

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, 24 July 2024

Dear Councillor,

Planning Committee

You are invited to attend a Meeting of the **Planning Committee** on **Thursday, 1st August, 2024** at **the Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH** at **10.30am**, 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, 1 August 2024

Item Subject Page No.

1. **APOLOGIES FOR ABSENCE:**

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

3. **MINUTES:**

1 - 10

To confirm the Minutes of the Meeting held on 11 July 2024.

4. **UPDATE FROM PLANNING POLICY COMMITTEE**

TOWN AND COUNTRY PLANNING APPLICATIONS:

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

5. **N/178/02377/23:**

11 - 30

[N/178/02377/23](#): 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 A Fisher

Location: Land at Humberston Road,
Tetney

Recommendation: Approval with Conditions

Officer: Graeme Hyde

6. **S/195/02091/23:**

31 - 48

[S/195/02091/23](#): 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: C W Parker (Wainfleet) Limited

Location: Land off Boston Road, Wainfleet
St Mary

Recommendation: Approval with Conditions

Officer: Stephanie Watson (Andy Booth)

7. **APPEALS DECIDED:** **49 - 52**
8. **DELEGATED DECISIONS:** **53 - 64**
9. **DATE OF NEXT MEETING:**

The programmed date for the next Meeting of this Committee will be 5 September 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, 11th July, 2024 at 10.30am.

PRESENT

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

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

Councillor Robert Watson attended the Meeting as a Substitute.
Councillor Terry Aldridge attended the Meeting as an Observer.

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
James Felton	- Legal Representative
Lynda Eastwood	- Democratic Services Officer

12. APOLOGIES FOR ABSENCE:

It was noted that, in accordance with Regulation 13 of the Local Government (Committees and Political Groups) Regulations 1990, notice had been given that Councillor Robert Watson had been appointed to the Committee in place of Councillor Steve McMillan for this Meeting only.

13. 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 Terry Taylor asked it be noted that in relation to Item 5 he was Ward Member, however he remained of an open mind.
- Councillor Neil Jones asked it be noted that in relation to Item 7 he was Ward Member and would be speaking on that item.
- Councillors Dick Edginton, Stephen Eyre, Neil Jones, Sam Kemp and Daniel McNally asked it be noted that they were Members of the Lindsey Marsh Drainage Board.

14. MINUTES:

The Minutes of the Meeting held on 6 June 2024 were confirmed and signed as a correct record.

15. UPDATE FROM PLANNING POLICY COMMITTEE

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

16. S/168/01836/23:

Application Type: Outline Planning Permission

Proposal: Outline erection of 7 no. self-build/custom dwellings with associated access, parking, amenity space, landscaping and infrastructure works.

Location: LAND OPPOSITE CRISMA COTTAGE THORN LEA AND WILLOWS, CUL DE SAC, STICKFORD

Applicant: Wilkinson Properties (Boston) Ltd

Members received an application for Outline Planning Permission – Outline erection of 7 no. self-build/custom dwellings with associated access, parking, amenity space, landscaping and infrastructure works at land opposite Crisma Cottage, Thorn Lea and Willows, Cul De Sac, Stickford.

The application was referred to Planning Committee by virtue of the nature of the proposal and the significant level of local objection to the application.

The main planning issues were considered to be:

- Principle of the development and whether the site was a suitable location for housing having regard to flood risk.
- Flood Risk.
- Impact of the proposal on the character and appearance of the area.
- Residential amenity.
- Highway Safety.
- Drainage.
- Ecology.
- Provision of Self Build Housing.
- Other considerations.
- Planning Balance.

Andrew Booth, Development Management Lead Officer, detailed site and surroundings information to Members at Paragraph 2, together with the description of the proposal at Paragraph 3, pages 9 to 10 of the report refer.

Mr Paul Wilkinson (Applicant) spoke in support of the application.

Councillor Pam Bryant, Stickford Parish Council, spoke in objection to the application.

Members were invited to put their questions to the speakers.

- A Member queried why the applicant considered that the provision for the Over 55 housing was needed. Mr Wilkinson responded that the Planning Consultant had advised that it would be advantageous for him to submit an application for that type of housing.

Following which, the application was opened for debate.

- A Member commented that having considered the current rules and regulations in relation to the application they would be happy to support the officer recommendation for refusal.

Following which, the application was Proposed and Seconded for refusal in line with officer recommendation.

- Further to clarification of the officer's view on the number of self-build plots within the district, the Development Management Lead Officer referred Members to the officer's report, Paragraph 7.45 onwards on pages 22 to 23 of the Agenda refer.
- A Member queried whether the officer's recommendation would have differed if a higher standard of development for the Over 55 housing and the affordable housing had been demonstrated. The Development Management Lead Officer explained that an existing policy acknowledged the need for accommodation for the elderly in the district, however there was no evidence to show a specific need set out in the application. Members were also advised that with larger developments, affordable housing would be expected to be allocated on the site but he wasn't aware of any discussions having taken place around this with regards to the application.

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

Vote: 13 In favour 0 Against 0 Abstention

RESOLVED:

That the application be refused.

17. S/094/00132/24:

Application Type: Full Planning Permission

Proposal: Planning Permission - Erection of a detached dwelling with detached car port, erection of 3no. detached holiday lodges, alterations to existing workshop building, excavation of land to form 2no. ponds and provision of associated access and car parking.

Location: DEANS FARM, KIRKBY LANE, KIRKBY ON BAIN,
LN10 6YZ

Applicant: Hockley Homes

Members received an application for Full Planning Permission - Erection of a detached dwelling with detached car port, erection of 3no. detached holiday lodges, alterations to existing workshop building, excavation of land to form 2no. ponds and provision of associated access and car parking at Deans Farm, Kirkby Lane, Kirkby on Bain, LN10 6YZ.

The proposed development contained a number of different elements including a dwelling to be considered under paragraph 84 of the National Planning Policy Framework (on the basis of an exceptional quality of design which would be sited in an isolated location and so be contrary to the housing policies of the Local Plan and therefore a departure from the development plan for the district.

The main planning issues were considered to be:

- Principle of development as a whole in this location having regard to local and national policy.
- Impact on character of area.
- Impact on neighbours.
- Highway safety.
- Biodiversity.
- Flood risk and drainage.
- Impact on trees.
- Other matters.

Members were referred to the additional information contained on pages 1 to 2 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 31 to 33 of the report refer.

Ms Naomi Wright (Architect) spoke in support of the application.

Members were invited to put their questions to the speaker.

- A Member queried how customers with limited mobility would access the properties as the parking was a distance away. Ms Wright advised that there were two parking spaces closer to the accessible properties and also a level track with a ramp to all of the properties to assist with accessibility.
- In response to a query on raising standards of design and whether the new proposed dwelling was considered as unique, Ms Wright commented that Paragraph 84 of the National Planning Policy Framework (NPPF) could be disputed and explained that their aim

in raising standards of design was to make an impact with sustainability.

Ms Wright also responded to queries raised with regards to the round earth wall, advising that it was south facing to enable the sun to hit the wall and act as a thermal store, limiting the amount of energy spent on heating.

Following which, the application was opened for debate.

- Following a query with regards to whether a design review had taken place, Members were referred to the officer's report, Paragraph 7.11 and 7.12 on pages 38 to 39 of the Agenda refer.

Following which, the application was Proposed and Seconded for approval in line with officer recommendation.

- A Member commented that it was a delight to see natural material in the design instead of glass and concrete and would support the proposal.
- A Member requested some clarification around raising standards of design and whether this was a national standard as he considered that the proposed design was not unique. Following which it was queried whether a Design Review should be undertaken.

The Development Management Lead Officer advised Members that there was a policy in the Local Plan that lent itself to secure good design outcomes from development proposals at a national level and looked at raising the standards of design. There was also national design guidance which outlined the principles for good design and encouraged the use of a Design Review Panel, however this was not an essential requirement.

- A Member highlighted that the proposal was a betterment compared to what currently existed on the site and would support the proposal.

Following which, the application was Proposed and Seconded for deferral to allow a Design Review Panel to take place and following a positive outcome to then provide the officers with delegated powers to approve the application.

Upon being put to the vote for deferral, Members voted as follows:

Vote: 3 In favour 9 Against 1 Abstention

Upon being put to the vote for approval, Members voted as follows:

Vote: 10 In favour 2 Against 1 Abstention

RESOLVED:

That the application be approved subject to the following conditions:

18. S/029/01208/23:

Application Type:	Full Planning Permission
Proposal:	Planning Permission - Erection of a bungalow.
Location:	THE PADDOCK, MAIN ROAD, NEW BOLINGBROKE, BOSTON, PE22 7LN
Applicant:	Mr & Mrs Firth

Members received an application for Full Planning Permission - Erection of a bungalow at The Paddock, Main Road, New Bolingbroke, Boston, PE22 7LN.

The application was called into Planning Committee by the Local Ward Member Councillor Neil Jones if recommended for refusal, for the following reasons:

- The infill Bungalow was required for the applicant's elderly mother so she may move closer to her son.
- This was infill in a village which required development to survive.
- There were no objections from neighbours and it was supported by the Parish Council.
- It was a medium sized village which had just appointed a Mayor.

The main planning issues were considered to be:

- Principle of the development and whether the site was a suitable location for housing having regard to flood risk.
- Impact of the proposal on the character and appearance of the area.
- Residential amenity.
- Highway safety.

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 57 to 58 of the report refer.

Councillor Neil Jones spoke as Ward Member.

Members were invited to put their questions to the speakers.

A Member queried why the application submitted was for a 3-bedroom house and not an annex. Councillor Neil Jones responded that the mother

of the applicant would like her own independence and would be cared for by her family next door.

N.B. Councillor Neil Jones left the Meeting at 11.30am

Following which, the application was opened for debate.

- A Member commented that there was a flood risk element and queried whether there were other elements in the application that the officer was objecting to. Clarification was further sought whether there was a policy that related to accommodation being built in order to care for a relative.

The Deputy Development Manager explained that there was nothing in the report to confirm that the relative would be living in the property when built and confirmed that it was classed as an open market dwelling.

- Following a further query with regards to the type of policy the build would fall under, the Development Management Lead Officer advised Members that he was not aware of a policy specific to that situation.
- A Member highlighted that the only reason set out for refusal was that the application was in a Flood Risk Zone 3. Therefore, with a 1% chance of flooding in any year it was considered that it made no sense to refuse the application.

The Development Management Lead Officer confirmed that the flood risk was the only reason for refusal and went on to explain to Members the process around the sequential and exceptions tests which needed to be undertaken as per the Local Plan and national policy. He highlighted that the application had not passed the first two parts of the sequential and exceptions tests.

- A Member queried whether New Bolingbroke had exceeded its infill rate, to which the Development Management Lead Officer responded that it had not.
- Clarification was requested whether the recommendation would have been different if the application was submitted for an annex, rather than a separate dwelling. The Development Management Lead Officer responded that an annex would have been given different consideration.
- A Member queried with regards to the flood risk, why the applicant would want to go ahead with the application if this would put his mother in a dangerous situation.

Following which, the application was proposed for approval against officer recommendation.

- Members commented that they did not consider that the proposed dwelling was modest and understood that the applicants had opted for a 3-bedroom property as they were looking to the future and the possibility of selling it.
- A Member added that as the proposed dwelling was a separate building they would be supporting the officer's recommendation for refusal.

Following which, the application was Proposed and Seconded for refusal in line with officer recommendation.

The application was seconded for approval against officer recommendation with the reasons given that flooding had not been a major issue in the past and the applicants had mitigated against any flooding by raising the floor level.

At the request of one of the Members, the Development Management Lead Officer explained the outcome of a previous application that related to SP9 (Single Plot Exceptions) in the Local Plan, which would support single plot development for affordable housing provided it met a set criteria, and why it would not apply to the proposed application.

Phil Norman, Assistant Director Planning and Strategic Infrastructure, addressed Members and advised them that Planning officers took a policy led approach to decision making and had to make the decision with the evidence and information put before them.

Upon being put to the vote for approval, against officer recommendation

Vote: 4 In favour 8 Against 0 Abstention

Upon being put to the vote for refusal in line with officer recommendation

Vote: 9 In favour 2 Against 1 Abstention

RESOLVED:

That the application be refused.

19. APPEALS DECIDED:

The Appeals Decided were noted.

20. DELEGATED DECISIONS:

The Delegated Decisions were noted.

21. DATE OF NEXT MEETING:

The date of the next meeting was noted as Thursday 1 August 2024.

The Meeting closed at 12.00pm.

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N/178/02377/23



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[05] Outline Planning Permission

N/178/02377/23

APPLICANT: Mr. A. Fisher,

VALID: 15/01/2024 **AGENT:** Lincs Design Consultancy Ltd,

PROPOSAL: Outline erection of up to 34no. dwellings.

LOCATION: LAND AT, HUMBERSTON ROAD, TETNEY

1.0 REASONS FOR COMMITTEE CONSIDERATION

1.1 The site owner and applicant of the site is East Lindsey District Council and therefore in the interest of transparency in the decision-making process, determination by committee process is required.

2.0 THE SITE AND SURROUNDINGS

2.1 The application site is located to the west of Humberston Road in the northeast corner of Tetney. The site currently comprises an agricultural field which is approximately 1.75 hectares in area and is mainly rectangular in plan form. The topographical survey shows that the site falls gently from north to south with heights of approximately 5.00mAoD on the northern boundary falling to 4mAoD on the southern boundary. The eastern boundary comprises a broken hedge line and a drainage ditch providing separation from Humberston Road which runs parallel to this boundary. The northern boundary is a drainage ditch and a mature hedgerow. The western and southern boundaries comprise a mixture of landscaping, fencing and drainage ditches providing separation from neighbouring dwellings.

2.2 The site is located in a mainly residential context with dwellings to the south and west with an undeveloped allocated site located to the southwest (TNY320). The application site is also a Local Plan allocated housing site. The land to the north has residential and holiday accommodation uses. The dwellings to the west are a cul-de-sac type development based around Inghams Road and Bunkers Hill, the dwellings are a mixture of 1, 1.5 and 2 storeys in scale. The development to the south known as Staves Court comprises one storey dwellings. The land to the east of the site on the opposite side of Humberston Road is agricultural.

2.3 The village of Tetney is identified as a Large Village in the Local Plan and provides a range of residential amenities such as school, shop, public house, takeaway and playing fields. The site is not located within a conservation area or within an area of landscape protection.

2.4 The Environment Agency flood map for planning identifies the majority of the site as being within Flood Zone 1, with an area of Flood Zone 2 towards to east side and the southern eastern corner

being within Flood Zone 3a.

3.0 DESCRIPTION OF THE PROPOSAL

- 3.1 The proposed application seeks Outline Planning Permission with all matters reserved for the erection up to 34 dwellings therefore layout, access, scale, landscaping and appearance will be agreed at the reserved matters stage should this outline application be approved.
- 3.2 A sketch indicative layout is submitted for information purposes to demonstrate that 34 dwellings can be accommodated in the site.

4.0 CONSULTATION

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

Publicity

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

Consultees

- 4.3 PARISH COUNCIL -Considers that the access/egress is as good as it can be but suggests that the 30-mph zone be extended to include the highway entrance.

Questions who is responsible for ongoing maintenance costs, i.e. keeping clear of weeds, power etc. of substation, attenuation pond and POS?

Questions whether the roadside drain be overwhelmed by surface water?

Questions if there is there a path to Bunkers Hill?

Considers S106 needed for education impacts.

Object to number of 4 bed houses with total disregard for social, affordable, rent or starter homes. There is a need for 3 bed semis for young families and village children to be able to buy and stay.

- 4.4 LCC HIGHWAYS AND LEAD LOCAL FLOOD AUTHORITY – Initially requested further information on drainage. Requested a connection to Bunkers Hill – at least pedestrian. Access onto Humberston Road – need Traffic Regulation Order (TRO) to move 30mph area to include access. Request roadside footway.

NB the application was subsequently presented to the Planning and Drainage Group (PAD) advisory meeting. Drainage strategy agreed in Principle. Also subsequently agreed between Officer and applicant that pedestrian access to Bunkers Hill can be secured (previously thought there may be a ransom strip). Access can be taken from Humberston Road. Start of speed restriction could stay where it is but engineering requirements are significantly different in a 30mph zone to a 60m zone. Therefore, reasonable for a lower standard and moving the 30mph are to include new access. Applicant expected to pay for the fees to facilitate his.

- 4.5 LCC EDUCATION – request a contribution education provision. £198,135 towards primary, £136, 256 towards Secondary. £334, 391 in total. Advise that where an application is in outline a formulaic approach will be taken in a section 106 agreement, this may result in a higher contribution if a high proportion of large houses are built. This would be finalised at the reserved matters stage. Suggest the S106 monies are paid at the halfway point in the development to allow timely investment by the County Council whilst not adversely affecting the developer's viability.
- 4.6 ENVIRONMENTAL SERVICES (Environmental Protection) – no comment received.
- 4.7 ENVIRONMENTAL SERVICES (Drainage) – no comment received.
- 4.8 ENVIRONMENTAL SERVICES (Contamination) –The application for residential development is a sensitive end-use. Furthermore, the previous use of the land was for agriculture. This may give rise to contaminants such as herbicides, pesticides, petroleum hydrocarbons, heavy metals, and asbestos, which are harmful to human health. Recommend that where a proposed development introduces a vulnerable end use and/or the development site could be affected by a former potentially contaminative land use, the possibility of land contamination should always be considered. In these circumstances, a Phase 1 assessment should be submitted as a minimum, which includes a desktop study, a site walkover and a conceptual site model prior to submission. However, if the council is mindful of determining the application without the information required under National Planning Policy guidance, then this department would recommend including the conditions to secure appropriate investigation and mitigation.
- 4.9 HERITAGE LINGS (ARCHAEOLOGY) - No comment
- 4.10 LOCAL HOUSING AUTHORITY - Within the outline application 10 units have been proposed equating to 30% affordable housing provision which would meet the planning policy requirement for Tetney. 70% of these properties should be provided as affordable rented homes and 30% as First Homes. The details of this affordable housing provision should be secured within a Section 106 Agreement. As this is an outline application the specific details

of the affordable housing provision should be discussed and agreed with the Housing Strategy and Enabling team prior to the submission of a reserved matters application.

4.11 ANGLIAN WATER - Assets close to site or crossing site. (Not specified where). Development needs to take this into account. Foul drainage recycling centre has capacity. Outlines sequential approach to SW and that proposed SW appears to be outside AWA jurisdiction. Although submission suggests adoption by AWA, no approach by applicant made. Needs to be Suds based if AWA are to adopt.

4.12 ENVIRONMENT AGENCY – Conditional support - The development shall be carried out in accordance with the submitted Flood Risk Assessment (FRA) (dated 05 December 2023, issue no. 2, compiled by Lincs Design Consultancy) and the following mitigation measures it details: • All dwellings to be two storey • Any dwelling located within the areas of surface water flooding (as shown within Figure 4 of the FRA) will have floor levels set 300mm above existing ground level.

The application is supported by a Surface Water Drainage Strategy. The LPA should seek the advice of the Local Lead Flooding Authority with respect to the adequacy of this element of the assessment.

4.13 NHS LINCOLNSHIRE - The development is proposing 34 dwellings which, based on the average of 2.2 people per dwelling for the East Lindsey District Council area, would result in an increase in patient population of 75. Request a Section 106 contribution from the development of 34 dwellings on Land to the West of Humberstone Road, Tetney to contribute to the expansion in capacity through remodelling/changes to layout or extension to existing facilities within the East Lindsey and Meridian Primary Care Networks (PCNs) at North Thoresby Practice and/or Marsh Medical Practice. The contribution requested for the development is £20,570.00 (£605 x 34 dwellings). It is requested that the trigger point for the release for funds for health care be set at payment of all monies upon completion of 50 percent of the dwellings for each phase of the development.

4.14 LINC'S POLICE – Various advisory comments

4.15 WASTE SERVICES - Waste Services assumes that all access roads on the proposed development will be built to highways standard suitable for a 32 tonne 8-wheel refuse freighter with the appropriate turning heads. If this is not the case the refuse freighters will not enter the development and all waste receptacles will have to be placed adjacent to the nearest public adopted highway.

4.16 DRAINAGE BOARD - The Board maintained Borman Greens Sewer, an open watercourse, exists TO THE Northern and Eastern

boundary of the site and to which BYELAWS and the LAND DRAINAGE ACT 1991 applies. The Board's consent is required to erect any building or structure (including walls and fences), whether temporary or permanent, or plant any tree, shrub, willow or other similar growth within 9 metres of the top edge of any Board maintained watercourse or the edge of any Board maintained culvert.

The Board's consent is required for any works that increase the flow or volume of water to any watercourse or culvert within the Board's district. Surface water run-off rates to receiving watercourses must not be increased as a result of the development.

Neighbours

4.18 2 letters received raising the following issues of concern:

- Lack of access details. Bunkers Hill not suitable. No details of Humberston road access in a 60mph area. Potentially only access via Humberston Road, creating a 'silo' and disconnected development. Proposed roadside footpath not part of the 'red line application site'. Therefore its questionable whether it can be delivered.
- FRA not accurate as Up to 14 dwellings are in the flood zone. Therefore, sequential and exception testing not undertaken correctly. Furthermore, how can the attenuation pond can be designed and constructed to remain functional, operational and safe for users in times of flood when its located within a high probability of flooding area without causing flooding elsewhere.
- The submitted Flood Risk Assessment contradicts the Preliminary Drainage Strategy and Proposed Drainage Strategy Plan as the former refers to advise at 6.10, 'any of the dwellings falling within an area of surface water flooding should have the Finished Floor Level (FFL) set 300mm above the existing ground level'. Whereas the Preliminary Drainage Strategy and plan proposes a FFL at 150mm above existing level.
- Preliminary Drainage Strategy that its highly unlikely infiltration will provide sufficient surface water drainage. It is therefore surprising as part of the proposed surface water drainage design it includes for porous paving for the purposes of 'some additional attenuation'. Questions the strategy.
- Known drainage problems in the village. Are Anglian Water accepting the Proposal?
- No BNG assessment. Contravenes both local planning policies and national mandate as outlined in the Environment Act. However, the Biodiversity report states that further investigation needed if any impacts to the road sided drain. Construction of a headwall and

associated works will conflict with this.

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

5.0 RELEVANT SITE HISTORY

5.1 none

6.0 PLANNING POLICY

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

East Lindsey Local Plan

SP1- A Sustainable Pattern of Places
SP2 - Sustainable Development
SP3 - Housing Growth and Location of inland Growth
SP10 - Design
SP16 - Inland Flood Risk
SP18 - Coastal Housing
SP22 - Transport and Accessibility
SP23 - Landscape
SP24 - Biodiversity and Geodiversity
SP26 - Open Space, Sport and Recreation
SP28 - Infrastructure and S106 Obligations

SP DPD1 - Housing (amongst other things confirms that the Districts housing requirements will be delivered through commitments and allocations)

National Planning Policy Framework

7.0 OFFICER ASSESSMENT OF THE PROPOSAL

Main Planning Issues

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

- **The Principle of Development**
- **Design and impact on character of the area**
- **The Impact of Neighbouring Residential Properties**
- **Access/Highway Matters**
- **Drainage**
- **Biodiversity**

- **Contributions**

Principle of development

7.2 Policy SP1 of the Local Plan establishes a hierarchy of settlements within the district to guide the distribution, scale and nature of future development. Tetney offers a number of key services that support the village itself and surrounding smaller villages. It is therefore well placed in the settlement hierarchy and is defined Tetney as a 'Large village'.

7.3 SP2 reiterates the national policy to take a positive approach reflecting a presumption in favour of sustainable development. It also states that planning applications that accord with the policies in the Local Plan will be approved without delay unless material considerations indicate otherwise.

7.2 Through SP3 of the Local Plan the site is allocated for housing and therefore the proposal is acceptable in principle. That position is confirmed through SP DPD1.

7.3 Notwithstanding the site's allocation and Tetney's confirmation as an 'inland' settlement, the east section of the site is within Flood Zone 2 and a tiny fraction in the southeast corner is flood zone 3 where it is also a Hazard area, close to where the access is proposed. Therefore, that element of the site is just within the Local Plan Coastal Zone area. As such policy SP18 (coastal housing) is also technically relevant.

7.4 Paragraph 172 of the NPPF states that 'Where planning applications come forward on sites allocated in the development plan through the sequential test, applicants need not apply the sequential test again. However, the exception test may need to be reapplied if relevant aspects of the proposal had not been considered when the test was applied at the plan-making stage, or if more recent information about existing or potential flood risk should be taken into account'. In this case, there are no new circumstances for consideration that undermine the deliberations through the Local Plan process for allocation of the site.

7.5 Furthermore, the Environment Agency conditionally support the application but request that 2 storey dwellings only are allowed and to raise the finish floor levels of dwellings at the lowest part of the site. These are considered appropriate and reasonable measures and can be secured by condition.

Design and impact on character of the area

7.6 Policy SP10 of the Local Plan states that the Council will support well-designed sustainable development, which maintains and enhances the character of the District's countryside. In addition, Chapter 12 of the Local Plan recognises the rich and varied

landscapes across the district, much of which has been protected through designations but also recognises the appeal of non-designated areas. Policy SP23 refers to landscapes and also states that they will be protected, enhanced, used and managed to provide an attractive and healthy working and living environment. Development will be guided by the District's Landscape Character Assessment and landscapes defined as highly sensitive will be afforded the greatest protection.

- 7.7 In this case the application is submitted for consideration in outline form with all matters reserved. As such, although there is a sketch layout submitted, it is indicative only and not part of the consideration. On site there are few features of note as it is a simple agricultural field, with limited constraints. These are limited to the boundaries and neighbouring uses (hedges, drains, third party dwellings) but are not insurmountable to ensuring delivery of an appropriate scheme. In that respect, the indicative sketch layout provides reasonable comfort, but it is stressed that the detail of that scheme is not for consideration and should not necessarily be regarded as acceptable. That further detail and careful consideration will be subject to reserved matters applications.

The Impact of Neighbouring Residential Properties

- 7.8 Point 5 of Strategic Policy 10 of the East Lindsey Local Plan Core Strategy states that development will be supported provided it does not unacceptably harm any nearby residential amenity. This advice is consistent with paragraph 135 of the National Planning Policy Framework (Dec 2023), and this relates to both existing neighbouring properties and the future occupiers of the proposed dwellings.
- 7.9 In this case the application is made in outline form with all matters reserved. As such, although there is a sketch layout submitted, it is indicative only and not part of the consideration. Whilst there are third parties on 3 sides it is not insurmountable to ensure an appropriate scheme can be delivered.

Access/Highway Matters

- 7.10 In assessing sites, paragraph 114 of the NPPF (Dec 2023), states it should be ensured that 'safe and suitable access to the site can be achieved for all users'. Paragraph 112 continues by stating that 'Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'.
- 7.11 Paragraph 116 is also relevant giving criteria and considerations to ensure appropriate accessibility and movement.
- 7.12 This national policy position is also reflected in Local Plan policy

SP10 which states that it will support well-designed sustainable development, which maintains and enhances the character of the towns, villages and countryside by (amongst other criteria) ensuring it is easy for everyone to get around by incorporating safe and attractive roads, cycleways and footways that enable people of all abilities to access shops, jobs, schools and other community facilities.

- 7.13 In this case the proposal is to create a new vehicular and pedestrian access onto Humberston Road. In principle this is acceptable. It is also reasonable to ensure pedestrian connectivity to the main body of the village along Humberston Road. Therefore, a condition can be imposed to ensure a roadside path between the site and the existing extent of the roadside path. This is agreed in principle between Highway Authority and applicant.
- 7.14 In addition, there is potential for further pedestrian connectivity via Bunkers Hill. It has been confirmed that there is no ransom strip between the site and Bunkers Hill and therefore to integrate the development into the rest of the village a condition can be imposed to secure this link.
- 7.15 The proposed access position is just beyond the village 30mph area and the just within the national, 60mph area. Different design access requirements are relevant dependant on which speed restriction area the access is within. A higher, more engineered design is required in a 60mph area. It is therefore likely that in designing a suitable access, a Traffic Regulation Order (TRO) will be required to move the speed limit to include the new access. The TRO would need to be pursued by the applicant/developer and a condition can be secured to achieve this.

Drainage

- 7.16 Submitted with the application is a Flood Risk Assessment (FRA). It identifies the vast majority of the site is in Flood zone 1 with a fraction in the southeast corner in zones 2 and 3. On the indicative plan no dwellings are shown in Zones 2 and 3. The drainage attenuation pond is suggested here (the lowest part of the site). As such, this is acceptable in principle. The Environment Agency confirm that opinion.
- 7.17 In the Local Plan, policy SP16 addresses flood risk within the inland part of East Lindsey. That policy is considered the most relevant to this application and states:

6. All new development must show how it proposes to provide adequate surface and foul water disposal including avoiding impacting on surface water flow routes or ordinary watercourses. The Council will expect this to involve the use of Sustainable Urban Drainage Systems along with other appropriate design features, including the retention of any existing water features on a site.

7. Surface water connections to the combined or surface water system should only be made in exceptional circumstances where it can be demonstrated that there are no feasible alternatives and where there is no detriment to existing users.

- 7.18 In this case, mains drainage is proposed for foul water. For Surface water, connection is shown to the open land drain on the east boundary, via an attenuation pond. These have been discussed at the Planning and Drainage Group (PAD). Both these are acceptable in principle and a detailed scheme can be secured by condition, if approved.

Biodiversity

- 7.19 SP24 of the Local Plan and paragraphs 180, 185 and 186 of the NPPF (Dec 2023) seeks to protect and enhance valued sites of biodiversity. Any application should be accompanied by an assessment of the existing biodiversity across the site and how this will be taken into account in developing the site, including any mitigation and enhancement measures. Those considerations may also resonate with SP25 (4) which requires provision of multi-functional green infrastructure (e.g., recreational areas, footpaths, wildlife areas etc) on housing sites over 1 hectare.
- 7.21 A Preliminary Ecological Appraisal has been submitted with the application dated October 2022 by CGC Ecology. It concludes that there are no overriding reasons to prevent development but there are certain factors to consider. This includes that there is an active outlier badger sett on the site, this will either need to be closed under licence from Natural England, or a buffer zone set up around the sett and precautionary measures adhered to, to avoid undue disturbance to badgers. A condition can be secured to provide a detailed badger mitigation strategy. This could result in the sett remaining and mitigation included in the layout. Or, if it is not possible to retain the sett on site, then it will need to be closed under licence from Natural England once planning permission has been secured. This will involve an update survey and the production of a detailed Method Statement, to illustrate how the work will be undertaken and how the proposals will not alter the ecological functionality of the local badger population.
- 7.22 The Appraisal recommends precautionary work in relation to bats and nesting birds. This can be addressed by advising the applicant through a 'footnote' on the decision notice. The appraisal also recommends that appropriate lighting is kept to a minimum designed to minimise disturbance to bats. Details of external lighting can be secured by condition.
- 7.23 For water voles the report recommends that if there are any anticipated impacts to the ditches along the northern or eastern boundaries then further survey work will be required in order to comply with the most recent guidelines and to remain legally compliant. Further survey work has been undertaken. The report

has yet to be formally submitted to the LPA but it is understood that there were no signs of water vole recorded in the ditch and no further work or mitigation is required in relation to water voles.

- 7.24 The appraisal makes a series of recommendations to how enhancements can be made. A condition can be imposed seeking details of enhancement measures in accordance with SP24.
- 7.25 In relation to mandatory Biodiversity Net Gain (BNG), the application was submitted prior to the new legislation coming into force and is therefore not subject to this requirement.

Contributions

- 7.26 SP28 in the Local Plan advises at bullet 4 that developer contributions will be sought towards the delivery of infrastructure on schemes of more than 10 dwellings where it is shown to be necessary for the development to proceed. The text (at para 15.7) includes health and education facilities as those elements of infrastructure where contributions are likely to be required. SP7 of the Local Plan supports the delivery of affordable housing in the towns and large villages. Delivery of affordable housing is a key strategy of the Council.
- 7.27 The NPPF advises that planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. It also sets out the applicable tests necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind to the development.
- 7.28 The developer acknowledges that SP7 requires 30% affordable housing across the site. As such 10 affordable dwellings are offered and their provision can be secured by condition.
- 7.29 Based on 34 dwellings, the NHS has requested a financial contribution of £20570 towards remodelling/changes to layout or extension to existing facilities within the East Lindsey and Meridian Primary Care Networks (PCNs) at North Thoresby Practice and/or Marsh Medical Practice. Alternatively, the funding may, where appropriate, be used to support expansion in capacity at an alternative general practice site as required to meet the local population health need.
- 7.30 Given this is an outline application, the number of dwellings proposed could vary, as may the housing type. Therefore, the actual amount may vary but the issue can be addressed at this stage via condition.
- 7.31 The education authority has requested a financial contribution £334,391.70 towards improving provision at the village primary school and at North Somercotes Academy. On a similar note, the actual amount may vary but the issue can be addressed at this stage by condition.

- 7.32 It is considered that requirement for mitigation of impacts on those services would meet the relevant tests and a condition could be imposed which seeks details for achieving that.
- 7.33 SP26 requires development of 10 dwellings or more to provide quality and accessible sports and recreation facilities in order to meet need it generates. This is expected to be on site provision and the precise detail can be secured at the reserved matters stage. However, there is need to secure the 'in principle' provision of open space and recreation facilities at the outline stage such that a condition would need to be imposed.

8.0 CONCLUSION

- 8.1 This is a site allocated for housing in the east Lindsey Local Plan and therefore the principle of housing is established in terms of the Council’s housing strategy mindful of flood risk considerations.
- 8.2 The application is submitted in outline form with all matters reserved so there are no specific proposals such as layout and house types to consider.
- 8.3 There are not considered to be any insurmountable technical constraints to development of the site and all relevant principle considerations and mitigation requirements can be secured by condition.
- 8.2 This conclusion has been arrived at having taken into account all other relevant material considerations, none of which outweigh the reasons for the officer recommendation made below.

9.0 OFFICER RECOMMENDATION: Conditional Approval

RECOMMENDATION: Approve

subject to the following conditions:

- 1. Outline - approval of details
Details of the access, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority.

- 2. Outline - time for reserved matters
Application for approval of the reserved matters shall be made to the local planning authority not later than 3 years from the date of this permission.

Reason: As required by Section 92 of the Town and Country Planning Act

1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. Outline - commencement

The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: As required by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

4 The development hereby permitted shall be carried out in accordance with the following approved drawings and other documents, and any drawings approved subsequently in writing by the local planning authority pursuant to any conditions on this decision letter.

Plan No. LDC3867-PL-01 Received by the LPA on 05/12/2023.

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

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

The scheme shall:

- a) Provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100-year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
- b) Provide attenuation details and discharge rates which shall be restricted to rate to be agreed as part of the submission.
- c) Provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- d) Provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime. The development shall be carried out in accordance with the approved drainage scheme and no dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full in accordance with the approved details.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, or upstream of, the permitted development having regard

to SP16 of the East Lindsey Local Plan.

- 6 Notwithstanding the details shown on the approved plans, all foul water from the development hereby approved must be collected and discharged into the existing mains foul water system.

Reason: To ensure appropriate on-site drainage having regard to SP16 of the East Lindsey local Plan

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

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

- 8 Before any dwelling is occupied, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority.

Reason: In the interests of safety, to avoid the creation of pedestrian trip hazards within the public highway from surfacing materials, manholes and gullies that may otherwise remain for an extended period at dissimilar, interim construction levels having regard to SP10 and SP22 of the East Lindsey Local Plan.

- 9 The permitted development shall be undertaken in accordance with an Estate Road Phasing and Completion Plan, which shall first be approved in writing by the Local Planning Authority. The Plan shall set out how the construction of the development will be phased and standards to which the estate roads on each phase will be completed during the construction period of the development.

Reason: To ensure that a safe and suitable standard of vehicular and pedestrian access is provided for residents throughout the construction period of the development having regard to SP10 and SP22 of the East Lindsey Local Plan.

- 10 Prior to the commencement of the development hereby permitted, full details of pedestrian links from the development to the existing footway network on both Humberston Road and Bunkers Hill must be submitted to the Local Planning Authority for approval in writing. Details shall include a timetable for implementation. The works shall also include appropriate arrangements for the management of surface water run-off from the highway/footpaths and ongoing management of the footpaths. The footways must be implemented in accordance with the details as so

approved.

Reason: To ensure the provision of safe and adequate pedestrian access to the permitted development, without increasing flood risk to the highway and adjacent land and property having regard to SP10 and SP22 of the East Lindsey Local Plan.

- 11 The development shall be carried out in accordance with the submitted Flood Risk Assessment (FRA) (dated 05 December 2023, issue no. 2, compiled by Lincs Design Consultancy) and the following mitigation measures it details:

- All dwellings to be two storey
- Any dwelling located within the areas of surface water flooding (as shown within Figure 4 of the FRA) will have floor levels set 300mm above existing ground level.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the schemes timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants having regard to SP16 of the East Lindsey Local Plan and the NPPF.

- 12 Prior to any development commencing on site a detailed strategy to mitigate the impact on badgers must be submitted to the Local Planning Authority for approval in writing. In preparing the strategy regard must be given to the findings of the Preliminary Ecological Appraisal dated October 2022 by GCE Ecology submitted with the application. Development must be implemented in accordance with the strategy as so approved.

Reason: To protect local biodiversity in accordance with SP24 of the East Lindsey Local Plan.

- 13 No external lighting within individual plot areas shall be installed on site unless details of such lighting, including design, location, the intensity of illumination and fields of illumination, have been first submitted to, and approved in writing by, the Local Planning Authority prior to first occupation/use of the site. External lighting should be carefully designed to minimise disturbance to bats and any external lighting that is installed shall accord with the details so approved.

Reason: To protect and enhance local biodiversity in accordance with SP24 of the East Lindsey Local Plan.

- 14 Prior to any development commencing on site a detailed strategy outlining ecological enhancements to the site must be submitted to the Local Planning Authority for written approval. In preparing the strategy, regard must be given to the findings of the Preliminary Ecological Appraisal dated October 2022 by GCE Ecology, submitted with the application and detail an

implementation timetable and management strategy. The development must be implemented in accordance with the strategy as so approved.

Reason: To protect and enhance local biodiversity in accordance with SP24 of the East Lindsey Local Plan.

- 15 The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The scheme shall be submitted as accompaniment to the submission of the reserved matters as required by condition (1) and the housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework. The scheme shall include:

1. the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 30% of housing units;
2. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
3. the arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing (if no Registered Social Landlord involved) ;
4. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
5. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

The affordable housing shall be retained in accordance with the approved scheme.

Reason: The application has been assessed as submitted on the basis of providing a fully affordable housing scheme and to ensure compliance with SP7 of the East Lindsey Local Plan and the NPPF.

- 17 The reserved matter details required by condition (1) shall be accompanied by a scheme providing mitigation for the impacts on education facilities that arise as a direct result of the development hereby permitted. The scheme shall be submitted to and approved in writing by the Local Planning Authority and implemented as so approved.

Reason: This condition is imposed in order to secure suitable mitigation for impacts on health facility provision having regards to Policy SP28 of the East Lindsey Local Plan.

- 18 No development shall commence until details of a scheme for the provision of the extension of the Traffic Regulation Order on Humberston Road has been submitted to and approved in writing by the Local Planning Authority. The works required by the scheme shall be implemented in accordance with the agreed details prior to first occupation of any dwelling on the site.

thereafter.

Reason: In the interests of highway and pedestrian safety in accordance with SP10 and SP22 of the East Lindsey Local Plan. Reason: To ensure that a safe and suitable standard of vehicular access is provided having regard to SP10 and SP22 of the East Lindsey Local Plan.

- 19 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 LPA. On completion of the development the LPA 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 LPA has acknowledged receipt of the same.

Reason: To ensure all contamination within the site is dealt with whilst having regard to Paragraphs 189-191 of the national Planning Policy Framework

- 20 The reserved matter details required by condition (1) shall incorporate areas of open space, sport and recreation as required by SP25 and SP26 of the East Lindsey Local Plan. The reserved matters submission shall also be accompanied by details for the management and maintenance of those areas.

Reason: To ensure a satisfactory quality of development as required by SP25 and SP26 of the East Lindsey Local Plan and the NPPF.

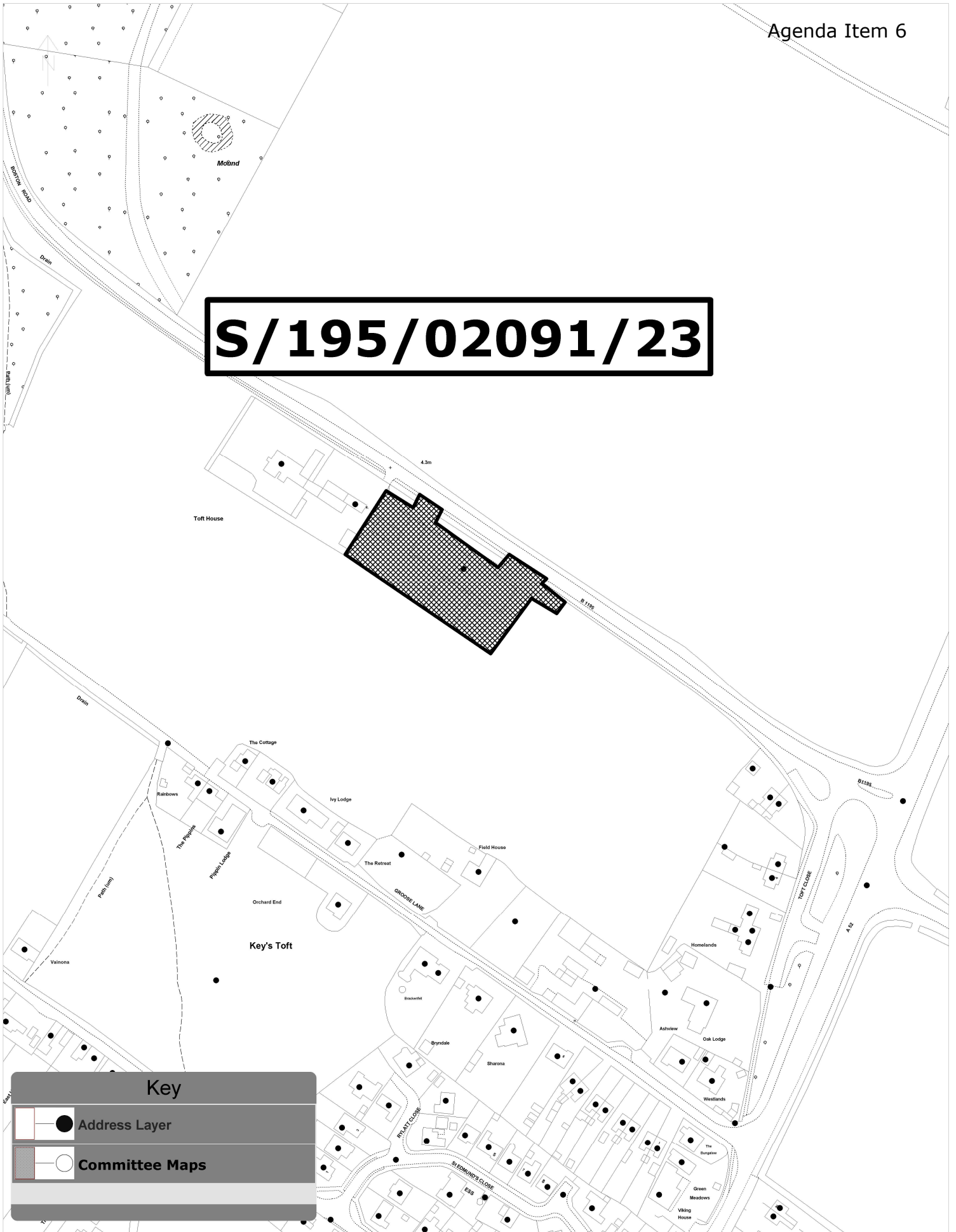
- 21 No development shall take place before a method statement for the construction of the development hereby approved has been submitted to, and approved in writing by, the Local Planning Authority. The construction works shall be carried out in accordance with the approved method statement.

The method statement shall provide details for wheel cleaning facilities, excavation, site preparation and construction stages of the development. The method statement shall also include details of the means of recycling materials, the provision of parking facilities for contractors during all stages of the development (excavation, site preparation and construction) and the provision of a means of storage and/or delivery for all plant, site huts, site facilities and materials.

Reason: In the interests of amenity and highway safety as required by SP10 and SP22 of the East Lindsey Local Plan and the NPPF.

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S/195/02091/23



Key

- Address Layer
- Committee Maps

Map Reference TF4958SE

Scale 1:2500

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[06] Full Planning Permission

S/195/02091/ 23

APPLICANT: C W Parker (Wainfleet) Limited

VALID: 03/11/2023 **AGENT:** Robert Doughty Consultancy Ltd,

PROPOSAL: Planning Permission - Erection of 5no. dwellings with the creation of internal roads, including the demolition of existing agricultural buildings.

LOCATION: LAND OFF, BOSTON ROAD, WAINFLEET ST MARY

1.0 REASONS FOR COMMITTEE CONSIDERATION

1.1 The proposed development would constitute a departure from the development plan for the district and is recommended for approval. It is therefore required to be determined by the Planning Committee.

2.0 THE SITE AND SURROUNDINGS

2.1 The application site is located in an open countryside location to the north and west of the three main groups of dwellings which make up the settlement of Wainfleet St Mary and is within Flood Zone 3 - High Risk but not the Coastal Hazard Zone. The site itself is on the southern side of Boston Road and has two large accesses along the frontage. Between the accesses are a group of mature trees. Within the site are a range of agricultural buildings, some of which are two storey, constructed in mainly blockwork walls with elements of cement fibre sheet cladding on the walls and roof. The far western building is also built in blockwork but with some corrugated iron on the walls and roof. The buildings were formerly used as grain stores but are now used for general agricultural storage. To the northwest adjoining the site is a dwelling known as Adcocks Barn with a detached outbuilding in its rear garden bordering the western boundary.

3.0 PROPOSED DEVELOPMENT

3.1 The application seeks planning permission for the erection of 5no. dwellings, the creation of internal roads and includes the demolition of existing agricultural buildings.

3.2 All of the existing agricultural buildings within the site would be demolished to make way for the erection of 5no. dwellings. The existing accesses would be retained with one serving plots 3-5 and one serving plots 1-2. Parking and turning areas would be laid with 2-3 spaces provided for each property. The existing trees bordering the road would be retained whilst additional landscaping is proposed for the south and southeastern boundaries. The layout of the site would be as follows: -

3.3 Plot 1 would be erected in the northwest of the site and would comprise a single storey dwelling with 3 bedrooms built in a red multi brick with cedar cladding and a clay pantile roof.

- 3.4 Plots 2 and 3 would be a pair of semi-detached dwellings positioned southeast of plot 1 and have the appearance of a 'T' shape with a single storey element protruding out to the northeast. This element would provide a garage for each of the plots. Whilst plot 2 is single storey with 3 bedrooms, there is a two storey element proposed on plot 3 but it would still have 3 bedrooms. Both would be built in the same red multi brick with cedar cladding and a clay pantile roof.
- 3.5 Plots 4 and 5 are a second pair of semi-detached dwellings at the far southeastern edge of the site and are similar in appearance to plots 2 and 3 with the 'T' shape. Plot 4 is two storeys with 3 bedrooms and an attached single garage. Plot 5 is single storey and forms an 'L' shape with 2 bedrooms and an attached single garage.
- 3.6 The application is accompanied by the following supporting information: -
- Design and Access Statement
 - Flood Risk Assessment
 - Preliminary Ecological Assessment
 - Class Q Justification Statement
 - Biodiversity Net Gain Site Plan

4.0 CONSULTATION

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

Publicity

- 4.2 The application has been advertised by means of a press notice and site notice and neighbours have been notified in writing. The application has also been advertised on site and in the local press as a departure from the Local Plan. It is worth noting that the consultation period following the advertisement does not expire until 14/08/2024 and a decision cannot be issued before this time.

Consultees

- 4.3 PARISH COUNCIL - No objections, requests the trees to the frontage be retained.
- 4.4 LCC HIGHWAYS AND LEAD LOCAL FLOOD AUTHORITY - No objections, informative to be added to any permission in relation to the amendment of access.
- 4.5 ENVIRONMENTAL SERVICES (Environmental Protection) - Not received at the time of writing report.
- 4.6 ENVIRONMENTAL SERVICES (Drainage) - Not received at the time of

writing report.

- 4.7 ENVIRONMENTAL SERVICES (Contamination) - Phase 1 required but can be secured via Pre-Commencement condition.
- 4.8 ENVIRONMENT AGENCY- Support subject to the imposition of conditions included within the response as shown on the Council's website.
- 4.9 LINDSEY MARSH IDB- Conditional Support in relation to surface water drainage.

Neighbours

One (1) representation received in relation to the protection of Swifts.

5.0 RELEVANT PLANNING HISTORY

- 5.1 None.

6.0 PLANNING POLICY

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

East Lindsey Local Plan:

SP1 - A Sustainable Pattern of Places
SP2 - Sustainable Development
SP4 - Housing in Inland Medium and Small Villages
SP8 - Rural Exceptions
SP10 - Design
SP16 - Inland Flood Risk
SP22 - Transport and Accessibility
SP23 - Landscape
SP24 - Biodiversity and Geodiversity

National Planning Policy Framework

7.0 OFFICER ASSESSMENT OF THE PROPOSAL

Main Planning Issues

- 7.1 The main planning issues in this case are considered to be:
 - **The principle of development**
 - **Impact on the character of the area**

- **Impact on residential amenity**
- **Drainage and Flood Risk**
- **Ecology**
- **Contamination**
- **Highways Safety**
- **Biodiversity and Net Gain**
- **The Planning Balance**

The Principle of Development

- 7.1 Policy SP1 of the East Lindsey Local Plan confirms the settlement hierarchy for the district and states that Wainfleet St Mary is a medium village reflecting its range of services but at the same time looking to the towns and Large villages for a greater number of community facilities.
- 7.2 Policy SP4 deals with housing in the Medium villages and supports the conversion and redevelopment of sites for housing where the sites are brownfield or have agricultural buildings on them that have become disused subject to compliance with certain criteria. The policy also lends support to new housing in 'appropriate locations' within the developed footprint of the settlement as infill, frontage development of not more than 2 units. An appropriate location is defined as the continuous built form of the settlement and excludes individual buildings or groups of dispersed buildings detached from the continuous built-up area of the settlement.
- 7.3 However, this application site is in the countryside located some 600m southeast of where the settlements of Wainfleet St Mary and Wainfleet All Saints adjoin and where services and facilities are located. Consequently, the proposal would not accord with the requirements of SP4.
- 7.4 Furthermore the proposed development would not accord with SP8 which offers support for housing in such countryside locations, but only in exceptional circumstances. Those circumstances (where a site is in and adjoining the medium and small villages) include needed affordable housing (when proven) and for new houses associated with rural workers when there is an established existing full-time functional need for the worker that requires a permanent presence on site and that need cannot be fulfilled by an existing unit on the site or in the surrounding area. Neither of those circumstances apply to this proposal such that the development as proposed by virtue of its location and scale would constitute a departure from the adopted development plan.
- 7.5 In support of the proposal, the applicant has submitted a statement in which the topic of a Class Q permission for the site has been discussed. In particular, the statement makes reference to particular case law for consideration ('Mansell v Tonbridge and Malling Borough Council (2017) EWCA Civ 1314').
- 7.6 That case related to an application for the demolition of a barn and bungalow and the erection of 4 dwellings in its place. A Class Q

application had not been submitted for the conversion of the barn into three dwellings but the viability of a likely approval for a Class Q application was then used as the fallback position for the justification of the erection of 4no. dwellings. The judgement given addressed the materiality of Class Q as a fallback and concluded that if a case for a Class Q application was a real prospect, material weight could be given when considering an alternative proposal. It also confirmed that the degree of weight should be based on a planning judgement in the particular circumstances of the case in hand.

- 7.7 In terms of this application, the existing buildings appear to be in a good structural condition and it would appear that there is scope for their conversion to residential dwellings as 'permitted development' under Class Q. As further explanation, 'Class Q' grants planning permission for the change of use and conversion of agricultural buildings and any land within their curtilage to a use falling within Use Class C3 (dwellings) subject to seeking prior approval through an appropriate notification. The regulations were amended in April 2024 to state that the maximum number of dwellings permitted by a Class Q is 10, however, the cumulative floor area of proposed dwellings cannot exceed 1,000sqm. No prior approval application has been submitted, but an indicative plan has been included within the submission which shows how the large existing building along the frontage of the site could be converted to provide 5no. dwellings comprising of 4no. smaller dwellings with a floor area of 100sqm each and a larger dwelling with a ground floor area of 375sqm with an 85sqm mezzanine. The existing building to the rear of the plans is shown as to be demolished.
- 7.8 A detailed statement has also been provided to support the submission that further assesses the site and proposals against the Class Q requirements and confirms that there would be a real prospect for securing a class Q permission for 5 dwellings. Mindful of the case law referenced above, it is therefore considered that in this particular case, weight can be given to the Class Q opportunity as a fallback position when considering the current proposal.
- 7.9 To reiterate the policy overview position, the site is not in an appropriate location for new housing development nor satisfies any exceptions opportunity, so needs to be considered as contrary to adopted policy. However, the applicants believe the scheme proposed presents an opportunity for 'betterment' when considered against the fallback position and allows for a grant of planning permission, notwithstanding the policy position.
- 7.10 Those 'betterments' that have been suggested as part of this application include design and biodiversity. These are discussed in further detail below.

Impact on the character of the area

- 7.11 SP10 of the Council's Local Plan relates to the design of new development. It sets out criteria by which the Council will support well-

designed sustainable development which maintains and enhances the character of the District's towns, villages and countryside. This advice is reiterated in the National Planning Policy Framework in paragraphs 135.

- 7.12 As noted above, there are three existing buildings on the site, two of which run parallel with Boston Road and one which sits to the rear of the larger building. The larger of the two frontage buildings is constructed in block work walls with elements of fibre sheet cladding on the walls and roof. The smaller frontage building is similar in appearance but with a corrugated sheeting to the top half of the walls. Both the frontage buildings have elements of red colouring to the external walls.
- 7.13 The existing buildings are an established feature in the streetscape but have an overtly functional aesthetic that somewhat dominates the streetscene detracting from the more open rural aspects of the area. The conversion of those buildings through a class Q opportunity would effectively maintain that situation with a neutral impact on the character of the area. It is relevant to note that the alterations that can be carried out under Class Q do not allow for increases in the external footprint, therefore, aside from adding in windows and doors where necessary the external appearance would remain the same. The conversion of the existing buildings therefore would not harm the character of the area, but, equally would not result in enhancement. In contrast, it is considered that the application proposal would see the loss of the existing buildings and their replacement by 5no. dwellings. Those dwellings would be set further back in the site than the existing buildings but maintain the linear pattern within the street scene. In terms of streetscape therefore, it is considered that more recessive siting would be of some benefit in strengthening a sense of openness and rurality.
- 7.14 The detail, scale and form of the proposed development takes inspiration from more traditional farming buildings and mimics a farm crew yard. The dwellings themselves would be largely single storey with two storey elements on plots 3 and 4. The proposed materials would reflect those one would expect to find on traditional rural buildings including a red brick and clay pantile roof tile. There are also elements of cedar cladding proposed near the windows. The windows themselves seek to bring a modern touch to the traditional design of the dwellings. The openings are all large and the majority of the glazing is single paned set in an aluminium PPC frame.
- 7.15 It is considered that design approach not only respects the pattern of development within the adjoining site to the north west in terms of scale and massing, but would also result in aesthetic enhancement of the street scene and built character of the area by virtue of form, architectural detailing and palette of materials proposed. There is therefore some weight that can be given to this general and detailed enhancement when considering against the class Q fall-back position and the conflict with adopted policy.

Impact on residential amenity

- 7.16 Clause 5 of SP10 of the Council's 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.
- 7.17 Adjoining the site to the northwest is the detached dwelling of Adlocks Barn. The dwelling is two storeys with a single storey addition on the rear and sits centrally within its plot. It has a detached double garage positioned within the southern corner of the plot adjacent to the boundary of the site.
- 7.18 There would be a separation gap of 8.5 metres between the rear elevation of plot 1 and the eastern elevation of Adlocks Barn. The separation distance between the much larger existing buildings and Adlocks Barn is 5 metres. The spatial relationship to the neighbouring dwelling as proposed by this proposal in terms of the built form is therefore more generous and considered acceptable.
- 7.19 Furthermore, plot 1 is a single storey dwelling with a height to ridge line of 5.2 metres with its principal elevation facing east. There are no windows proposed on the rear west elevation so there is no risk of overlooking. Given the scale of the dwelling and the angle of the roof slope plot 1 would not impact the light through the side windows on Adlocks Barn.
- 7.20 The erection of additional residential development would potentially result in some generation in noise and disturbance for those residents who live within close proximity. However, although of a different nature, it is not considered that amenity impacts would be any greater than the potential levels of disturbance that could be generated from the current use of the existing buildings for agricultural purposes. Furthermore, the level of traffic generation etc would be no greater than that generated from the acknowledged class Q conversion opportunity. Amenity impacts are therefore considered acceptable.

Drainage and Flood Risk

- 7.21 Wainfleet falls under the Inland Flood Risk Policy SP16. The site is within Flood Zone 3 and is at risk from tidal and fluvial flooding as illustrated on the Environment Agency Flood Maps. Footnote 55 of the NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk of flooding. A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3.
- 7.22 Policy SP16 of the Council's Local Plan sets out the limited circumstances when development in areas at risk from flooding would be considered acceptable. For new housing developments this is effectively restricted to regeneration/brownfield sites. Where development proposals lie in Flood Zone 3, there is a need to pass the sequential test and, where necessary, the exception test as laid down in the NPPF. This proposal would not relate to a brownfield site (agricultural buildings are excluded

from the definition of previously developed land) but the proposal is effectively presented as a regeneration/betterment opportunity on the basis of the class Q fallback position, such that, if that is accepted, the site provides the only option for the erection of these dwellings. Sequentially therefore, there are no other sites for consideration, but the exceptions test needs to be satisfied.

- 7.23 There are two parts to the exceptions test, however to pass the exception test it should be demonstrated that:
- a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
 - b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Both elements of the exception test should be satisfied for development to be permitted.

- 7.24 The applicants have suggested that the sequential and exceptions tests should be considered as passed by virtue of the class Q fallback position. That position is however, not accepted. As referenced above, although the sequential test may be satisfied on the basis of the regeneration considerations for the proposal, there are no wider sustainable benefits to the community that arise from this proposal, and which would outweigh the flood risk concerns.
- 7.25 However, mindful of the fallback position, a practical consideration of the circumstances does lead towards acceptance of an outcome with no greater adverse impacts or increased risks. In other words, the proposal would fail the first part of the exceptions test, but the particular fallback circumstances for the site are also a material consideration in considering an overall planning balance position.
- 7.26 It is clear from the submitted information in relation to the Class Q conversion that given the size and scale of the existing buildings, internal alterations would allow the appropriate mitigation measures to pass the Flood Risk considerations which in turn would allow for the Class Q approval and therefore weight can be given to this.
- 7.27 The applicant has submitted a Flood Risk Assessment with no objection being raised by the Environment Agency subject to the finished floor levels being set no lower than 0.3 metres above ground level, with solid floor construction, raised electric sockets and registration with the EA's Flood warning system. These elements could be secured via condition (subject to para. 56 of the framework) in order to make the development safe for its lifetime.
- 7.28 Surface water from the development will be discharged into soakaways as disclosed in the Flood Risk Assessment and will be installed in accordance with the BRE 365 regulations with a water butt with at least 220l capacity. This can be secured via condition.

- 7.29 Foul Drainage from the site is to be discharged into the existing main sewer in accordance with the comments received from the Environment Agency. A pre-commencement condition can be added to ensure a suitable connection point is agreed upon.

Ecology

- 7.30 A Preliminary Ecology Assessment (PEA) has been submitted completed by CGC Ecology dated September 2023. The report concluded that there was no evidence of Great Crested Newts or Badgers within the site but that it is likely they could be in the nearby vicinity. Similarly, the existing buildings were not considered a suitable habitat for any bats given the lack of exposed openings or niches within the buildings.
- 7.31 The report concluded with a section detailing the appropriate mitigation measures required on site including but not limited to external lighting left to a minimum, no works to the existing trees/hedgerows during nesting season and the installation of bat boxes and swift bricks within each dwelling.
- 7.32 The mitigation measures detailed within the Assessment can be secured by condition.

Contamination

- 7.33 Environmental Health advised that a Phase 1 report was required to further assess any potential contamination on the site due to the historic use as agriculture and the nature of residential occupation being considered a 'sensitive end use'. The applicant has confirmed that at no time have the buildings been used to store contaminative materials and during the site visit there was no evidence to suggest such materials were present. However, it is considered appropriate that should planning permission be granted, a pre-commencement condition be imposed to ensure that the suitable assessment is undertaken.

Highways Safety

- 7.34 SP22 of the Council's Local Plan is concerned with Transport and Accessibility. As referenced above, the site is accessed from Boston Road which is one of the main roads entering and exiting Wainfleet.
- 7.35 The existing site currently benefits from two wide accesses which would be retained and utilised within the development and there is a pedestrian footpath that runs the length of Boston Road into Wainfleet. The access in the southeast section of the site would serve plots 3, 4 and 5 and the access northeast would serve plots 1 and 2.
- 7.36 The policy advises that a minimum of one parking space shall be provided per dwelling. In this case, Plot 1 which is the smallest dwelling proposed has 2 spaces provided whilst the remaining 4 plots all have three. Each of the plots has an adequate area of hardstanding for manoeuvring and the spaces are angled so that a vehicle could

manoeuvre within the space and exit the site in a forward gear. That requirement of policy would therefore be satisfied.

- 7.37 This stretch of Boston Road has a 60mph speed limit, however, the visibility when exiting the site is good, even when considering the existing trees to the frontage which are to be retained and the highway authority has raised no objection.

Biodiversity

- 7.38 Paragraph 180 of the NPPF states that development should minimise impacts on and provide net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. SP24 of the Local Plan is also relevant to biodiversity and geodiversity and states that development proposals should seek to protect and enhance the biodiversity and geodiversity value of land and buildings and minimise fragmentation and maximise opportunities for connection between natural habitats.
- 7.39 In England, Biodiversity Net Gain (BNG) is now mandatory having for new development proposals. BNG is an approach to development that seeks to ensure that habitats for wildlife are left in a measurably better state than they were before the development. Developers must deliver a BNG of 10%. This means a development will result in more or better-quality natural habitat than there was before development.
- 7.40 However, his application was submitted prior to the mandatory requirement for BNG, so it is not a statutory requirement for this proposal.
- 7.41 However, notwithstanding that situation, in order to offer and identify further betterment beyond the Class Q position, the applicant has identified BNG for the scheme.
- 7.42 The existing site is largely hardstanding with a section of modified grassland, a row of trees to the frontage and a row of Leyland Cyprus Trees along the southeastern boundary.
- 7.43 Ecological Enhancements have been identified through the PEA including that the non-native Leyland Cyprus Trees along the southeast boundary be removed and replaced with native hedgerow. Additionally, new native species trees would be planted, and a Biodiversity Site Layout plan has been provided which details areas set aside to secure BNG. The Councils ecologist has confirmed that the proposed measures would result in 10% BNG on the site.
- 7.44 In this case, the application has been submitted on the basis of a betterment scheme with a Class Q fall back in an otherwise unsustainable location. As such, in this case, it is considered that the net gain in biodiversity plays a fundamental role in the success of the development and increases the public benefit as a result. The proposals will lead to a large public benefit in terms of the ecological

enhancements. A condition shall be added that states a BNG Management Plan shall be submitted to the Local Planning Authority for approval and to ensure the appropriate gains are met and implemented.

The Planning Balance

- 7.45 The proposed development for 5 new dwellings in an open countryside location would not comply with adopted locational policy requirements or that of the NPPF. However, the existing functional buildings, although not unduly harmful to the wider character of the area, are somewhat unattractive and do detract from the street scene and rural aesthetic of the immediate area. Those buildings have a realistic fallback opportunity for conversion to 5 dwellings. That fallback position is fully accepted and consequently given notable weight as a material consideration.
- 7.46 Equally, it is considered that such conversion would likely maintain the existing unattractive aesthetic, whereas the current proposal offers a more pleasing and sympathetic design outcome by reference to the form of development, siting of buildings, materials proposed and architectural concept. That is considered as a potential benefit when compared to the class Q fallback and given modest weight in the planning balance.
- 7.47 The proposed development would deliver BNG of 10%. There is no mandatory requirement for that, and the Class Q proposal would equally not deliver such benefit. That outcome is therefore equally considered as a benefit and afforded modest weight.
- 7.48 The site lies within Flood Zone 3 and therefore requires assessment against NPPF required sequential and exception tests. Although, if considered as a regeneration type opportunity, the sequential test can be satisfied, but not the exception test in terms of providing wider benefits to the community. That shortcoming weighs against the proposal, but again, with reference to the fallback position the practical outcomes of the two alternative development proposals in terms of flood risk would be similar. Non-compliance with the exceptions test requirement therefore is not considered as an impediment to the grant of permission for this site should it be considered that the comparative benefits of the proposal are substantive enough.
- 7.49 That planning judgement is considered to be finely balanced in this case, but the character, ecological and BNG enhancements when compared to the reality of the fallback position are collectively considered to be sufficient to enable a grant of planning permission subject to imposition of appropriate conditions.

RECOMMENDATION: Approve

subject to the following conditions:

1. Full planning permission
The development hereby permitted shall begin not later than 3 years from the date of this decision.

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved drawings and other documents and any drawings approved subsequently in writing by the local planning authority pursuant to any conditions on this decision letter.

Plan no. 1381-1-PL LP01	Received by the LPA 26.10.2023.
Plan no. 1381-1-PL SP01	Received by the LPA 26.10.2023.
Plan no. 1381-1-PL DD01	Received by the LPA 26.10.2023.
Plan no. 1381-1-PL EL02A	Received by the LPA 03.11.2023.
Plan no. 1381-1-PL EL01A	Received by the LPA 03.11.2023.
Plan no. 1381-1-PL GA01A	Received by the LPA 03.11.2023.
Plan no. 1381-1-PL PL01A	Received by the LPA 03.11.2023.
Plan no. 1381-1-PL PL02A	Received by the LPA 03.11.2023.
Plan no. 1381-1-PL SP03	Received by the LPA 18.07.2024.

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

- 3 No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the works have been carried out in accordance with the foul water strategy so approved.

Reason: To ensure the most sustainable foul water drainage is secured and to prevent deterioration to the water environment in accordance with SP16 of the East Lindsey Local Plan.

- 4 Prior to the first occupation of the development hereby permitted, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety within the first planting season following the date on which development is commenced or in line with a phasing strategy agreed in writing with 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 the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Reason: To ensure that the landscape enhancement measures detailed in the application are implemented on site to achieve compliance with SP10 and SP23 of the East Lindsey Local Plan and the National Planning Policy Framework.

- 5 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 forwarded to 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 the requirements of the National Planning Policy Framework.

- 6 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 LPA. 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.

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

- 7 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 potential risks arising from previous site uses have been fully assessed in accordance with the requirements of the National Planning Policy Framework.

- 8 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 potential risks arising from previous site uses have been fully assessed in accordance with the requirements of the National Planning Policy Framework.

- 9 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 LPA. On completion of the development the LPA 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 LPA has acknowledged receipt of the same.

Reason: To ensure potential risks arising from previous site uses have been

fully assessed in accordance with the requirements of the National Planning Policy Framework.

- 10 The development hereby permitted shall be carried out in accordance with the requirements of the ****. The further details required by the Net Gain Plan shall be submitted for approval in writing to the Local Planning Authority in the form of a Management and Monitoring Plan. The requirements and detail of the Management and Monitoring Plan shall be implemented as so approved.

Reason: In the interests of securing enhanced biodiversity as required by SP24 of the East Lindsey Local Plan and the NPPF.

- 11 The development shall only proceed in accordance with the recommendations detailed in Section 5, pages 15-21 inclusive of the Ecological Appraisal by CGC Ecology dated September 2023.

Reason: To protect wildlife at the site in accordance with SP24 of the East Lindsey Local Plan and in accordance with the National Planning Policy Framework.

- 12 Notwithstanding the details shown on the approved plans, all surface water run-off from the development hereby approved shall be collected and discharged through a soakaway scheme the design for which shall be based on the procedures described in [Part H of the Building Regulations relating to soakaway design (for soakaways serving under 25m²)/ BRE Digest 365 or BS EN 752-4 relating to soakaway design]. If it is found that the use of a soakaway is not suitable in this location, details of the alternative proposed scheme for discharge of surface water must be submitted to and agreed in writing by the Local Planning Authority prior to any works taking place. Before the development hereby approved is brought into use the agreed scheme must be fully implemented and thereafter so maintained.

Reason: Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, or upstream of, the permitted development. This condition is imposed in accordance with SP16 of the East Lindsey Local Plan.

- 13 The dwellings shall not be occupied until the Building Regulations Part G(2)(b) standards limiting water consumption to 110 litres per person per day has been complied with.

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.

- 14 The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment undertaken by RM Associates (Ref Version 1 dated October 2023) and the following mitigation measures detailed within the FRA:

- Finished floor levels shall be set no lower than 300mm above existing ground level.
- Flood resilience and resistance measures to be incorporated into the development as stated.

The mitigation measures shall be fully implemented prior to occupation and subsequently shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with SP16 of the East Lindsey Local Plan.

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

- i) the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas or raised decks;
- ii) the erection of house extensions including dormer windows, conservatories, garages, car ports, porches or pergolas.

Reason: In order to protect the integrity for the development, the visual amenity in which it is set and the wider rural character of the area in accordance of SP10 of the East Lindsey Local Plan.

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Appeals Decided Between

25/06/2024 and 15/07/2024

	Total
Dismissed	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</u> <u>Awarded</u>	<u>Costs</u> <u>Against</u>
S/153/01552/23	103-111 ROMAN BANK, SKEGNESS, PE25 2SW	Consent to Display - 1no. internally illuminated single sided free standing sign.	27/9/23	DEL	Refused	Written Representations	Dismissed	26/6/24		

Appeal Decision

Site visit made on 18 June 2024

by K Williams MTCP (Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 26th June 2024

Appeal Ref: APP/D2510/Z/23/3330947 103-111 ROMAN BANK, SKEGNESS, PE25 2SW

- The appeal is made under Regulation 17 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) against a refusal to grant express consent.
- The appeal is made by Mr Graeme Hughes, Alight Media against the decision of East Lindsey District Council.
- The application Ref is S/153/01552/23.
- The advertisement proposed is the erection and display of a freestanding poster display unit measuring 6 x 3 metres (standard 48 sheet industry size) with internal illumination (LED lights) for the display of static poster advertisements.

Decision

Preliminary Matters

1. The description of development and the site address in the heading above has been taken from the appeal form and Council's decision notice. I have used these in the interests of clarity.
2. The Council has referred to Policy SP10 of the East Lindsey Local Plan Core Strategy adopted July 2018 (the Local Plan) and the objectives of D1 of the Referendum Version Skegness Neighbourhood Plan 2021-2031 (the SNP) within their reason for refusal. The Regulations to control advertisements require that decisions be made only in the interests of amenity and public safety. As such, the planning policies cited cannot, therefore, be decisive.

Main Issues

3. The main issue is the effect of the development on amenity.

Reasons

4. The appeal site is located within an open retail forecourt along Roman Bank, a relatively busy thoroughfare close to the town centre of Skegness. There are numerous pockets of low-key commercial businesses and residential buildings lining this road. However, opposite the appeal site are a row residential homes of uniform appearance set behind a grass verge and street trees. The character and appearance of this stretch of road opposite the appeal site is significantly different to the overall character of Roman Bank and has positive influence on the character and appearance of the area.
5. The National Planning Policy Framework (the Framework) states that the quality and character of places can suffer when advertisements are poorly sited

- and designed. The Planning Practice Guidance states that in assessing amenity, regard should be had to the local characteristics of the neighbourhood¹.
6. The proposed free standing structure would be high and wide and would be of a substantial size. Positioned at right angles to Roman Bank it would be highly visible to oncoming traffic and would also be seen in the context of the trees across the road and commercial buildings. However, the orientation would be at odds with the majority buildings which directly face Roman Bank.
 7. It would also be positioned next to a single storey flat roof building, separating it from the end gable of a two-storey commercial property. The overall height of the structure would project well above the single storey roof. This would create an uneasy relationship. The freestanding poster display would appear as an isolated bulky and inharmonious feature in the street scene.
 8. It is noted that the Council approved an existing digital sign of similar scale and appearance opposite the aforementioned homes and street trees. However, unlike the appeal before me that digital advertisement is not free standing and the Council's officer report suggests part of the justification was that sign sought to replace two existing billboards. Unlike that proposal, I have no evidence that this is a replacement advertisement.
 9. The timing and extent of the illumination can be controlled by conditions and I am not convinced that it would harm the living conditions and therefore the amenity of the residents within those homes. This is due to the orientation, distance and because those properties are slightly screened by rising verges to the road. There is also no concern raised regarding public safety.
 10. However, the nature of a large, changing display designed to attract attention at street level would be markedly different from nearby streetlamps, traffic lights and signage on the commercial buildings. Moreover, the proposal would lead to a concentration of this different form of advertising in this area. As such the provision of two large digital screens so close to each other would be strident, imposing and dominating in a short stretch of road, particularly given the understated commercial streetscene and the more suburban residential character opposite.
 11. I have taken into account the provisions of the development plan so far as they are material. Bringing the above threads together, I conclude that the advertisement has a harmful effect upon amenity. The advertisement would therefore not accord with Policy SP10 of the Local Plan and D1 of the SNP. Together these require, amongst other things, that development reflects and positively contributes towards the local character of the surrounding area. For similar reasons, the proposal would not accord with the provisions of paragraph 141 of the Framework.

Conclusion

12. I have had regard to all other matters raised but none outweigh the conclusions I have reached and I dismiss the appeal.

K Williams

INSPECTOR

¹ Paragraph: 079 Reference ID: 18b-079-20140306

List of Applications Decided Under Delegated Powers

Agenda Item 8

Between 25/06/2024 and 15/07/2024

	Northern Area	Southern Area	<u>Total</u>
Approved	23	14	37
Not required	5	4	9
Refused	1	1	2
Responded	13	8	21
<u>Total</u>	42	27	<u>69</u>

Area: Northern Area

Application No: N/084/01528/23/DC Ms. A. Green,
Application Type: Discharge of Planning Condition (John Perkins - Architect Limited,)
Decision: Responded decided on 12/07/2024
Grid Reference: 552960 372806
Proposal: Discharge condition 3 (Landscaping Scheme) & condition 8 (Vehicle Passing Place) imposed on N/084/01836/22.
Location: IVY LODGE, BRACKEN LANE, HOGSTHORPE, SKEGNESS, PE24 5PB

Application No: N/160/01704/23/DC South Ormsby Community Interest Company
Application Type: Discharge of Planning Condition (WSP,)
Decision: Responded decided on 08/07/2024
Grid Reference: 537218 375436
Proposal: Discharge condition 4 (Method Statement & Thermal Material) and 5 (External Materials) imposed on N/160/02357/19.
Location: MANOR FARM, BRINKHILL ROAD, SOUTH ORMSBY, LOUTH, LN11 8QS

Application No: N/160/01739/23/DC South Ormsby Community Interest Company,
Application Type: Discharge of Planning Condition (WSP,)
Decision: Responded decided on 08/07/2024
Grid Reference: 537218 375436
Proposal: Discharge of condition no. 5 (schedule of materials) imposed on N/160/02356/19.
Location: MANOR FARM, BRINKHILL ROAD, SOUTH ORMSBY, LOUTH, LN11 8QS

Application No: N/137/02220/23 Mr. J. Cartwright,
Application Type: Full Planning Permission (Lincs Design Consultancy)
Decision: Approved decided on 28/06/2024
Grid Reference: 537380 367200
Proposal: Planning Permission - Erection of 2 no. detached dwellings and a detached garage including alterations to existing vehicular access, existing buildings on site to be demolished.
Location: HOME FARM, SCHOOL LANE, RAITHBY, SPILSBY, PE23 4DS

Application No: N/160/00219/24/DC South Ormsby Community Interest Company
Application Type: Discharge of Planning Condition (WSP)
Decision: Responded decided on 08/07/2024
Grid Reference: 537218 375436
Proposal: Discharge condition 5 (External Materials) and 6 (Windows) imposed on N/160/02357/19.
Location: MANOR FARM, BRINKHILL ROAD, SOUTH ORMSBY, LOUTH, LN11 8QS

Application No: N/160/00220/24/DC South Ormsby Community Interest Company,
Application Type: Discharge of Planning Condition (WSP,)
Decision: Responded decided on 08/07/2024
Grid Reference: 537218 375436
Proposal: Discharge of condition no. 5 (schedule of materials) and condition no. 6 (windows) imposed on N/160/02356/19.
Location: MANOR FARM, BRINKHILL ROAD, SOUTH ORMSBY, LOUTH, LN11 8QS

Application No: N/217/00306/24/DC Mr. S. Abbott,
Application Type: Discharge of Planning Condition (Ross Davy Associates,)
Decision: Responded decided on 04/07/2024
Grid Reference: 527033 395934
Proposal: Discharge condition 3 (Archaeological Investigation), condition 4 (Site Work) and condition 5 (Archaeologist's Findings) imposed on N/217/01299/23.
Location: CADEBY HALL, CADEBY LANE, CADEBY, GRIMSBY, DN36 5RR

Application No: N/163/00464/24 Mr. K. Walmsley,
Application Type: Listed Building Consent - Alterat (Lincs Design Consultancy Ltd.)
Decision: Approved decided on 28/06/2024
Grid Reference: 538848 374379
Proposal: Listed Building Consent - Alterations to existing dwelling to provide a new roof.
Location: DRIBY ST MICHAEL, DRIBY LANE, DRIBY, ALFORD, LN13 0BS

Application No: N/010/00468/24 Mr. & Mrs. G. Heath,
Application Type: Full Planning Permission (Ryland Design,)
Decision: Approved decided on 15/07/2024
Grid Reference: 540040 380927
Proposal: Planning Permission - Change of use, extension and alterations to existing outbuilding which is within the curtilage of a listed building to provide an indoor swimming pool and family area, with the demolition of existing shed.
Location: AUTHORPE HALL, MAIN ROAD, AUTHORPE, LOUTH, LN11 8PF

Application No: N/003/00528/24 Mr. J. Howe,
Application Type: Remove or Vary a condition (Ryland Design Services Limited,)
Decision: Refused decided on 27/06/2024
Grid Reference: 544603 376220
Proposal: Section 73 application to vary conditions 2 (approved plans), 8 (existing hedge & tree), 9 (new hedging), 10 (tree details), 11 (domestic access/turning space) and 12 (boundary treatment) previously approved under planning permission ref. no. N/003/00650/23 (Erection of 10 dwellings with acceses and parking) to enable alterations to the access arrangements for plots 2, 3, 4 and 5.
Location: LAND OFF, TOTHBY LANE, ALFORD

Application No: N/208/00597/24 Mr. R. & Mrs. J. Vaughan,
Application Type: Listed Building Consent - Alterat (Lincs Design Consultancy Ltd.)
Decision: Approved decided on 12/07/2024
Grid Reference: 548155 370962
Proposal: Listed Building Consent - extension and alterations to existing dwelling and associated outbuilding to provide additional living accommodation.
Location: HOGSBECK HOUSE, SLOOTHBY ROAD, WILLOUGHBY, ALFORD, LN13 9NW

Application No: N/208/00598/24 Mr. R. & Mrs. J. Vaughan,
Application Type: Full Planning Permission (Lincs Design Consultancy Ltd.)
Decision: Approved decided on 12/07/2024
Grid Reference: 548155 370962
Proposal: Planning Permission - Extensions and alterations to existing dwelling, which is a listed building, and associated outbuilding to provide additional living accommodation.

Location:	HOGSBECK HOUSE, SLOOTHBY ROAD, WILLOUGHBY, ALFORD, LN13 9NW	
Application No:	N/062/00616/24	Miss. C. Lee,
Application Type:	Full Planning Permission	(Ecovril Ltd)
Decision:	Approved decided on 15/07/2024	
Grid Reference:	536881	394655
Proposal:	Planning Permission - Construction of a small-scale slipway to be used to launch lightweight craft onto the canal for restoration and leisure activities, provision of parking, new access and track.	
Location:	BRIDGE FARM, AUSTEN FEN, GRAINTHORPE, LOUTH, LN11 0NX	
Application No:	N/010/00633/24	Mr. & Mrs. G. Heath,
Application Type:	Listed Building Consent - Alterat	(Ryland Design Services Ltd,)
Decision:	Approved decided on 15/07/2024	
Grid Reference:	540040	380927
Proposal:	Listed Building Consent - Extension and alterations to existing outbuilding to provide an indoor swimming pool and family area, with the demolition of existing shed.	
Location:	AUTHORPE HALL, MAIN ROAD, AUTHORPE, LOUTH, LN11 8PF	
Application No:	N/105/00682/24	H. Pinchbeck,
Application Type:	Listed Building Consent - Alterat	(G. Preston Architects,)
Decision:	Approved decided on 26/06/2024	
Grid Reference:	532289	387212
Proposal:	Listed Building Consent - Alterations to existing dwelling to provide replacement patio doors, 3no. replacement internal doors, replacement brickwork and repairs to existing windows.	
Location:	18 WESTGATE, LOUTH, LN11 9YH	
Application No:	N/110/00700/24	Mr. A. Hollingsworth,
Application Type:	Full Planning Permission	
Decision:	Approved decided on 04/07/2024	
Grid Reference:	551307	383490
Proposal:	Planning Permission - Change of use of existing outbuilding currently used as ancillary accommodation, to form a holiday let.	
Location:	36 THE MEADOWS, TRUSTHORPE, MABLETHORPE, LN12 2QP	
Application No:	N/110/00703/24/DC	G F Tomlinson Building Ltd,
Application Type:	Discharge of Planning Condition	(CPMG ArchitectsLtd,)
Decision:	Responded decided on 01/07/2024	
Grid Reference:	552250	382112
Proposal:	Discharge condition 3 (External Materials) imposed on N/110/00176/21.	
Location:	ACCESS STEPS TO FORESHORE PROMENADE, CENTRAL PROMENADE, SUTTON ON SEA	
Application No:	N/105/00712/24	Mr. C. Toll,
Application Type:	Full Planning Permission	(Andrew Clover Planning and Design Ltd,)
Decision:	Approved decided on 02/07/2024	
Grid Reference:	532906	387096
Proposal:	Planning Permission - Installation of an EV Charger on inside edge of front boundary wall.	
Location:	41 LEE STREET, LOUTH, LN11 9HJ	
Application No:	N/133/00714/24	Next Chapter Children's Care,
Application Type:	Full Planning Permission	(Dieter Nelson Planning Consultancy,)
Decision:	Approved decided on 11/07/2024	
Grid Reference:	529119	398706
Proposal:	Planning Permission - Change of use of existing dwelling to form a children's home.	
Location:	MEADOW COTTAGE, CHURCH LANE, NORTH THORESBY, GRIMSBY, DN36 5QG	

Application No: N/105/00715/24 Mr. O. Crossland,
Application Type: Remove or Vary a condition (Lincs Design Consultancy Ltd.)
Decision: Approved decided on 08/07/2024
Grid Reference: 532918 387288
Proposal: Section 73 application to vary condition no. 8 (business hours) as previously imposed on planning permission reference N/105/01975/23 for the change of use to existing shop and education and training centre into a ground floor bar and restaurant and a first floor flat for use as managers accommodation.
Location: 14-16 ASWELL STREET, LOUTH, LN11 9BA

Application No: N/001/00717/24 Mrs. T. Bateman,
Application Type: Remove or Vary a condition (Andrew Clover Planning and Design,)
Decision: Approved decided on 25/06/2024
Grid Reference: 541126 378573
Proposal: Section 73 application to vary conditions no. 1 (approved drawings), no. 2 (materials) and no. 3 (landscaping) previously imposed on ref. no. N/001/01906/23 for reserved matters application relating to the erection of 2 no. dwellings and construction of vehicular access.
Location: GRIFFONTEE HOUSE, MAIN ROAD, ABY, ALFORD, LN13 0DQ

Application No: N/054/00724/24/DC Cownridge Business Park Ltd,
Application Type: Discharge of Planning Condition (Andrew Clover Planning & Design Ltd.)
Decision: Responded decided on 28/06/2024
Grid Reference: 533083 348047
Proposal: Discharge condition 3 (Landscaping) and condition 4 (External Lighting) imposed on N/054/00228/24.
Location: LAND WEST OF RIVERSIDE COTTAGE, TRADER BANK, FRITHVILLE

Application No: N/105/00726/24 Mr. D. & Mrs. N. Haxby,
Application Type: Remove or Vary a condition (Andrew Clover Planning & Design Ltd.)
Decision: Approved decided on 26/06/2024
Grid Reference: 532516 387439
Proposal: Section 73 application to vary condition no. 5 (materials) previously imposed on planning permission ref. no. N/105/01376/23 for extensions and alterations to existing bungalow.
Location: EVERSLEY, BRIDGE STREET, LOUTH, LN11 0DR

Application No: N/105/00728/24 Mr. B. Stark,
Application Type: Full Planning Permission (Lincs Design Consultancy Ltd.)
Decision: Approved decided on 27/06/2024
Grid Reference: 533840 386619
Proposal: Planning Permission - Extension and alterations to existing dwelling to provide additional living accommodation.
Location: 5 PASTURE DRIVE, LOUTH, LN11 8XA

Application No: N/110/00732/24 Mr. & Mrs. R. Earp,
Application Type: Full Planning Permission (Mr P. Sparkes,)
Decision: Approved decided on 12/07/2024
Grid Reference: 551985 382382
Proposal: Planning Permission - Change of use, conversion of and extension and alterations to existing garage and store to provide manager's living accommodation.
Location: SEA SHELLS, 4 GROVE ROAD, SUTTON ON SEA, MABLETHORPE, LN12 2LP

Application No: N/112/00737/24/DC Dave Ward Builders Ltd,
Application Type: Discharge of Planning Condition (Lincs Design Consultancy Ltd.)
Decision: Responded decided on 01/07/2024
Grid Reference: 546597 381463
Proposal: Discharge of conditions 3, (materials) and 4 (surface water) imposed on N/112/01719/23.
Location: PUDDINGTON, MAIN ROAD, MALTBY LE MARSH, ALFORD, LN13 0JW

Application No: N/089/00739/24 Mr. R. Woodward,
Application Type: Full Planning Permission (Octopus Energy Services.)
Decision: Approved decided on 12/07/2024
Grid Reference: 551198 376656
Proposal: Planning Permission - Alterations to existing dwelling to install an air source heat pump to front of property.
Location: 13 MEAKERS WAY, HUTTOFT, ALFORD, LN13 9TR

Application No: N/134/00741/24 Mrs. C. Wilson,
Application Type: Prior Approval-Ag to Dwelling Hc (Andrew Clover Planning and Design.)
Decision: Approved decided on 02/07/2024
Grid Reference: 551327 366517
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 1 no. 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: GRAZING FARM, FAULKERS LANE, BURGH LE MARSH

Application No: N/105/00750/24 Mr. M. Barford,
Application Type: Full Planning Permission (For-Ward Planning Consultancy Ltd.)
Decision: Approved decided on 01/07/2024
Grid Reference: 532768 387318
Proposal: Planning Permission - Change of use and conversion of part of former training centre to provide 1no. ground floor flat and Use Class E premises.
Location: 11 MERCER ROW, LOUTH, LN11 9JG

Application No: N/062/00756/24/DC Miss. C. Lee,
Application Type: Discharge of Planning Condition (Ecovril Ltd)
Decision: Responded decided on 15/07/2024
Grid Reference: 536881 394655
Proposal: Discharge of condition no. 2 (historic building record) imposed on N/062/01737/23.
Location: BRIDGE FARM, AUSTEN FEN, GRAINTHORPE, LOUTH, LN11 0NX

Application No: N/174/00757/24 Mr. C. Done,
Application Type: Prior Approval Solar Equip Non-l
Decision: Not required decided on 27/06/2024
Grid Reference: 532415 383281
Proposal: Determination of whether or not prior approval is required for the installation of solar PV equipment on the roof of a building, other than a dwelling house or block of flats.
Location: LAND PART OF ROOKERY FARM, HAUGHAM ROAD, TATHWELL

Application No: N/149/00761/24 Piggywigs
Application Type: Full Planning Permission (RJ Design Architecture Ltd.)
Decision: Approved decided on 27/06/2024
Grid Reference: 527635 378746
Proposal: Planning Permission - Change of use of existing village hall to a mixed use to provide a village hall (Use Class F2(b)) and pre-school day nursery (Use Class E).
Location: SCAMBLESBY VILLAGE HALL, SOUTH STREET, SCAMBLESBY, LOUTH, LN11 9XF

Application No: N/031/00777/24 Miss. T. Brooks,
Application Type: Full Planning Permission (First Home Improvements Ltd.)
Decision: Approved decided on 10/07/2024
Grid Reference: 556235 372043
Proposal: Planning Permission - Alterations to existing ground floor flat to replace 5 no. PVCu windows and the front door.
Location: 57 SUNNINGDALE CLOSE, CHAPEL ST LEONARDS, SKEGNESS, PE24 5UR

Application No: N/105/00785/24/DC Holdsworth Homes Ltd
Application Type: Discharge of Planning Condition (Heronswood Design Ltd.)
Decision: Responded decided on 02/07/2024
Grid Reference: 532590 387864
Proposal: Discharge of condition no. 4 (environmental noise assessment) as imposed on application N/105/01134/23.
Location: LOUTH COUNTY HOSPITAL, HIGH HOLME ROAD, LOUTH, LN11 0EU

Application No: N/180/00791/24 Mr. & Mrs. Conroy,
Application Type: Full Planning Permission (RJ Design Architecture Ltd.)
Decision: Approved decided on 12/07/2024
Grid Reference: 548108 388561
Proposal: Planning Permission - Erection of a summer house.
Location: SHEARWATER LODGE, SEA LANE, THEDDLETHORPE, MABLETHORPE, LN12 1NW

Application No: N/105/00860/24 Mr. W. O'Flynn & Mrs. J. Williams,
Application Type: Reserved Matters (Dieter Nelson Planning Consultancy)
Decision: Approved decided on 15/07/2024
Grid Reference: 532104 387485
Proposal: Reserved matters relating to the erection of 1no. dwelling (outline planning permission reference no N/105/00547/20 refers.).
Location: 52, ST MARYS LANE, LOUTH

Application No: N/160/00922/24 South Ormsby Estate,
Application Type: EIA - Screening Option (Evans McDowall Architects.)
Decision: Not required decided on 01/07/2024
Grid Reference: 537003 375185
Proposal: Environmental Impact Assessment (E.E.C. Directive 85/337/E.E.C. as amended by Council Directive 97/11E.C.) for a screening opinion with respect to the installation of multi-fuel stove, with flue liner & cowl within existing fireplace/chimney.
Location: SCHOOL HOUSE, BRINKHILL ROAD, SOUTH ORMSBY, LOUTH, LN11 8QS

Application No: N/160/00923/24 South Ormsby Estate,
Application Type: EIA - Screening Option (Evans McDoall.)
Decision: Not required decided on 01/07/2024
Grid Reference: 536991 375478
Proposal: Environmental Impact Assessment (E.E.C. Directive 85/337/E.E.C. as amended by Council Directive 97/11E.C.) for a screening opinion with respect to the installation of multi-fuel stove, with flue liner & cowl within existing fireplace/chimney.
Location: LODGE COTTAGE, BRINKHILL ROAD, SOUTH ORMSBY, LOUTH, LN11 8QS

Application No: N/160/00924/24 South Ormsby Estate,
Application Type: EIA - Screening Option (Evans McDowall Architects.)
Decision: Not required decided on 26/06/2024
Grid Reference: 536607 375621
Proposal: Environmental Impact Assessment (E.E.C. Directive 85/337/E.E.C. as amended by Council Directive 97/11E.C.) for a screening opinion with respect to the installation of multi-fuel stove, with flue liner & cowl within existing fireplace/chimney.

Location: 2 PARK COTTAGES SOUTH ORMSBY PARK, BLUESTONE HEATH ROAD, SOUTH ORMSBY, LOUTH, LN11 8GQ

Application No: N/100/00970/24/DC Mr. R. Willey,
Application Type: Discharge of Planning Condition
Decision: Responded decided on 10/07/2024
Grid Reference: 536549 384221
Proposal: Discharge of conditions no. 3, (details of doors and windows) and no. 4 (samples of roof tiles) imposed on N/100/00607/24
Location: THATCHED COTTAGE, POPLARS LANE, LEGBOURNE, LOUTH, LN11 8LY

Application No: N/100/00971/24/DC Mr. R. Willey,
Application Type: Discharge of Planning Condition
Decision: Responded decided on 10/07/2024
Grid Reference: 536549 384221
Proposal: Discharge of conditions no. 4, (details of doors and windows) and no. 5 (samples of roof tiles) imposed on N/100/00606/24.
Location: THATCHED COTTAGE, POPLARS LANE, LEGBOURNE, LOUTH, LN11 8LY

Application No: N/138/00999/24 Mr. & Mrs. Nicholson,
Application Type: EIA - Screening Option (Ryland Design Services Ltd.,)
Decision: Not required decided on 08/07/2024
Grid Reference: 531083 384904
Proposal: Environmental Impact Assessment (E.E.C. Directive 85/337/E.E.C. as amended by Council Directive 97/11E.C.) for a screening opinion with respect to the extensions and alterations to existing dwelling to provide additional living accommodation.
Location: WESTFIELD HOUSE, MILL LANE, RAITHBY CUM MALTBY, LOUTH, LN11 9RR

Area: Southern Area

Application No: S/169/00473/23 Mr. M. Cannon,
Application Type: Reserved Matters
Decision: Approved decided on 27/06/2024
Grid Reference: 534340 356304
Proposal: Reserved Matters application relating to the erection of a detached bungalow with single garage (outline planning permission reference no S/169/1928/21 outline erection of 9no. dwellings (with means of access and layout to be considered), granted on 04th March 2024.
Location: PLOT 2, MAIN ROAD, STICKNEY

Application No: S/215/01436/23 Manorcrest Construction Ltd,
Application Type: Full Planning Permission (Paul Robinson Partnership (UK) LLP,)
Decision: Approved decided on 15/07/2024
Grid Reference: 519083 364435
Proposal: Planning Permission - Change of use of land to provide an extension to existing country park to site 19no. static lodges, including hardstandings and services.
Location: WOODHALL COUNTRY PARK, STIXWOULD ROAD, WOODHALL SPA, LN10 6UJ

Application No: S/165/02356/23 Mr. J. Bennett,
Application Type: Full Planning Permission (Pegasus Planning Group Ltd,)
Decision: Approved decided on 10/07/2024
Grid Reference: 539503 366053
Proposal: Planning Permission - Erection of 1no. dwelling and the erection of a detached garage and annexe
Location: LAND ADJACENT TO 25, MASONIC LANE, SPILSBY

Application No: S/215/00082/24/DC Mr. & Mrs. Garner,
Application Type: Discharge of Planning Condition (Partners In Planning and Architecture Ltd,)
Decision: Responded decided on 10/07/2024
Grid Reference: 519815 362928
Proposal: Discharge of condition no. 4 (ecology/protected species report) imposed on S/215/01508/23.
Location: 9 TOR O MOOR ROAD, WOODHALL SPA, LN10 6TF

Application No: S/023/00235/24 Mrs. B. Beverley,
Application Type: Full Planning Permission (Andrew Clover Planning and Design,)
Decision: Approved decided on 11/07/2024
Grid Reference: 549728 364423
Proposal: Planning Permission - Erection of an annexe, 2 no. holiday cottages and the excavation of a wildlife pond.
Location: OMEGA HOUSE, WAINFLEET ROAD, BURGH LE MARSH, SKEGNESS, PE24 5AH

Application No: S/194/00313/24 Wainfleet All Saints Town Council,
Application Type: Full Planning Permission (Heritage Lincolnshire,)
Decision: Approved decided on 26/06/2024
Grid Reference: 549831 358952
Proposal: Planning Permission - Resurfacing of an area of the marketplace.
Location: MARKET PLACE CAR PARK, MARKET PLACE, WAINFLEET

Application No: S/216/00433/24 Mr. E. Pritchard,
Application Type: Full Planning Permission (Faber Architecture Ltd,)
Decision: Approved decided on 08/07/2024
Grid Reference: 513205 378048
Proposal: Planning Permission - Change of use and alterations to existing outbuilding to provide 1no. holiday let.
Location: MANOR FARM HOUSE, LINCOLN ROAD, WRAGBY, MARKET RASEN, LN8 5ND

Application No:	S/046/00518/24	A E Lenton Estates,
Application Type:	Full Planning Permission	(Steven Dunn Architects,)
Decision:	Approved decided on 26/06/2024	
Grid Reference:	534143 362338	
Proposal:	Planning Permission - Extension and alterations to existing offices.	
Location:	OFFICES AT ANAEROBIC DIGESTION PLANT, LANCASTER BUSINESS PARK, MAIN ROAD, EAST KIRKBY, PE23 4BU	
Application No:	S/153/00562/24	Summer Estate Holdings Ltd
Application Type:	EIA - Screening Option	(Savills)
Decision:	Not required decided on 12/07/2024	
Grid Reference:	555155 363168	
Proposal:	Environmental Impact Assessment (E.E.C. Directive 85/337/E.E.C. as amended by Council Directive 97/11E.C.) for a screening opinion with respect to the erection of 1no. retail unit (Class E), construction of vehicular access and the provision of a servicing yard, hard landscaping, soft landscaping and associated works.	
Location:	SKEGNESS RETAIL PARK, HEATH ROAD, SKEGNESS, PE25 3ST	
Application No:	S/002/00623/24	Mr. J. Marshall,
Application Type:	Full Planning Permission	(C. W. Mager Architectural Consultant,)
Decision:	Approved decided on 26/06/2024	
Grid Reference:	553094 365901	
Proposal:	Planning Permission - Extensions and alterations to existing dwelling to provide additional living accommodation and to include the erection of a 3 bay garage with games room over with orangery link to existing dwelling.	
Location:	THE GLEN, YOUNGERS LANE, BURGH LE MARSH, SKEGNESS, PE24 5JQ	
Application No:	S/215/00688/24/DC	Jackson Brothers (Property) Ltd,
Application Type:	Discharge of Planning Condition	(Cyden Homes Ltd)
Decision:	Responded decided on 04/07/2024	
Grid Reference:	518794 362504	
Proposal:	Discharge of conditions 6, (surface water) 7, (foul water) and 9 (construction details street) imposed on S/215/2509/22	
Location:	LAND REAR OF 101 WITHAM ROAD, WOODHALL SPA, LINCOLNSHIRE, LN10 6RB	
Application No:	S/152/00690/24	Mr. R. Needham,
Application Type:	Listed Building Consent - Alterat	
Decision:	Approved decided on 04/07/2024	
Grid Reference:	535241 350605	
Proposal:	Listed Building Consent - Installation of a stair lift.	
Location:	WAYTEFIELD, BOSTON ROAD, SIBSEY, BOSTON, PE22 0SJ	
Application No:	S/153/00706/24	Parkdean Resorts,
Application Type:	Prior Approval Solar Equip Non-l	(Ineco Energy Ltd,)
Decision:	Not required decided on 26/06/2024	
Grid Reference:	554475 364787	
Proposal:	Determination of whether or not prior approval is required for the installation, alteration or replacement of other solar PV equipment on the roof of buildings, other than a dwellinghouse or a block of flats.	
Location:	SOUTHVIEW LEISURE PARK, BURGH ROAD, SKEGNESS, PE25 2LA	
Application No:	S/184/00711/24/DC	Mr. A. Pritchard,
Application Type:	Discharge of Planning Condition	(Andrew Clover Planning and Design,)
Decision:	Responded decided on 02/07/2024	
Grid Reference:	549946 361599	
Proposal:	Discharge of condition no. 3 (materials) imposed on application S/184/01920/22.	

Location:	WILLOW LAKE CARAVAN PARK, LYMN BANK, THORPE ST PETER, SKEGNESS, PE24 4PJ	
Application No:	S/189/00742/24	Mr. P. & Mrs. L. Maltby,
Application Type:	Prior Approval-Ag to Dwelling Hc	(Andrew Clover Planning and Design.)
Decision:	Approved decided on 01/07/2024	
Grid Reference:	526661	357242
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 1 no. 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:	LAND ADJACENT TO FIR TREE COTTAGE, CHAPEL ROAD, TUMBLY WOODSIDE	
Application No:	S/186/00743/24	Mr. H. Kenning,
Application Type:	Full Planning Permission	(Andrew Clover Planning & Design Ltd.)
Decision:	Approved decided on 04/07/2024	
Grid Reference:	540457	363297
Proposal:	Planning Permission - Erection of a tractor store/garage with first floor office/storage.	
Location:	SARNIA, EASTVILLE ROAD, TOYNTON ST PETER, SPILSBY, PE23 5AR	
Application No:	S/023/00748/24/DC	Mr. J. Capes,
Application Type:	Discharge of Planning Condition	
Decision:	Responded decided on 04/07/2024	
Grid Reference:	548936	365661
Proposal:	Discharge of condition no. 2, (materials) imposed on S/023/818/17.	
Location:	LAND OPPOSITE 104, STATION ROAD, BURGH LE MARSH	
Application No:	S/168/00754/24	Mrs. C. Paling,
Application Type:	Full Planning Permission	(Lincs Design Consultancy Ltd.)
Decision:	Approved decided on 10/07/2024	
Grid Reference:	534020	359752
Proposal:	Planning Permission - Extension and alterations to existing dwelling to provide additional living accommodation.	
Location:	PARK FARM, HAGNABY LOCK, STICKNEY, BOSTON, PE22 8BP	
Application No:	S/035/00779/24/DC	Inspirit Developments Ltd,
Application Type:	Discharge of Planning Condition	(W M Saunders Partnership LLP.)
Decision:	Responded decided on 05/07/2024	
Grid Reference:	522394	357909
Proposal:	Discharge of planning condition no. 3 (landscaping design) and no. 11 (estate road) previously imposed on S/035/02060/23.	
Location:	47-49 SILVER STREET, CONINGSBY, LINCOLN, LN4 4SG	
Application No:	S/153/00792/24	Mr. C. Shelbourn,
Application Type:	Certificate of Lawful Use or Devt	(Bella King Design.)
Decision:	Refused decided on 03/07/2024	
Grid Reference:	556930	364086
Proposal:	Section 191 application to determine the lawful use of the ground floor as a separate self contained dwelling.	
Location:	39 SEA VIEW ROAD, SKEGNESS, PE25 1BS	

Application No: S/153/00799/24 Mrs. Jefferson,
Application Type: Full Planning Permission (Mr P. Sparkes,)
Decision: Approved decided on 12/07/2024
Grid Reference: 555087 364916
Proposal: Planning Permission - Extension and alterations to existing dwelling to provide additional living accommodation.
Location: 53 BEACON WAY, SKEGNESS, PE25 1HJ

Application No: S/090/00813/24 Blue Anchor Leisure Ltd,
Application Type: Full Planning Permission (Bella King Design,)
Decision: Approved decided on 10/07/2024
Grid Reference: 556467 369452
Proposal: Planning Permission - Extension and alterations to existing reception building to provide additional office space.
Location: THE CHASE CARAVAN SITE, ANCHOR LANE, INGOLDMELLS, SKEGNESS, PE25 1LZ

Application No: S/072/00816/24/DC DC Architectural Services Ltd,
Application Type: Discharge of Planning Condition (DC Architectural Services Ltd,)
Decision: Responded decided on 03/07/2024
Grid Reference: 542597 361693
Proposal: Discharge of condition no. 3 (external materials) imposed on S/072/0417/22.
Location: ALBION COTTAGE, HALTON FEN, HALTON HOLEGATE, SPILSBY, PE23 5BE

Application No: S/153/00822/24/DC United Lincolnshire Hospitals NHS Trust
Application Type: Discharge of Planning Condition (Bramhall Town Planning Ltd)
Decision: Responded decided on 04/07/2024
Grid Reference: 555908 363487
Proposal: Discharge of condition no. 5 (surface water management strategy) imposed on S/153/02509/23.
Location: LAND AT, OLD WAINFLEET ROAD, SKEGNESS

Application No: S/018/00829/24/DC Friends of Bolingbroke Castle,
Application Type: Discharge of Planning Condition (Scorer Hawkins Architects Ltd,)
Decision: Responded decided on 09/07/2024
Grid Reference: 534936 365009
Proposal: Discharge condition 4 (Archaeological Investigation) imposed on S/018/00301/24.
Location: BOLINGBROKE CASTLE, MOAT LANE, OLD BOLINGBROKE, PE23 4HH

Application No: S/023/00872/24 Mr. L. Silvester,
Application Type: EIA - Screening Option (Wheatman Planning Limited)
Decision: Not required decided on 09/07/2024
Grid Reference: 550577 365954
Proposal: Environmental Impact Assessment (E.E.C. Directive 85/337/E.E.C. as amended by Council Directive 97/11E.C.) for a screening opinion with respect to the change of use of agricultural land to site 34no. static caravans, excavation of fishing lakes, construction of access roads, car parking and landscaping.
Location: HOME FARM PARK, THE COMMON, BURGH LE MARSH, SKEGNESS, PE24 5HL

Application No: S/090/00937/24 East Lindsey District Council,
Application Type: EIA - Screening Option (Marrons,)
Decision: Not required decided on 02/07/2024
Grid Reference: 556599 368859
Proposal: Environmental Impact Assessment (E.E.C. Directive 85/337/E.E.C. as amended by Council Directive 97/11E.C.) for a screening opinion with respect to Environmental Impact Assessment (E.E.C. Directive 85/337/E.E.C. as amended by Council Directive 97/11E.C.) for a screening opinion with respect to the use of land for holiday caravan park.
Location: KINGFISHER CARAVAN PARK, SEA LANE, INGOLDMELLS, SKEGNESS, PE25 1PG

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