: S/153/02373/23 Mr. Javed,
Scorer Hawkins Architects Ltd,
Application Type: Full Planning Permission
Decision: Approved decided on 09/05/2024
Grid Reference: 556352 363252
Proposal: Planning Permission - Alterations to the existing ground floor shop to provide a new shop front and alterations to the first floor to provide additional windows, replacement windows and solar panels.
Location: 2-6 LUMLEY ROAD, SKEGNESS, PE25 3NG

Application Number: S/215/02437/23 Mr. D. Wann,
Paul Robinson Partnership (UK) LLP,
Application Type: Full Planning Permission
Decision: Approved decided on 20/05/2024
Grid Reference: 519083 364435
Proposal: Planning Permission -Siting of 6no. cabins (small static lodges) including gravel driveway and services (works already completed).
Location: WOODHALL COUNTRY PARK, STIXWOULD ROAD, WOODHALL SPA, LN10 6UJ

Application Number: S/035/00002/24 Miss. R. Harvey,
R. Cartwright,
Application Type: Full Planning Permission
Decision: Approved decided on 26/04/2024
Grid Reference: 522489 357735
Proposal: Planning Permission - Erection of a two storey dwelling, including widening of existing vehicular access.
Location: 18 OLD BOSTON ROAD, CONINGSBY, LINCOLN, LN4 4SZ

Application Number: S/169/00113/24 Mr. H. Hiley,
Design & Management.co.uk,
Application Type: Full Planning Permission
Decision: Approved decided on 29/04/2024
Grid Reference: 534402 357666
Proposal: Planning Permission - Change of use to Nature Conservation Area. Including replacement access, revised parking and turning and relocation of mobile home which is an amendment to that previously approved under planning permission ref no. S/169/1747/23.
Location: LAND ADJACENT TO STATION BUSINESS PARK, MAIN ROAD, STICKNEY

Application Number: S/053/00183/24 Mr. J. Harman,
Andrew Clover Planning and Design,
Application Type: Full Planning Permission
Decision: Approved decided on 13/05/2024
Grid Reference: 546668 357275

Proposal: Planning Permission - Change of use of land from agricultural to equestrian.

Location: LAND ADJACENT TO LYNWOOD, BURGH ROAD, FRISKNEY

Application Number: S/094/00204/24 Miss. J. Armstrong,

Application Type: Remove or Vary a condition

Decision: Approved decided on 24/04/2024

Grid Reference: 522641 362855

Proposal: Section 73 application to remove condition no. 1 (occupancy condition) previously imposed on planning permission S/094/168/09 for erection of a bungalow in connection with existing livery and riding school business.

Location: BRACKENSIDE STABLES BUNGALOW, KIRKBY LANE, KIRKBY ON BAIN, WOODHALL SPA, LN10 6YY

Application Number: S/086/00209/24 Mr. G. Farrand,
G F Design Services,

Application Type: Full Planning Permission

Decision: Approved decided on 23/04/2024

Grid Reference: 526045 368980

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

Location: BURFORD, SOUTHFIELD PLACE, HORNCastle, LN9 6EN

Application Number: S/053/00231/24 Ms. V. Limb,

Application Type: Full Planning Permission

Decision: Approved decided on 14/05/2024

Grid Reference: 545582 353213

Proposal: Planning Permission - Change of use and alterations to part of existing domestic garage to form 1no. holiday let.

Location: EVEREST LODGE, HOLLAND LANE, FRISKNEY, BOSTON, PE22 8QP

Application Number: S/064/00240/24 Mr. F. & Mrs. A. Forty,
DC Architectural Services Ltd,

Application Type: Remove or Vary a condition

Decision: Approved decided on 01/05/2024

Grid Reference: 543482 365323

Proposal: Section 73 application to remove condition no. 3 (holiday occupancy) as previously imposed on planning permission reference S/064/01040/19 for the change of use, conversion of, alterations to existing agricultural building to provide holiday accommodation.

Location: TOPOS FARM, GREAT STEEPING ROAD, MONKSTHORPE, SPILSBY, PE23 5PP

Application Number: S/018/00301/24 Friends of Bolingbroke Castle,
Scorer Hawkins Architects Ltd.

Application Type: Full Planning Permission

Decision: Approved decided on 17/05/2024

Grid Reference: 534936 365009

Proposal: Planning Permission - Alterations to existing community building which is a listed building.

Location: BUTCHERS SHED, MOAT LANE, OLD BOLINGBROKE, PE23 4HH

Application Number: S/018/00302/24 Friends of Bolingbroke Castle,
Scorer Hawkins Architects Ltd.

Application Type: Listed Building Consent - Alterations

Decision: Approved decided on 17/05/2024

Grid Reference: 534936 365009

Proposal: Listed Building Consent - Alterations to existing community building.

Location: BUTCHERS SHED, MOAT LANE, OLD BOLINGBROKE, PE23 4HH

Application Number: S/054/00307/24 Mr. L. Arnold,
Tara Signs Ltd,

Application Type: Advertisement Consent

Decision: Approved decided on 29/04/2024

Grid Reference: 531038 347119

Proposal: Consent to Display - 1no. internally illuminated fascia sign (signs 1), 1no. internally illuminated free standing double sided totem sign (sign 2), 1no. non illuminated wall mounted sign (sign 3), 1no. internally illuminated wall mounted sign (sign 4), 1no. existing internally illuminated fascia sign reduced in size (sign 5) and 1no. existing internally illuminated totem sign (to remain in situ) (sign 6).

Location: DRAYTON MOTORS, FRITH BANK, FRITHVILLE, BOSTON, PE22 7BD

Application Number: S/086/00334/24 Mr. A. Janney,
Ryland Design Services Ltd,

Application Type: Advertisement Consent

Decision: Approved decided on 23/04/2024

Grid Reference: 526513 368388

Proposal: Consent to display 1no. non-illuminated single sided free-standing sign, 4no. flagpoles and the relocation of existing non-illuminated double-sided, freestanding totem sign.

Location: POLYPIPE CIVILS LIMITED, HOLMES WAY, BOSTON ROAD INDUSTRIAL ESTATE, HORNCastle, LN9 6JW

Application Number: S/018/00337/24 Mr. S. Lumb,
Scorer Hawkins Architects Ltd.,

Application Type: Full Planning Permission

Decision: Approved decided on 03/05/2024

Grid Reference: 534906 365161

Proposal: Planning Permission - Alterations to existing community building and erection of a mower store.

Location: LAND ADJACENT TO WISTERIA COTTAGE, CHURCH ROAD, OLD BOLINGBROKE

Application Number: S/215/00350/24

Mr. R. Scott,
Mr. R. Cartwright,

Application Type: Full Planning Permission

Decision: Approved decided on 25/04/2024

Grid Reference: 519164 362828

Proposal: Planning Permission - Extensions to existing dwelling to provide additional living accommodation and demolition of existing garage.

Location: 9 ALBANY ROAD, WOODHALL SPA, LN10 6TS

Application Number: S/075/00373/24

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

Application Type: Full Planning Permission

Decision: Approved decided on 02/05/2024

Grid Reference: 530328 366408

Proposal: Planning Permission - Erection of 1no. dwelling with detached garage on site of an existing dwelling and stables which are to be demolished.

Location: BROOK HOUSE, MAIN ROAD, LOW HAMERINGHAM, HORNCastle, LN9 6PG

Application Number: S/044/00376/24

Mr. T. Spouge,
Ryland Design,

Application Type: Remove or Vary a condition

Decision: Approved decided on 10/05/2024

Grid Reference: 516980 381540

Proposal: Section 73 application to vary condition no. 2 (approved plans); condition no. 4 (landscaping) and condition no. 9 (boundary treatments) as previously imposed on reference S/044/02429/22 application in relation to condition no. 2 (approved plans), condition no. 5 (landscaping), condition no. 6 (surface water) and condition no. 8 (window glazing) as imposed on planning permission S/044/00046/21 which was for erection of 4no. houses with associated garages, walling and fencing to a maximum height of 1.95m and construction of a vehicular access.

Location: HOLLINGWORTH HOUSE, WILLINGHAM ROAD, EAST BARKWITH, MARKET RASEN, LN8 5RP

Application Number: S/114/00393/24

Mr. R. Balderston,
Andrew Clover Planning and Design,

Application Type: Full Planning Permission

Decision: Approved decided on 03/05/2024

Grid Reference: 527701 360931

Proposal: Planning Permission - Change of use, conversion of and alterations to include partial demolition of existing butchery into a dwelling, erection of 2no. houses, existing buildings on site to be demolished.

Location: OSBORNE HOUSE, MAIN STREET, MAREHAM LE FEN, BOSTON, PE22 7RW

Application Number: S/177/00399/24 Mr. T. Todd,
Design & Management.co.uk,
Application Type: Full Planning Permission
Decision: Approved decided on 08/05/2024
Grid Reference: 533259 374878
Proposal: Planning Permission - Extension to existing detached garage.
Location: ROOKSWOOD, NORTH ROAD, TETFORD, HORNCastle, LN9 6QH

Application Number: S/201/00402/24 Ms. L Nelstrop,
R. Cartwright,
Application Type: Full Planning Permission
Decision: Approved decided on 02/05/2024
Grid Reference: 526470 372061
Proposal: Planning Permission - Erection of a domestic outbuilding.
Location: CORNER COTTAGE, MAIN STREET, WEST ASHBY, HORNCastle, LN9 5PT

Application Number: S/064/00408/24 Mr. F. & Mrs. A. Forty,
DC Architectural Services Ltd,
Application Type: Full Planning Permission
Decision: Approved decided on 09/05/2024
Grid Reference: 543482 365323
Proposal: Planning Permission - Erection of 2no. agricultural barns (works commenced).
Location: TOPOS FARM, GREAT STEEPING ROAD, MONKSTHORPE, SPILSBY, PE23 5PP

Application Number: S/140/00416/24 CarBee Ltd,
Robert Doughty Consultancy Ltd,
Application Type: Advertisement Consent
Decision: Approved decided on 08/05/2024
Grid Reference: 530591 360165
Proposal: Consent to Display - 2no. free-standing non-illuminated signs.
Location: PROPOSED SITE FOR TWO DIRECTIONAL SIGNS, REVESBY BANK, REVESBY

Application Number: S/072/00423/24 Mr. C. Addison,
Application Type: Full Planning Permission
Decision: Approved decided on 07/05/2024
Grid Reference: 541421 366610
Proposal: Planning Permission - Erection of a house in connection with agriculture.
Location: NORTHORPE FARM, ASHBY ROAD, ASHBY BY PARTNEY, SPILSBY, PE23 5RF

Application Number: S/215/00426/24 Mr. T. Shuro,

Application Type: Full Planning Permission

Decision: Approved decided on 15/05/2024

Grid Reference: 518472 362519

Proposal: Planning Permission - Erection of a fence with a height of 1.8m.

Location: 137 WITHAM ROAD, WOODHALL SPA, LN10 6RB

Application Number: S/152/00430/24 Mr. J. Priestley,
Terry Sykes Design & Build,

Application Type: Full Planning Permission

Decision: Approved decided on 15/05/2024

Grid Reference: 534492 349562

Proposal: Planning Permission - Erection of detached garages and storage areas.

Location: THE FARM, HIGH FERRY LANE, SIBSEY

Application Number: S/185/00444/24 Mr. & Mrs. Dethridge,
Faber Architecture Ltd

Application Type: Full Planning Permission

Decision: Approved decided on 10/05/2024

Grid Reference: 539394 364470

Proposal: Planning Permission - Change of use of former residential care home to provide 1no. dwelling.

Location: DESBORO HOUSE, 1 MAIN ROAD, TOYNTON ALL SAINTS, SPILSBY, PE23 5AE

Application Number: S/141/00459/24 Mr. S. Gilhespy,
Lincs Design Consultancy Ltd,

Application Type: Full Planning Permission

Decision: Approved decided on 13/05/2024

Grid Reference: 521400 364044

Proposal: Planning Permission - Alterations to existing dwelling to provide additional living accommodation and erection of a porch.

Location: 82 HORNCastle ROAD, ROUGHTON MOOR, WOODHALL SPA, LN10 6UX

Application Number: S/216/00460/24 Mr. D. Oliver,
Brown & Co. JHWalter,

Application Type: Full Planning Permission

Decision: Approved decided on 14/05/2024

Grid Reference: 513835 376615

Proposal: Planning Permission - Installation of a 127.26kWp ground mounted solar array.
Location: PRIMROSE HILL FARM, BARDNEY ROAD, WRAGBY, MARKET RASEN, LN8 5JE

Application Number: S/022/00462/24 Miss. K. Howard,
Application Type: LDC - Section 192
Decision: Approved decided on 03/05/2024
Grid Reference: 516911 368831
Proposal: Section 192 application to determine the proposed lawfulness of the proposed repairs to existing dwelling which is a listed building.
Location: THE OLD RECTORY, MAIN STREET, BUCKNALL, WOODHALL SPA, LN10 5DT

Application Number: S/141/00493/24 Mr. C. Greenhalgh,
Mr. N. Reynolds,
Application Type: Full Planning Permission
Decision: Approved decided on 20/05/2024
Grid Reference: 521720 364295
Proposal: Planning Permission - Extension and alterations to existing dwelling to provide additional living accommodation and erection of a detached garage.
Location: HEATHERLEA, 110 HORNCastle ROAD, ROUGHTON MOOR, WOODHALL SPA, LN10 6UX

Application Number: S/153/00494/24 Mrs. A. Peniack,
Vanguard-3D,
Application Type: LDC - Section 192
Decision: Approved decided on 17/05/2024
Grid Reference: 556505 362635
Proposal: Section 192 application to determine the lawful use of the proposed ground floor rear extension and alterations to the existing dwelling.
Location: 29 SAXBY AVENUE, SKEGNESS, PE25 3LE

Application Number: S/070/00498/24 Mr. & Mrs. Goldie,
Neil Dowlman Architecture Ltd,
Application Type: Full Planning Permission
Decision: Approved decided on 13/05/2024
Grid Reference: 533383 369830
Proposal: Planning Permission - Change of use, conversion of and alterations to existing barn to provide an annexe.
Location: SCALP HILL FARM, OLD MAIN ROAD, HAGWORTHINGHAM, SPILSBY, PE23 4LX

Application Number: S/053/00500/24 Mr. P. Brown,
Application Type: Full Planning Permission
Decision: Approved decided on 16/05/2024
Grid Reference: 544565 355620
Proposal: Planning Permission - Extension to existing dwelling to provide additional living accommodation (works completed).
Location: WHITE HOUSE, SMALL END, FRISKNEY, BOSTON, PE22 8PF

Application Number: S/023/00536/24 Mr. S. Vardy,
R. Cartwright,
Application Type: Full Planning Permission
Decision: Approved decided on 20/05/2024
Grid Reference: 549626 364799
Proposal: Planning Permission - Extension to existing dwelling to provide additional living accommodation.
Location: 1 LIME CLOSE, BURGH LE MARSH, SKEGNESS, PE24 5BS

Application Number: S/023/00576/24 Ms. S. Barron,
Whitworth,
Application Type: Lincolnshire County Regulation 3
Decision: No Objectiondecided on 25/04/2024
Grid Reference: 550374 364972
Proposal: Planning Permission - Reinstatement works, including renewal of the cap, sails, fan stage and fan with associated parts to match the broken elements, removal of the current roof, cutting out the top level cement bedded brickwork to enable the kerb and its holding down bolts to be renewed, improving the detail of the kerb with better support under the parts to give a more reliable base for the cap, repair of cracks at 4th and 5th floor level on the south east face, repainting the external walling in black.
Location: BURGH LE MARSH WINDMILL, HIGH STREET, BURGH LE MARSH, PE24 5JT

Application Number: S/023/00578/24 Ms. S. Barron,
Whitworth,
Application Type: Lincolnshire County Regulation 3
Decision: No Objectiondecided on 25/04/2024
Grid Reference: 550374 364972
Proposal: Listed Building Consent - Reinstatement works, including renewal of the cap, sails, fan stage and fan with associated parts to match the broken elements, removal of the current roof, cutting out the top level cement bedded brickwork to enable the kerb and its holding down bolts to be renewed, improving the detail of the kerb with better support under the parts to give a more reliable base for the cap, repair of cracks at 4th and 5th floor level on the south east face, repainting the external walling in black.
Location: BURGH LE MARSH WINDMILL, HIGH STREET, BURGH LE MARSH, PE24 5JT

Application Number: S/165/00609/24
Application Type: Lincolnshire County Regulation 3
Decision: No Objectiondecided on 26/04/2024
Grid Reference: 540131 366363
Proposal: Application to vary condition no. 1 of planning permission S/165/00917/19 - to retain the mobile classroom for a further five years.
Location: SPILSBY PRIMARY ACADEMY, WOODLANDS AVENUE, SPILSBY, PE23 5EP

Application Number: S/176/00647/24
Application Type: County Matter - Application Transferred
Decision: No Objectiondecided on 08/05/2024
Grid Reference: 523258 360661
Proposal: For retrospective approval for two concrete silos on site at Woodhall Spa Concrete Plant (county matter).
Location: SITE OF TWO CONCRETE SILOS, TATTERSHALL ROAD, KIRKBY ON BAIN

Application Number: S/169/00649/24
Application Type: Lincolnshire County Regulation 3
Decision: No Objectiondecided on 09/05/2024
Grid Reference: 534306 356984
Proposal: To vary condition 1 of planning permission S/169/00679/19 - to retain the temporary classroom for a further five years.
Location: STICKNEY CHURCH OF ENGLAND PRIMARY SCHOOL, MAIN ROAD, STICKNEY, BOSTON, PE22 8AX

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