

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

Tel: (01507) 601111 Ext. 613421

Email: Lynda.eastwood@e-lindsey.gov.uk

Website: www.e-lindsey.gov.uk

Date: Wednesday, 27 November 2024

Dear Councillor,

Planning Committee

You are invited to attend a Meeting of the **Planning Committee** on **Thursday, 5th December, 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, 5 December 2024

Item	Subject	Page No.
1.	<u>APOLOGIES FOR ABSENCE:</u>	
2.	<u>DISCLOSURE OF INTERESTS (IF ANY):</u>	
3.	<u>MINUTES:</u> To confirm the Minutes of the Meeting held on 7 November 2024.	1 - 10
4.	<u>UPDATE FROM PLANNING POLICY COMMITTEE</u>	

TOWN AND COUNTRY PLANNING APPLICATIONS:

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

5.	<u>S/169/00025/24:</u> S/169/00025/24 : 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 and Mrs Cash Location: Land adjacent to William Lovell Church of England Academy, Stickney Recommendation: Approval with Conditions Officer: Lindsey Stuart	11 - 30
6.	<u>S/177/01465/24:</u> S/177/01465/24 : 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: Aura Soma Products Ltd Location: Aura Soma, South Road, Tetford, Horncastle, LN9 6QB Recommendation: Approval with Conditions Officer: Kathryn White (Andy Booth)	31 - 50

7. **S/045/01351/24:** **51 - 66**

[S/045/01351/24](#): 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: Mrs E Willis

Location: Land South of Belvoir Lodge,
Blacksmith Lane, East Keal

Recommendation: Approval with Conditions

Officer: Carrie Law (Andy Booth)

8. **APPEALS DECIDED:** **67 - 70**

9. **DELEGATED DECISIONS:** **71 - 88**

10. **DATE OF NEXT MEETING:**

The programmed date for the next Meeting of this Committee will be 16 January 2025.

This page is left intentionally blank

Minutes of a Meeting of the Planning Committee held in the Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH on Thursday, 7th November, 2024 at 10.30am.

PRESENT

Councillor Stephen Eyre (Chairman)

Councillors Richard Cunnington, Dick Edginton, David Hall, Terry Knowles, Steve McMillan, Daniel McNally, Kate Marnoch, Terry Taylor and Ruchira Yarsley.

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
James Felton	- Legal Representative
Stuart Andrews	- Legal Representative
Michelle Walker	- Deputy Development Manager
Jane Baker	- Senior Planning Officer
Sam Dewar	- Senior Planning Officer
Lynda Eastwood	- Democratic Services Officer
Laura Allen	- Democratic Services Officer

54. APOLOGIES FOR ABSENCE:

Apologies for absence were received from Councillor Alex Hall.

55. 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 Stephen Eyre asked it be noted that in relation to Item 6 he was Ward Member and would be speaking on that item, following which he would leave the room.
- Councillor David Hall asked it to be noted that in relation to Item 5 he was Ward Member but remained of an open mind.
- Councillors Dick Edginton, Stephen Eyre and Daniel McNally asked it be noted that they were Members of the Lindsey Marsh Drainage Board.

56. MINUTES:

The Minutes of the Meeting held on 3 October 2024 were confirmed and signed as a correct record.

57. UPDATE FROM PLANNING POLICY COMMITTEE

Councillor Terry Aldridge, Vice-Chairman of Planning Policy Committee, advised Members that at the previous Meeting held on 17 October 2024 Members received a presentation from the Environment Agency on the state of the coastal defences.

58. N/105/01181/23:

Application Type: Full Planning Permission

Proposal: Planning Permission - Hybrid application for the outline erection of 2no. warehouse/industrial buildings and full planning permission for the erection of a retail food store and retail warehouse unit, drive-thru restaurant, commercial units, warehouse and industrial development with associated infrastructure, access and servicing, car parking and landscaping.

Location: LAND AT NORTHFIELDS, GRIMSBY ROAD,
LOUTH

Applicant: BHD Louth Ltd

Members received an application for Full Planning Permission – Hybrid application for the outline erection of 2no. warehouse/industrial buildings and full planning permission for the erection of a retail food store and retail warehouse unit, drive-thru restaurant, commercial units, warehouse and industrial development with associated infrastructure, access and servicing, car parking and landscaping at land at Northfields, Grimsby Road, Louth.

The proposal was a major application for a range of commercial development in Louth which would provide a significant level of investment to the town but which also required careful consideration of potential impacts and had attracted a significant level of interest.

It was therefore considered appropriate for the application to be Presented to the Planning Committee for determination.

The main planning issues were considered to be:

- Principle of Development and Retail Impact
- Socio-economic Benefits
- Design and Heritage
- Residential Amenity and Noise
- Highways
- Ecology and landscape
- Flood Risk and Drainage

- Other matters including Contamination/Air Quality/Lighting

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

Sam Dewar, Senior Planning Officer, detailed site and surroundings information to Members at Paragraph 2, together with the description of the proposal at Paragraph 3, pages 15 to 19 of the report refer.

Mr Marcus Allington of Boudica Developments and Ms Lucy Turner of Montagu Evans (Agent) spoke in support of the application.

Ms Hannah Walker of Stantec, representing the Co-operative Group, spoke in objection to the application.

Councillor James Drake, Louth Town Council, spoke in objection to the application.

Members were invited to put their questions to the speakers.

- A Member queried whether there had been any consideration given to protecting the heritage asset that Louth Town Council had referred to. Ms Turner advised Members that it had been looked at, but no objections were raised. It was further highlighted that there was a condition on the application for further investigation to be carried out prior to the commencement of the work.
- Following a query with regards to whether the car park would have a time limit imposed, Members were advised that the limit would be in excess of one hour. However, Members were of the opinion that three hours would be more beneficial as the site developed.
- When asked how policy SP14 would be mitigated to protect the high street, Ms Turner explained that an impact assessment had been undertaken of Louth town centre and that there were various services, including a library, pubs, restaurants and leisure services which would not be provided at the new development.
- A Member queried whether there was a prospect of having a slip road in to the development and also whether there was free access on to the road. Mr Allington responded that the developers had worked with traffic consultants and LCC Highways and the capacity and design was sufficient enough without providing a slip road. He further confirmed that the development had a right of way over the access to allow easier access into the scheme.
- A Member queried what uses the other units on the development may have. Mr Allington informed Members that there would be a mix of uses including manufacturers and warehousing, and all would be non-retail.

- When queried why the Co-operative Group had not objected to the development plans for the Morrisons store in Louth town centre, Ms Turner explained that the Tesco's application was a concern for them because it was an out-of-town development and was contrary to policy.

Following which, the application was opened for debate.

- Concerns were raised over the S106 Agreement and a discussion ensued whereby a Member requested for the S106 Agreement to be removed, or to defer the application until more information had been received. However, the Legal Representatives urged Members not to exclude the S106 Agreement and reminded them that the request had come from Lincolnshire County Council. Members were further advised that it was common practice and the bus service referred was necessary to make the scheme acceptable in planning terms .
- Following a further concern relating to the negative impact of the lighting scheme, the Senior Planning Officer referred Members to Condition 24, page 53 to 54 of the agenda refers. Following which, a Member requested that the condition be amended to ensure the streetlights and car park lighting were kept at a low level.
- Members had various concerns regarding the Nipper shuttle bus service including the delivery cost of £145k. A query was raised on the number of buses that were going to operate and what would happen to the service when the funding depleted.

The Senior Planning Officer explained that there was an existing Nipper bus service which had been successful, and the new service would be bolted on to it and were advised that there would be a different bus and route. Information regarding how far the money would go had not been provided.

- Members were advised that there was a lighting plan submitted with the application, however it was considered that conditions needed including on the application. This was to be discussed with the Environmental Health team.

Following which, the application was proposed for approval with a condition of the lighting being no more than 1.2m high and the removal of the S106 Agreement.

The Development Management Lead Officer advised Members that the lighting condition related to the Area of Outstanding Natural Beauty (AONB) and ecology issues, however did not consider that there was justification for the extra condition.

- A Member commented that it was important for the S106 Agreement to be in place in order that the town centre was

connected to the proposed application site in an area outside of the town.

- A Member further queried whether the development application would not have proceeded if the sequential test result had not been met, or whether it would have just related to that location.

The Senior Planning Officer advised Members that Nexus had discussed the sequential test at length, pages 23 to 24 of the report refer, and they were happy with the final response.

- Following a further query regarding the sequential test, the Senior Planning Officer confirmed that the testing had been carried out for the whole site.
- A Member raised a concern regarding the increase of traffic at the roundabout, and hoped that this had been addressed by LCC Highways.

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

- Following a query regarding the viability impact assessment, the Senior Planning Officer advised Members that the impact on the town centre as a whole had been considered.
- A Member raised a concern regarding the retail impact on the town centre and queried whether there could be a condition put in place stating that the remaining units in the development would not be used for retail.

The Senior Planning Officer referred Members to page 15 of the report outlining the description of the proposal.

The Development Management Lead Officer explained that there was no requirement to condition the remaining units as they were proposed for warehouse/industrial uses.

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

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

Vote: 7 In favour 1 Against 2 Abstention

RESOLVED:

That the application be approved subject to the following conditions:

59. N/134/02323/23:

N.B. The Committee broke for a comfort break at 11:43am and reconvened at 11:51am.

In the absence of Councillor Stephen Eyre who had declared an interest on this item and the absence of Councillor Alex Hall, it was proposed and seconded that Councillor Daniel McNally be nominated as Chairman for the remainder of the Meeting.

COUNCILLOR DANIEL MCNALLY, CHAIRMAN IN THE CHAIR

Application Type: Full Planning Permission

Proposal: Planning Permission - Change of use of 2 no. buildings containing 20 no. training flats into 20 no. holiday flats. Change of use, alterations to existing social block to provide 4 no. holiday flats, change of use, extension and alterations to existing education block into an amenities building and provision of a playground.

Location: ORBY HOUSE, GUNBY ROAD, ORBY, PE23 5SW

Applicant: Boulevard Care Ltd

Members received an application for Full Planning Permission – Change of use of 2 no. buildings containing 20 no. training flats into 20 no. holiday flats. Change of use, alterations to existing social block to provide 4 no. holiday flats, change of use, extension and alterations to existing education block into an amenities building and provision of a playground at Orby House, Gunby Road, Orby, PE23 5SW.

The application was referred to Planning Committee due to the level of local objection. The proposal had also received an objection from Lincolnshire County Council as Lead Local Highway Authority.

The main planning issues were considered to be:

- Principle of development in that location
- Impact on neighbour amenity
- Impact on visual amenity
- Highway and pedestrian safety
- Other matters

Members were referred to the additional information contained on page 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 57 to 58 of the report refer.

Councillor Stephen Eyre spoke as Ward Member.

Members were invited to put their questions to the speaker.

- A Member asked the Ward Member if in his opinion it would encourage drink driving if holiday makers were advised not to walk on the road in order to visit the pub in the village. Councillor Eyre responded that he hoped people would be sensible and not resort to that.

N.B. Councillor Stephen Eyre left the Meeting at 12.05pm.

Following which, the application was opened for debate.

- Following a query as to whether the accommodation was seasonal or all year round, the Senior Planning Officer confirmed that it would be all year round for holiday use.
- A Member further queried why there were 3 retail units included on the application. The Senior Planning Officer responded that the applicant may want to have a range of uses on the site.
- A Member commented on the negative impact of the application, including no benefit from council tax, unsuitable roads and an increase in traffic in the area. It was further highlighted that as the application was for an all year round holiday use, lighting would be an issue during the winter months as currently there was no street lighting. It was further highlighted that the consultation would not be completed until mid-November and some serious objections could be received during this process.

The Senior Planning Officer advised Members that the consultation was still ongoing as additional information relating to traffic movement had been received. As it had not been picked up that the proposed development was a major application, it had to be advertised in the local press and additional consultees had also had to be contacted for their comments.

- A Member queried the speed limit on the road to where the entrance was to the proposed development. The Senior Planning Officer confirmed that it was within the 30mph speed limit zone.
- A Member considered there would not be a problem granting approval if the accommodation was seasonal and not all year round, and highlighted the dangers during the winter months for pedestrians and cyclists.
- Several Members added their concerns with regards to the danger to pedestrians due to the lack of footpaths.

- A Member queried whether there was any information available in relation to any difference in traffic movement. Members were referred to Paragraph 7.19 onwards, pages 66 to 68 of the report refer.
- Following a query with regards to in the provision of a new footpath for pedestrians, the Senior Planning Officer informed Members that there was insufficient verge for a footpath.

Following which, the application was proposed for refusal, contrary to officer recommendation.

- A Member raised a concern that the site would become derelict if the application was refused.

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

The application was then seconded for refusal contrary to officer recommendation.

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

Further discussion ensued with the following points raised.

- A Member commented that the proposed 7pm closing time on the children's playground on the site was too early.
- A discussion ensued relating to the distance between the site and the village pub. Concerns were raised that holiday makers would be walking along a dangerous road to visit the village pub, and further discussion was held whether the facilities on site could encourage holiday makers to utilise the site restaurant.
- A Member outlined reasons for refusal including Policy SP10, the open countryside and the Highways Agency's concern relating to there being no footpath.

Upon being put to the vote, the proposal for refusal contrary to officer recommendation was agreed.

Vote: 4 In favour 4 Against 0 Abstention

The Chairman was required to use his casting vote. After due consideration, the Chairman voted to refuse the application contrary to officer recommendation on the basis of the highways issue.

RESOLVED:

That the application be refused.

60. APPEALS DECIDED:

The Appeals Decided were noted.

61. DELEGATED DECISIONS:

The Delegated Decisions were noted.

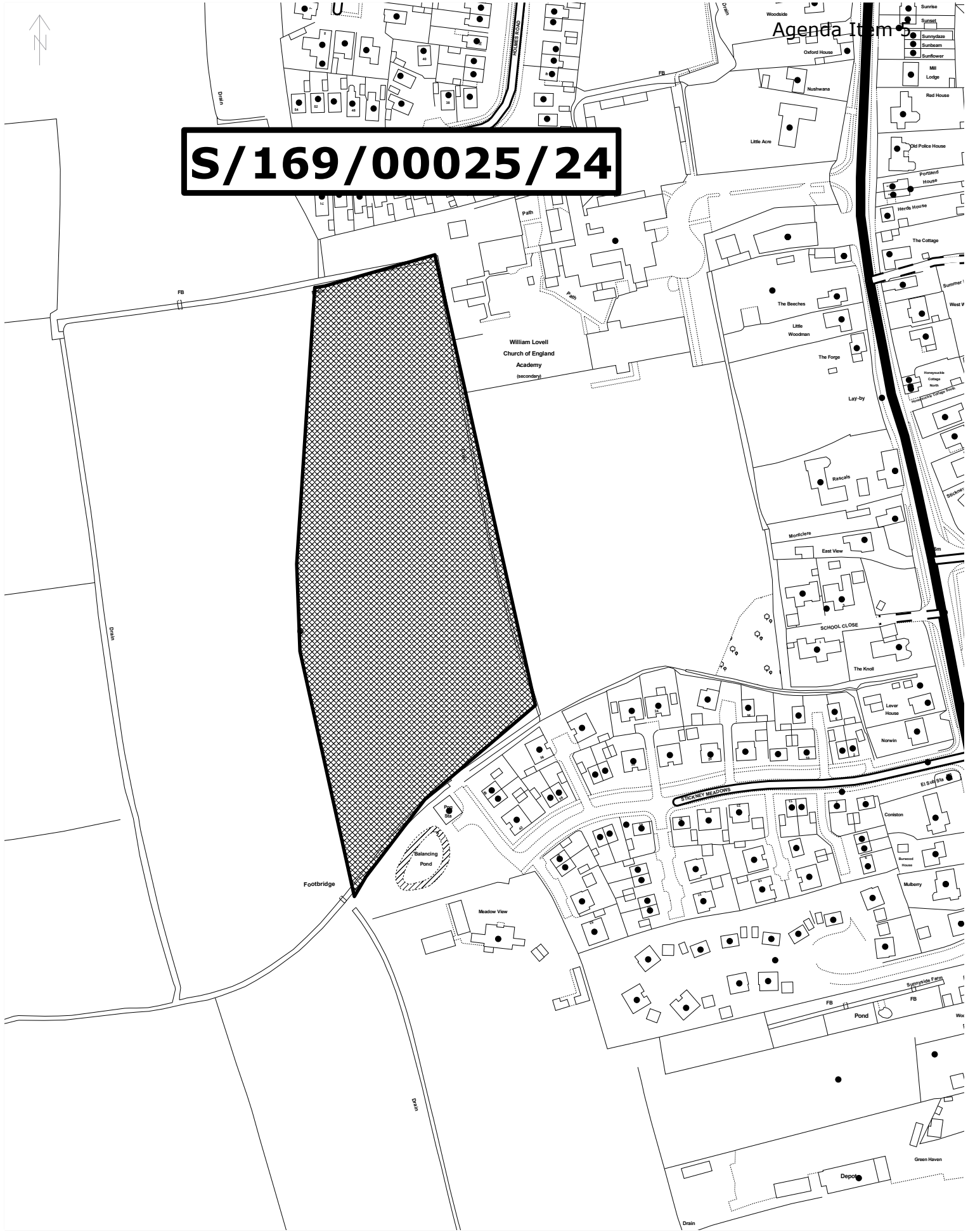
62. DATE OF NEXT MEETING:

The date of the next meeting was noted as Thursday 5 December 2024.

The Meeting closed at 12.37pm.

This page is left intentionally blank

S/169/00025/24



© Crown copyright and database rights (2024) OS (East Lindsey District Council licence number AC0000811426). You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Map Reference
TF3456NW
Scale 1:2500

This page is left intentionally blank

[05] Outline Planning Permission

S/169/00025/24 **APPLICANT:** Mr. & Mrs. Cash,

VALID: 10/01/2024 **AGENT:** Neil Dowlman Architecture Ltd

PROPOSAL: Outline erection of 46no. dwellings (with means of access and site layout to be considered).

LOCATION: LAND ADJACENT TO WILLIAM LOVELL CHURCH OF ENGLAND ACADEMY/STICKNEY MEADOWS, STICKNEY

1.0 REASONS FOR COMMITTEE CONSIDERATION

1.1 The application has been called in by Cllr Ashton due to the significant public interest the proposal has generated and concern about encroachment into the open countryside.

2.0 THE SITE AND SURROUNDINGS

2.1 The site is located in the village of Stickney which is defined as a large village in the Council's Local Plan. It is in Flood Zone 1 - Low Risk and there is a Public Right of Way (PRoW) which runs to the west side of the site in a north to south direction. The site is part of a field which is directly to the west side of the William Lovell Church of England Academy school. To the south is a recently constructed housing estate of Stickney Meadows. The school grounds also wrap round to the north with Holmes Close, a road of bungalows, beyond. The site is a flat grass field. There is a hedge to the northern boundary with a wire fence. To the western boundary is a wire fence with hedging and trees behind. The southern boundary is a mix of wire fencing with some scattered hedge plants. the eastern boundary is open to the remainder of the field.

2.2 Stickney is linear village with the majority of development fronting the road. That said there are two relatively new estates set back being the development to the north and south. Amongst other facilities Stickney has primary and secondary schools, small shop, garage and petrol station and a bus service.

3.0 DESCRIPTION OF THE PROPOSAL

3.1 Outline erection of 46no. dwellings (with means of access and site layout to be considered).

3.2 The proposal is outline with the means of access and site layout being considered at this stage. The access would link through from Stickney Meadows, the new estate to the south. A road is shown heading north with properties either side and another road further west heading partly north and changing to an edge lane leading round providing a loop-road. A short road is shown to link to the land to the west and a further edge lane linking to the PRoW and a

further link is shown to the north. Properties are shown around the site fronting on to the roads and edge lanes. An area of public open space is shown to the south with a play area and an attenuation basin for surface water. Indicative landscaping is shown including tree lined streets and hedges. The submitted surface water drainage scheme indicates swales linking to the attenuation basin with a hydro-brake outfall.

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 - Object.
- i. This land may need to be used in the future if the William Lovell Academy needed to extend due to the increase of family properties already having planning permission within the catchment area, Stickney, Sibsey and Stickford.
 - ii. The development is too large for the area to sustain alongside the existing approved large planning developments in Stickney.
 - iii. The access to the site, via Stickney Meadows, would be via an unadopted road which is currently maintained by the residents of Stickney Meadows. These residents pay for the upkeep of this road and, quite rightly, do not want construction vehicles using it when they pick up the bill. The roadway is also very narrow and would not allow two construction vehicles to pass.
 - iv. Recently a meeting was held with Anglian Water and the local MP to discuss drainage issues in Stickney due to residents having problems with toilets backing up and finding sewerage in their gardens. This development would be in an area where the flooding/water issues are.
 - v. Stickney Meadows is a development of 50 properties, an application for 100 properties was refused and then changed to 50 properties and approval was given. Had the original application been for 96 properties would planning have been approved?
 - vi. There ARE issues with appointments at the local Surgery. With the developments locally approved, together with those in Stickney, this will become an even worse issue.
 - vii. The local report given is inaccurate as there is only one shop, no sports fields, no ATM and the play area is for under 14's only. The report implies that there are two shops, two sports fields and an ATM, this is not the case.

viii. This site is not in the local development area of the village

- 4.4 LCC HIGHWAYS AND LEAD LOCAL FLOOD AUTHORITY - Layout and design queries and suggested links to the PRow. Further comments received - Queries regarding Edge Lane design and layout.
Further comments received - There is not a highway safety issue in this area. Stickney Meadows onto the A16 has good visibility in both directions. There is suitable access for all users of the highway. the Highways and Lead Local Flood Authority does not consider that this proposal would result in a severe impact with regard to NPPF. The site extends from the existing Stickney Meadows where the footway continues and crosses to the other side so that swales can be incorporated into the design. The layout forms a loop road via an edge land to provide connectivity through the site. The site layout includes two connections to the existing public right of way network. The site is in a flood zone 1 and the risk to surface water flooding is low. The proposed development is also at a low risk of flooding from fluvial, groundwater and existing sewers – the finished floor levels will be raised by 150mm above the surrounding ground levels for appropriate mitigation. Phase 1 is drained by swales, and this drainage will be a continuation of this arrangement – where possible the adopted highways are to be served by swales incorporating a perforated carrier drain beneath which will collect the water from the permeable sub-base and convey all flows to the attenuation basin. Where this is not possible conventional drainage will be utilised. The drainage has been accepted in principle and the drainage condition will be applied ensuring that Ground Investigation and testing is submitted at detailed design stage. The additional 46 dwellings will increase footfall in the vicinity of the site and surrounding roads therefore a tactile crossing point is required at Horbling Lane junction. In order to promote sustainable travel options for the residents of the site it is required that the developer subsidises the cost of monthly bus tickets on the Brylaine bus service, the cost of which would be commensurate with £6 per day. A 12 month pass per dwelling equals a total of £100k. A Section 106 Agreement is required for the sum of £100K for the cost of an annual bus ticket to the Brylaine Bus service for each dwelling.
- 4.5 ENVIRONMENTAL SERVICES (Environmental Protection) - Not received at the time of preparing this report.
- 4.6 ENVIRONMENTAL SERVICES (Drainage) - Not received at the time of preparing this report.
- 4.7 ENVIRONMENTAL SERVICES (Contamination) - Phase 1 report required.
- 4.8 WASTE SERVICES - All residents of properties that do not have frontage to the access road will have to present their waste and

recycling bins on the access road for collection The collection crews will not collect any bins that are not presented on the access road(s).

Further comments received - All properties on either the "edged lanes" or on private drives will have to place their wheelie bins on the adopted highway that runs through the development. The property plot numbers affected are No's 2,3,20,22,24,25,34,35,36 & 37.

- 4.9 ENVIRONMENT AGENCY - No comments.
- 4.10 LINCOLNSHIRE POLICE - No objections and advisory comments regarding security.
- 4.11 NHS - Contribution requested £27,830.00.
- 4.12 LCC EDUCATION - No comments.
- 4.13 ANGLIAN WATER SERVICES - The development site is within 15 metres of a sewage pumping station. This asset requires access for maintenance and will have sewerage infrastructure leading to it. For practical reasons therefore it cannot be easily relocated. Anglian Water consider that dwellings located within 15 metres of the pumping station would place them at risk of nuisance in the form of noise, odour or the general disruption from maintenance work caused by the normal operation of the pumping station. The site layout should take this into account and accommodate this infrastructure type through a necessary cordon sanitaire, through public space or highway infrastructure to ensure that no development within 15 metres from the boundary of a sewage pumping station if the development is potentially sensitive to noise or other disturbance or to ensure future amenity issues are not created. The foul drainage from this development is in the catchment of Stickney Water Recycling Centre that will have available capacity for these flows. This response has been based on the following submitted documents: FRA Oct 2023 Whilst the proposed connection as detailed in the submitted documents is acceptable in principle, we are aware of residents recently highlighting flooding instances in the vicinity of the connection point. Whilst we undertake investigations to determine the cause of the flooding, we advise there may be capacity constraints within the network. Consequently, the full development may lead to an unacceptable risk of flooding and/or pollution. Anglian Water will need to plan effectively for the proposed development, if permission is granted. We will need to work with the applicant to ensure any infrastructure improvements are delivered in line with the development. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection. From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated

assets. As such, we are unable to provide comments in the suitability of the surface water management.

4.14 HOUSING STRATEGY - Within the outline application 30% affordable housing provision has been proposed which would meet the planning policy requirement for Stickney. The application states that 70% of these properties would be provided as affordable rented homes and 30% as First Homes which would meet the requirements. The details of this affordable housing provision should be secured within a Section 106 Agreement. The application states that 14 units will be provided comprising of 2 x 1 bed bungalows, 2 x 2 bed bungalows, 1 x 2 bed house, 3 x 2b4p houses, 1 x 3b4p house, 4 x 3b5p house and 1 x 4b6p house which would meet the requirements of the Local Housing Authority. Noting that this is currently an outline application, but for information and for noting as part of the final agreement of the scheme layout, the affordable units are dispersed across the site which would meet the policy requirements, however, to assist with management of the properties by a registered provider and avoid potential difficulties with them acquiring the properties, we request the affordable units are identified as whole blocks. For example, a full terrace or both semi-detached dwellings all being affordable. On this basis, we suggest that plots 13 and 17 are swapped with 26 and 28 and amended so the terrace provides all 3 bed units and swap plot 42 for 33 if plot 33 could be made a 2-bed unit. We also request that plots 6, 12 (3 bed) 7 and 44 (2 bed) are allocated as First Homes and the remaining 10 affordable plots are affordable or social rent. Registered Providers require the affordable rented properties to meet a minimum of 85% of National Design Space Standards. Single bedrooms should also be suitable for an adult to occupy and should therefore have a floor area of at least 6.5m² to comply with section 326 of the Housing Act 1985. To summarise, the Local Housing Authority are supportive of this application subject to the affordable housing provision being secured within a Section 106 agreement, which will also include the necessary affordable housing related details.

4.15 HERITAGE LINCOLNSHIRE (ARCHAEOLOGY) - The proposal is located in an area of archaeological interest. Findspots are recorded in the fields surrounding Stickney which mark the location of finds including prehistoric worked flints, prehistoric stone axes and Roman artefacts. Various archaeological investigations have been undertaken in the village, including to the north of Hall Lane where a high-status medieval site was thought to have been located. Excavations north of Hall Lane found features including an early Bronze Age pit, Saxon settlement evidence, medieval features including two timber structures and evidence for post-medieval brickmaking. Archaeological monitoring carried out during groundworks associated with the construction of extensions to Stickney Primary School revealed deposits relating to the medieval and post medieval periods. Pottery of various periods including a single Saxon sherd was recovered. The Church

of St Luke dates to the 13th century. It is considered that the site offers a potential for archaeological remains to be present based on the extent and type of remains recorded in the vicinity. Insufficient information is available at present with which to make any reliable observation regarding the impact of this development upon any archaeological remains. It is recommended that an archaeological evaluation be carried out. Recommendation: It is recommended that an archaeological mitigation strategy be implemented. This should initially include geophysical survey, to be followed by a programme of archaeological trial trenching to determine the presence, absence, significance, depth and character of any archaeological remains which could be impacted by the proposed development. Further archaeological mitigation work may be required if archaeological remains are identified in the evaluation. Conditions can secure the stages of investigation to ensure the preparation and implementation of an appropriate scheme of archaeological mitigation; that satisfactory arrangements are made for the investigation, retrieval and recording of any possible archaeological remains on the site; the evidence (and any archive generated) is made publicly accessible in accordance with the National Planning Policy Framework.

4.16 DRAINAGE BOARD - Advisory comments regarding surface water disposal and drainage board consents.

4.17 LINCOLNSHIRE POLICE - No objections.

Neighbours

4.18 39 representations received raising the following concerns:

- Would extend village into countryside;
- Already pending and schemes being built in Stickney;
- Permission refused at the site previously;
- Not in keeping with houses along the road;
- Loss of agricultural farm land;
- Already been lots of new development in the village does it need more housing;
- Lack of services and facilities including pub which has been demolished and site developed, only small shop, no post office or atm;
- Impact on wildlife and loss of habitat;
- Land floods and hold water, potential flood risk;
- Impact on existing sewerage system in the village;
- Lack of employment in the village;
- Lack of public transport;
- Stickney Meadows too narrow for construction traffic and increase in traffic potential to damage services in the road;
- Play area too close to attenuation ponds;
- Pond on Stickney Meadows was inadequate during last storm;
- Toilets on Stickney Meadows back up;
- Impact on infrastructure such as dentists, doctors and schools;
- Impact on the adjacent Public Right of Way;
- Development could extend further leading to more traffic along

Stickney Meadows;

- No facilities for young persons;
- Stickney Meadows is a private road;
- Junction on to A16 which is a very busy road;
- Noise and disturbance from construction and associated traffic;
- Access not adopted road;
- Potential damage to swales along Stickney Meadow;
- Not an allocated site and other allocated in village not yet developed;
- Housing need in East Lindsey is being met;
- Large scale development which will impact on character of the countryside contrary to SP3;
- Harm to character of the PRoW;
- Large amounts of unnecessary roads and hardstanding;
- Impact on trees in school playing field;
- Loss of valuable farmland;
- Problems with sewerage system highlighted by AWS;
- Loss of privacy to properties on Holmes Close;
- Land could be needed by adjacent school in the future;
- Applicant does not own all the land for the development;

1 E-mails of representation received on the grounds of:

- Request for Swift boxes.

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

5.0 RELEVANT SITE HISTORY

5.1 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

SP7 – Affordable and Low-Cost Housing

SP10 – Design

SP16 – Inland Flood Risk

SP22 - Transport and Accessibility

SP24 - Biodiversity and Geodiversity

SP25 – Green Infrastructure

SP26 – Open Space, Sports and Recreation

National Planning Policy Framework

Background Papers

National Planning Policy Guidance
Strategic Flood Risk Assessment

7.0 OFFICER ASSESSMENT OF THE PROPOSAL

Main Planning Issues

- 7.1 The main planning issues in this case are considered to be:
- **Principle of the Development in Terms of Sustainability.**
 - **Impact of the Development on the Character of Area.**
 - **Impact of the Development on the Amenity of the Neighbours.**
 - **Highway Safety and Capacity.**
 - **Flood Risk and Drainage.**
 - **Impact of the Development on Local Services.**
 - **Other Issues (Contamination, archaeology, BNG).**

Principle of the Development in Terms of Sustainability.

- 7.2 SP1 of the East Lindsey Local Plan sets out the settlement hierarchy based on the range of services, facilities and employment available in them. Settlements are defined as either towns or large, medium or small villages with the remainder of the district including hamlets being open countryside. SP2 of the East Lindsey Local Plan sets out the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF unless material considerations indicate otherwise. SP3 of the East Lindsey Local Plan sets out the overall district wide housing requirement for the plan period and outlines in broad terms where housing should be located.
- 7.3 The site is not an allocated site in East Lindsey Settlement Proposals Development Plan Document and should be considered as a windfall site. SP3 - Housing Growth and the Location of Inland Growth at Clause 4 allows for windfall sites in towns and large villages "in appropriate locations within the settlement and outside of, but immediately adjacent to the developed footprint". The policy goes on define 'appropriate location' and 'developed footprint'.
- "To qualify as an 'appropriate location', the site, if developed, would:
- retain the core shape and form of the settlement;
 - not significantly harm the settlement's character and appearance; and
 - not significantly harm the character and appearance of the surrounding countryside or the rural setting of the settlement.
 - Be connected to the settlement by way of a footpath.

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

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

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

7.4 Whilst the site is towards the western edge of the village it does have residential development to the north and south and the school to the east. There are open fields to the west. It is considered that the proposal would retain the core shape and form of the village. Impact on the character of the area is discussed in detail below. There is a footway link to the existing Stickney Meadows to the south which would provide a suitable connectivity to the village. The site is directly adjacent to the built-up part of the settlement. It is considered that the principle of residential development at the site would be acceptable.

Impact of the Development on the Character of Area.

7.5 The proposed development is for outline permission for forty-six dwellings with the means of access and layout submitted, indicating a mix of detached and semi-detached dwellings. Information submitted indicates the dwelling sizes would range from one bed to four bed dwellings. It is considered that this would be an acceptable mix. Fourteen of the proposed dwellings are proposed to be affordable with a mix of rented and First Homes, this meets the 30% required by SP7. The Council's Housing Strategy section is satisfied that the mix of housing proposed would meet the affordable housing need for the area and this can be secured by a Section 106 Legal Agreement. The scale and appearance of the dwellings is not being considered at this stage, but the site layout is. The layout is relatively informal, and the size of dwellings and plots is slightly more spacious than the developments to the north and south however it would be in keeping with this edge of village location. The layout would be acceptable providing a legible arrangement of roads, open spaces and connectivity with the surrounding area, as would the relationships between proposed dwellings. The proposed dwellings all have an acceptable amount of private amenity space and private car parking. Some indicative details of soft and hard landscaping have been submitted which shows how landscaping (trees and hedges) as street trees and in gardens could enhance the overall development. It is considered that aims of SP10 in relation to design and SP25 in terms of landscaping could be met with the layout shown. A children's play area along with an area of public space is shown in an acceptable location within the scheme layout, which meets the aims of SP25 and SP26 and can be secured by condition. Refuse bin collection areas are shown to be provided on the site layout plan at the top of the private drives as requested by ELDC Waste Services and these can be secured by

condition.

Impact of the Development on the Amenity of the Neighbours

- 7.6 Clause 5 of SP10 of the Councils Local Plan states that development will be supported provided it does not unacceptably harm any nearby residential amenity. This advice is reiterated in the National Planning Policy Framework in paragraph 135. The separation distances between the proposed dwellings within the development site would be acceptable. To those existing properties outside the site to the south the distance is a minimum of 20 metres and the proposed properties have been angled to help avoid loss of privacy. A strip of land belonging to the school is directly to north boundary with bungalows beyond this, given the separations distances to these properties and intervening landscaping there would not be a significant impact on their amenities. The issues of overlooking can be fully considered when the reserved matters for scale and appearance are submitted. It is accepted that the relationship of the proposed dwellings to the existing neighbours requires careful consideration, but that amenity relationships in general terms would be acceptable. However, when matters of appearance and scale are submitted for consideration there will be need to ensure that those details result in no significant loss of privacy or loss of light, and they would not be over-bearing on the neighbours. It is accepted that there is likely to be some degree of noise and disturbance during the construction of the development however a condition can be included for a construction management plan to help control and limit the impact for that period. Issues regarding increase in traffic and impact on services are discussed below.

Highway Safety and Capacity

- 7.7 Access to the site would be from Stickney Meadows. The concerns of the residents along the road and those raised by the Parish Council are noted however LCC Highway Authority have confirmed this road is now adopted. A link directly on the adjacent PRoW is shown to the southern part of the site from the area of public open space near the attenuation basin. Another link to the north of the site through the field is also shown. These would provide connectivity to the north and south of the village and can be secured by a condition. LCC recommended some minor changes to the original layout which have been negotiated and secured. LCC as Highway Authority is now satisfied with these internal arrangements. This meets the requirements of SP10 and SP22. Sufficient parking is shown for each dwelling either driveway or off-road parking spaces to the front so SP22 is complied with. LCC Highways have requested a tactile crossing point at Horbling Lane junction however this is on the opposite side of the road to Stickney Meadows junction to the north so it is considered that up grading this junction for pedestrians would not be directly related

to this development and would not meet the tests for conditions as set out in the NPPF. They have also requested the up-grading of the link to the PRoW from Stickney Meadows however this is also unrelated to this development and would be unreasonable given the links proposed from the application site. LCC Highways have also requested that to promote sustainable travel options for the residents of the site it is required that the developer subsidises the cost of monthly bus tickets on the Brylaine bus service, the cost of which would be commensurate with £6 per day. A 12 month pass per dwelling equals a total of £100k. The size of this development does not require a Travel Plan or Transport Statement and after reviewing the request further, although desirable it is considered a measure that would usually form part of a Travel Plan, not a necessary mitigation arising from impacts of the development proposed. Whilst the aim of LCC Highways in making this request to promote sustainable travel options is appreciated, it is not considered to be something required to make this development acceptable in planning terms and would not therefore meet the tests set out in paragraph 57 of the NPPF. It is concluded that the proposal would not result in a detrimental impact on highway safety or capacity.

Flood Risk and Drainage

- 7.8 The submitted Flood Risk Assessment (FRA) advises that the site lies in Flood Zone 1 - Low Risk. The indicative surface water drainage scheme utilises swales and an attenuation pond with hydro-brake outfall. This solution is considered acceptable subject to a condition for full drainage details of the scheme. Foul water disposal is via the main public sewer to Stickney Water Recycling Centre that will have available capacity for these flows. It is therefore considered that the proposal would meet the aims of SP16. The concerns raised by the Parish Council and local residents regarding the capacity of the sewerage systems are noted and Anglian Water have confirmed: *"Whilst the proposed connection as detailed in the submitted documents is acceptable in principle, we are aware of residents recently highlighting flooding instances in the vicinity of the connection point. Whilst we undertake investigations to determine the cause of the flooding, we advise there may be capacity constraints within the network. Consequently the full development may lead to an unacceptable risk of flooding and/or pollution. Anglian Water will need to plan effectively for the proposed development, if permission is granted. We will need to work with the applicant to ensure any infrastructure improvements are delivered in line with the development."*

Ecology

- 7.9 The site is presently used for agriculture as a grass field at the time of site visit. The Preliminary Ecology Appraisal has been submitted which found potential for bats using trees adjacent to the site, no signs of badgers, potential for water vole in the southern ditch, potential for nesting birds in surrounding vegetation, no evidence of barn owl and no evidence of reptiles.

The report goes on to recommend various precautionary working practices to safeguard wildlife during the construction of the development which can be included as a note on the decision notice. This would be in line with SP24. The application was received prior to the implementation of the Biodiversity Net Gain legislation.

Impact of the Development on Local Health and Education Services.

- 7.10 The applicant has agreed to provide a sufficient level and mix of affordable housing which meets the aims of SP7 as set out in this report at paragraph 7.5 and this can be secured by a Section 106 legal agreement. A request has been made by the NHS for the provision of a financial contribution towards the provision of additional health facilities to enable the new residents to be catered for. This sum of £27,830.00 would be put towards the expansion in capacity through remodelling/changes to layout or extension to existing facilities within the First Coastal Primary Care Network (PCN) at Stickney Surgery. LCC Education have not requested a contribution in this case. It is considered that the requirements of SP28 would be met in this regard.

Contamination.

- 7.11 As the development results in a sensitive end-use the Council's Scientific Officer has requested a Phase 1 report in relation to the potential for contamination at the site in line with the National Planning Policy Framework. This can be secured by conditions to be undertaken at the reserved matters stage.

8.0 CONCLUSIONS

- 8.1 This application would provide forty-six dwellings and fourteen would be affordable. This would help ELDC to meet its 5-year supply of new houses.
- 8.2 The development would provide a range of dwellings and so would provide a good mix to suit all sectors of society. The design would be appropriate for this location. The new dwellings would provide a good standard of amenity for future occupiers without causing significant harm to those living around the site.
- 8.3 The estate would be accessed off Stickney Meadows which would provide a good legible network of internal roads. The development could be safely accommodated within the existing highway network. The principles of the proposed SuDs and foul water schemes are acceptable and further details can be secured by conditions.
- 8.4 A new children's play area would be created in an accessible location. With appropriate landscaping the development could be

really attractive to wildlife as well as residents.

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

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

9.0 OFFICER RECOMMENDATION

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

RECOMMENDATION: Approve

subject to the following conditions:

1. Outline - approval of details
Details of the appearance, landscaping 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 drawing numbers in regard to access and layout

and any drawings approved subsequently in writing by the local planning authority pursuant to any conditions on this decision letter.

Plan No.B3707 Received by the LPA on 02/02/2024.
Plan No.B/3707-3001 Rev H Received by the LPA on 21/11/2024.
Plan No.160552-001 Rev A Received by the LPA on 24/10/2024.
Plan No.RHC-23-378-02 Received by the LPA on 24/10/2024.

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

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

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in accordance with the National Planning Policy Framework

- 6 The archaeological site work must be undertaken only in full accordance with the approved written scheme referred to in the above condition. The applicant will notify the Local Planning Authority of the intention to commence at least fourteen days before the start of archaeological work in order to facilitate adequate monitoring arrangements. No variation shall take place without prior consent of the Local Planning Authority.

Reason: To ensure satisfactory arrangements are made for the recording of possible archaeological remains in accordance with the National Planning Policy Framework.

- 7 A report of the archaeologist's findings shall be submitted to the Local Planning Authority and the Historic Environment Record Officer at Lincolnshire County Council within 3 months of the works hereby given consent being commenced unless otherwise agreed in writing by the Local Planning Authority; and the condition shall not be discharged until the archive of all archaeological work undertaken hitherto has been deposited with the County Museum Service, or another public depository willing to receive it.

Reason: In order to ensure that satisfactory arrangements are made for the investigation, retrieval and recording of any possible archaeological remains on the site and in accordance with the National Planning Policy Framework.

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

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

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

Reason: To ensure the proposed remediation plan is appropriate in accordance with the National Planning Policy Framework.

- 10 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 site remediation is carried out to the agreed protocol in accordance with the National Planning Policy Framework.

- 11 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 provide verification that the required remediation has been carried out to the required standards in accordance with the National Planning Policy Framework.

- 12 If during redevelopment contamination not previously considered is identified, then the Local Planning Authority shall be notified immediately, and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the Local Planning Authority. On completion of the development the Local Planning Authority shall be notified in writing if no additional contamination was identified during the course of the development and the dwellings hereby permitted shall not be occupied until the Local Planning Authority has acknowledged receipt of the same.

Reason: To ensure all contamination within the site is dealt with in accordance with the National Planning Policy Framework.

- 13 No development shall take place before a Construction Management Plan and Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The Plan and Statement shall indicate measures to mitigate the adverse impacts of vehicle activity and the means to manage the drainage of the site during the construction stage of the development. It shall include;
- the phasing of the development to include access construction;
 - the on-site parking of all vehicles of site operatives and visitors;
 - the on-site loading and unloading of all plant and materials;
 - the on-site storage of all plant and materials used in constructing the development;
 - wheel washing facilities;
 - the routes of construction traffic to and from the site including any off-site routes for the disposal of excavated material and;
 - strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during construction.

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

- 14 No dwelling shall be occupied until a footway link to Public Right of Way No. 341/1 of a width to be agreed, has been provided adjacent to the area of public open space in accordance with details that have first been submitted to, and approved in writing by, the Local Planning Authority. The link shall thereafter be so retained and maintained.

Reason: To ensure the provision of safe and adequate pedestrian access to the development and the wider Public Right of Way network. This condition is imposed in accordance with SP10 of the East Lindsey Local Plan.

- 15 No development shall be undertaken until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall:
- be based on the results of evidenced groundwater levels and seasonal variations (e.g. via relevant groundwater records or on-site monitoring in wells, ideally over a 12-month period);
 - be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
 - provide flood exceedance routing for storm event greater than 1 in 100 year;
 - provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event,

with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;

- provide attenuation details and discharge rates which shall be restricted to Greenfield Run off rate;
- provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

No dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.

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

- 16 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 that foul water from the development is adequately drained without creating or increasing pollution or flood risk to land or property adjacent to the development. This condition is imposed in accordance with SP16 of the East Lindsey Local Plan.

- 17 Details for the provision, management and maintenance of the children's play area and public open space as shown on the approved drawings shall be submitted as part of the reserved matters application. The areas shall be laid out and made available for use in accordance with those details and specifications that shall first be agreed in writing by the Local Planning Authority and shall thereafter be so maintained.

Reason: In order to ensure that adequate public open space and play space is provided in accordance with SP25 and SP26 of the East Lindsey Local Plan.

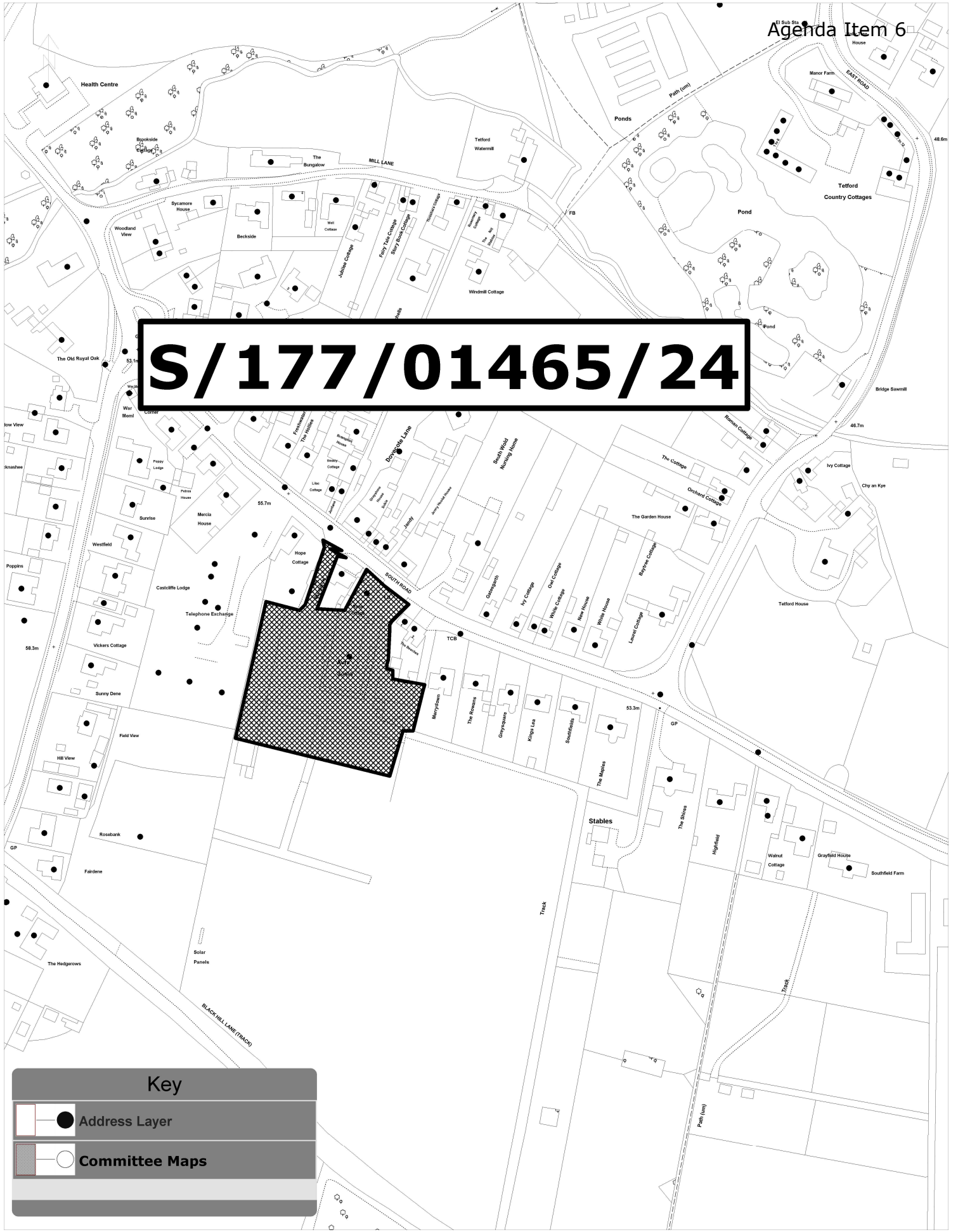
- 18 The refuse bin collection points as shown on drawing no. B/3707-3001 Rev H received by the Local Planning Authority on 21st November 2024 shall be provided prior to the occupation of any the dwellings to which each collection point relates.

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

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

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

S/177/01465/24



Key

- Address Layer
- Committee Maps

Map Reference TF3374SW

Scale 1:2500

This page is left intentionally blank

[06] Full Planning Permission

S/177/01465/24 **APPLICANT:** Aura Soma Products Ltd,

VALID: 01/10/2024 **AGENT:** Evans McDowall Architects Ltd,

PROPOSAL: Planning Permission - Erection of 9no. dwellings with associated works, alterations to existing vehicular access and demolition of existing shop/store and erection of a detached garage to serve the existing dwelling (Rose Cottage).

LOCATION: AURA SOMA, SOUTH ROAD, TETFORD, HORNCastle, LN9 6QB

1.0 REASONS FOR COMMITTEE CONSIDERATION

1.1 The application is presented to Committee for determination as a consequence of local representation and request by Councillor Simpson who raised a number of concerns in respect of the scheme detail and principles for development in Tetford.

2.0 THE SITE AND SURROUNDINGS

2.1 The site, which is 0.65 hectares is located in Tetford, which is defined as a Large Village in the East Lindsey Local Plan. Tetford is situated in a valley and is within the Lincolnshire Wolds Area of Outstanding Natural Beauty, (AONB), located centrally within the District between Horncastle (5 miles), and Louth (9 miles).

2.2 The site is presently occupied by Aura Soma Products Limited, a business who sell coloured oils and cosmetics, and also run a training facility. The site is located to the south of South Road and is largely set behind the residential street.

2.3 Within the site are a range of one and two storey brick buildings and a tarmac access road and parking area, and a second smaller vehicular access along South Road. There is a large glass house building towards the rear of the site, and a grassed area. The site lies in Flood Zone 1.

2.4 The properties along South Road generally front the road and are detached or semi-detached houses or bungalows on reasonably spacious plots. Immediately to the south of the site is open countryside with a Public Right of Way (PROW) running along the southern boundary of the site. There are a number of other PROW in proximity to the site.

2.5 There is a single bungalow located along South Road frontage which dissects the northern boundary of the site. To the north of the site planning permission has recently been granted the development of 8 dwellings, (S/177/01999/22 and ref S/177/1913/19).

3.0 DESCRIPTION OF THE PROPOSAL

- 3.1 Planning permission is sought for 9 new dwellings following the demolition of the existing buildings. One existing building would remain, Rose Cottage, which fronts the site. This building is proposed to be altered to form a single dwelling with a new garage added. All the dwellings would be detached and are proposed to be a mix of two storey and single storey properties.
- 3.2 There are proposed to be 5 x 3-bedroom properties and 4 x 4-bedroom properties.
- 3.3 Access to the site would be via the existing, westernmost vehicular access. There are currently two vehicular access points to the site, and the smaller access would be no longer used with a new dwelling replacing it.

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 site notice and neighbours have been notified in writing.

Consultees

- 4.3 PARISH COUNCIL - object to the proposal due to the density of the proposed development and the size of the plots not being in-keeping with the surrounding properties. Do not object to the development of the site for residential use given that it is brownfield.
- 4.4 LCC HIGHWAYS AND LEAD LOCAL FLOOD AUTHORITY - requested that tandem parking spaces be altered. Requested the removal of a ransom strip within the site and requested further details of surface water runoff for adopted access road. Changes were made to the plans and were considered to be acceptable.
- 4.5 ENVIRONMENTAL HEALTH - due to the history of the site there is potential for the land to be contaminated. The information currently submitted does not fully establish if any contamination is present, therefore further tests are recommended prior to the decision being made. Further report was submitted to the satisfaction of the EH officer leaving only a requirement for an asbestos survey.

- 4.6 ENVIRONMENT AGENCY - noted the history of the site and recommended a remediation strategy due to the potential for contamination relating to previous uses.
- 4.7 LINCOLNSHIRE POLICE - do not have objections to the proposal. Made a number of recommendations regarding designing out crime.
- 4.8 ANGLIAN WATER - Note that there are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Commented on the wastewater treatment, used water network and surface water disposal. These issues shall be discussed in the body of the report.

Neighbours

- 4.9 9 representations received raising concerns as follows:
- Concern about the state of local roads and infrastructure.
 - Nature of the roads into the village not suitable for increased number of vehicles – Salmonby Bends.
 - Houses are not appropriate for first time buyers and local people.
 - Affordable housing should be provided for local people
 - Question the need for more development with the neighbouring site being built.
 - Detrimental impact on AONB due to topography of the village.
 - Detrimental impact on wildlife.
 - Strain on local facilities which are limited.
 - The layout and density are inappropriate.
 - Concern about flood risk and pollution with the existing sewerage system already at capacity.
 - Concern about increased traffic to local roads.
 - Concern about if the parking layout is adequate
 - The existing business is not harmful to neighbouring residents.
 - Moving the business to the alternative site proposed could have a harmful impact on that site.
 - Increase in noise and smell.
 - Odour around the village indicates that the sewerage system is not coping with existing dwellings.
 - Concern that further development beyond the site would be applied for in the future.
 - Impact on infrastructure and no financial contributions to alleviate the impact.
 - Tetford is classed as a Large Village but is remote in terms of accessibility.
 - The village should be re-classified as a 'medium village'. Due to loss of facilities such as the pub it should no longer be classed as a 'large village' in the Local Plan.
 - The increased number of dwellings would increase on street parking on South Road.
 - There are 25 building plots approved in Tetford and none are affordable housing, which does not meet local need.

- All the dwellings should be affordable housing. The number of dwellings permitted to be market housing by one developer should be cumulative.
- The doctor's surgery is already at capacity.
- Question the comments from Highways regarding if the proposal would result in a reduction in vehicle movements.
- The comments from the Environmental Health Officer should be addressed prior to the decision.
- The LVA is inaccurate, referring to the site as ANOB when it is National Landscape.
- There should be no access to fields beyond the site or a ransom strip within the layout as this would allow for more development beyond the existing site.
- Concern about where storm water would be managed.

1 representation received on the grounds of:

- One representation was received relating the decline of Swifts and suggestion of provision of Swift bricks.

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

5.0 RELEVANT SITE HISTORY

5.1 A number of applications have been submitted over time in respect of the existing onsite buildings.

Other relevant applications include:

S/177/01795/05 - (adjacent site) 2 semi-detached cottages - Approved.

S/177/01273/17 - Outline for erection of 35 dwellings - Withdrawn.

6.0 PLANNING POLICY

6.1 Relevant Local and National Policy 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.

6.2 The Development Plan comprises the East Lindsey Local Plan (adopted 2018), including the Core Strategy and the Settlement Proposals Development Plan Document.

East Lindsey Local Plan

SP1 - A Sustainable Pattern of Places

SP2 - Sustainable Development

SP3- Housing Growth and Location of Inland Growth

SP4 - Housing in Inland Medium and Small villages

SP7 – Affordable and Low Cost Housing

SP8 – Rural Exceptions SP10 – Design

SP13 – Inland Employment
SP22 - Transport & Accessibility
SP23 – Landscape
SP24 - Biodiversity and Geodiversity
SP25 - Green Infrastructure

Other Local Guidance

East Lindsey Landscape Character Assessment

Lincolnshire Wolds Management Plan

The Lincolnshire Wolds Landscape Assessment (1993)

National Planning Policy Framework

The National Planning Policy Framework (NPPF) (as revised 05 September 2023) sets out the national approach to achieving sustainable development through the planning system. It sets out policies to address the economic, social and environmental aspects of sustainability through the delivery of new development. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

7.0 OFFICER ASSESSMENT OF THE PROPOSAL

Main Planning Issues

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

- **Principle of Development**
- **Visual Impact on AONB**
- **Layout and Design**
- **Impact Heritage Assets**
- **Residential Amenity**
- **Highway Safety and Capacity**
- **Contaminated Land**
- **Flood Risk and Drainage**
- **Ecology**
- **Climate Change**
- **Obligations/Contributions**

Principle of Development

7.2 The Local Plan seeks to locate housing growth through allocations. In accordance with the NPPF, and to allow for additional growth outside of allocated sites, there are policies in the Local Plan which support windfall development in specific circumstances.

7.3 These policies allow for additional housing growth beyond that

- provided through allocations, taking a hierarchical approach to delivery that seeks housing in the most sustainable location with good access to services and amenities.
- 7.4 The Local Plan aims to direct such development to the settlements identified by policy SP1, with policies SP3 and SP4 setting out the criteria which should be met.
- 7.5 Policy SP1 confirms Tetford, as a Large Village, a second-tier status settlement within the District's settlement hierarchy. The policy confirms that such settlements provide a range of services and facilities for their own needs, and also for the benefit of smaller settlements within their sphere of influence. It is noted that some objectors have commented that the village has lost some services and facilities since the adoption of the Local Plan, and the village would now be more akin to a Medium Village. However, the assessment of the application can only be carried out based on the most up to date Local Plan, therefore it will be assessed on the basis of Tetford being classed as a Large Village in the settlement hierarchy.
- 7.6 Policy SP2 effectively reiterates the presumption in favour of sustainable development as advocated by the NPPF.
- 7.7 Policy SP3 confirms that, together with the District's Towns the Large Villages will be a focus for housing growth through development of allocated sites and windfall sites in appropriate locations. The wording of Policy SP3 (4) goes on to define where appropriate windfall sites should be located, requiring them to be *within the settlement and outside of, but immediately adjacent to the developed footprint*. The policy goes on to require development to *retain the core shape and form of the settlement, not significantly harm the settlement's character and appearance, and not significantly harm the character and appearance of the surrounding countryside or the rural setting of the settlement and also be connected by a footpath*.
- 7.8 The site is not listed as one of the exclusions to development in Policy SP3(4), given that the site is a brownfield site with an existing commercial use. The site contains a number of buildings, with the footprint of the site already established as part of the core shape and form of the village, therefore it is considered that the proposal adheres to Policy SP3 (4) as an appropriate location for windfall development.
- 7.9 Policy SP3 (5) goes on to address the effect of windfall housing sites the Lincolnshire Wolds Area of Outstanding Natural Beauty (AONB) requiring that *in the AONB windfall development must*

have regard to the policies within this Plan and great weight should be placed on conserving the landscape and scenic beauty of the Area of Outstanding Natural Beauty. Proposals for major development will only be supported in exceptional circumstances having regard to national policy.

- 7.10 Given that the site is previously developed and directly relates to the core form of the village, it is considered that re-development of the site with housing would not significantly alter the landscape and would therefore conserve the scenic beauty of the AONB in accordance with this Policy. Further assessment of the visual impact of the development on the AONB will be undertaken in this report.
- 7.11 Therefore, the principle of re-developing the exiting commercial site is acceptable under Policy SP3, subject to satisfying other relevant policy criteria.
- 7.12 The loss of the employment use of the site should also be considered in regard to the principle of residential development on the site. The site is not allocated in the Local Plan as employment land, but the business is a significant local employer. The supporting information sets out the justification for ceasing to operate the business from this site. It is confirmed that the business is re-locating to one of the other sites operated by Aura Soma, which is also located within East Lindsey at Shire Farm. Therefore, development of the proposed site would not result in a loss of employment within the District, with the existing three sites operated by Aura Soma being rationalised into one site. The supporting information also notes that the relocation of the commercial operations would significantly reduce unnecessary vehicle movements to and from the existing site, upon roads which are not suitable for heavy traffic and therefore in line with highways policy for the area.
- 7.13 The principle of the re-development of the site for residential use is acceptable.

Visual Impact on AONB

- 7.14 As set out in the Local Plan, the AONB is protected at a national level for its landscape quality and for the purpose of protecting and enhancing its natural beauty. It is the only area so designated in the East Midlands and, as such, is of major significance both locally and nationally.
- 7.15 In terms of the East Lindsey Landscape Character Assessment 2009 (approved in 2011), the application site falls within the

Wolds Farmland Landscape Character Area (LCA). The area has been further subdivided into a number of areas. The application site is located in LCA G3 – Hainton to Totton All Saints Wolds Farmland.

- 7.16 Policy 23 of the Core Strategy affords the AONB the highest level of landscape protection, in line with national policy. Any development in the AONB is carefully considered for its impact on the character of the landscape.
- 7.17 Policy SP10 of the Local Plan asserts that the Council will support well-designed development, which maintains and enhances the character of the District's towns, villages and countryside, where possible supporting the use of brownfield land for development.
- 7.18 A Landscape Visual Assessment (LVA) has been prepared to support the application submission and the report has been undertaken in accordance with the Guidelines for Landscape and Visual Impact Assessment (GLIVA).
- 7.19 The report appraises the landscape and visual amenity of the site and provides conclusions on the impact of the development including when viewed from within the village and from the various PROW around the site.
- 7.20 In summary the LVA acknowledges that the overall landscape value is high but considered that the site itself overall has a low to medium sensitivity due to the fact that the site is currently developed with a range of buildings and large tarmacked area.
- 7.21 It is noted that the developed area of the site would extend into the area at the rear of the site which is currently an area of grass with sparse vegetation. However, the built form would reflect that of the approved layout of development at the adjoining site to the west, (application reference: S/177/01999/22 and ref S/177/1913/19 for the erection of 8no. dwellings), and therefore the extent, shape and size of the site is appropriate in this context.
- 7.22 In long views from the rear of the site, where visible due to the topography and existing vegetation screening, it is considered that the scale and massing of the development will be commensurate to the scale of development in the village and would reflect the general grain of development in this area. Whilst there would be some two storey dwellings closer to the site boundary to the south than the existing two storey building, which are located more towards South Road, the longer views of the site would be comparable to the existing situation.

- 7.23 When viewed from the village, the development would appear in-keeping with the predominantly residential character and would not significantly alter the street scene along South Road, which is the part of the site clearly visible from viewpoints within the village. There would be an additional dwelling within the South Road frontage, but this would not alter the character of the village, or the AONB.
- 7.24 The impact of lighting on the site is also required to be considered given the desire to retain the 'dark skies' character of the area. Because the layout plan indicates three, two storey detached buildings that are closer to the southern boundary, and because the use of the site would alter its occupancy from predominantly being occupied during the working day, there is potential to be an increase in light spill from the site. A lighting scheme will therefore be required by condition to demonstrate that light spill can be mitigated.

Layout and Design

- 7.25 Policy SP10 of the Local states that the Council will support well-designed sustainable development, which maintains and enhances the character of the District's towns, villages and countryside, subject to meeting policy criteria.
- 7.26 The historical pattern of development has been frontage houses along main roads, including West Road and South Road, however in recent years some infilling, and back land development has been approved in the village, and as described previously in this report, the site is largely a brown field site, and the extent of proposed development is commensurate with the established form of the village.
- 7.27 Objections have been received commenting on the density of the site, considering it to be too high for the village location. However, it is noted that the density of 9 dwellings on a site of 0.65 hectares, which equates to being approximately 14 dwellings per hectare, is relatively low in general terms. It is also noted that the neighbouring site (S/177/01913/19), is of similarly low density (slightly lower, at 13.11 dwelling per hectare), and therefore the density of the site is considered to be acceptable, reflecting the immediate context of how the village has evolved.
- 7.28 The layout is considered to be acceptable, with the plots providing generous gardens which are in-keeping with the grain of development in the village.
- 7.29 The design approach of the individual dwellings, particularly

reference to plots to the rear having an agricultural character, whilst the frontage plots reflect scale, massing, and design of the existing development on South Road, is acceptable. A condition will require a full schedule of materials to be provided.

- 7.30 The National Planning Policy Framework (NPPF 2021) recognises the importance of tree-lined streets and their extensive environmental benefits; therefore, the provision of the street trees is welcomed in the development to support defining a character within the development.
- 7.31 The proposal is therefore considered to be in accordance with Local Plan policy SP10.

Impact Heritage Assets

- 7.32 Local Plan Policy SP11 is permissive of developments which preserve or enhance heritage assets and their setting. The site is not within the conservation area and there are no listed buildings in close proximity to the site that would be impacted upon by the proposed development.

Residential Amenity

- 7.33 In accordance with the NPPF, all developments are required to ensure that they would not unacceptably harm any nearby residential amenity.
- 7.34 The proposed scale, separation and fenestration arrangements ensure that the amenity of existing residents is maintained. The closest neighbouring properties are located on South Road, and the layout of the site ensures there would not be a loss of amenity in terms of loss of privacy or light, and the proposed new dwellings would not have an overbearing impact. It is noted that the existing buildings on the site are located to the rear of the dwellings on South Road, with first floor windows in proximity to the rear of the dwellings on South Road.
- 7.35 Plot 9, House Type 3A is located approximately 17m from the rear of Merrydown, located on South Road, but it not directly behind it, and it is noted that the room layout shows an obscure glazed bathroom or ensuite windows on the side of the new dwelling which is closest to the rear of this dwelling. Therefore, there would not be a loss of privacy to the occupants of Merrydown, nor would the proposed new dwelling have an overbearing impact.
- 7.36 The vehicular access is between two existing residential properties, but it is noted that the use of this access for the established business would generate traffic movements to the site,

therefore the change of use of the site and introduction of residential development would not have a significant impact over and above the existing situation in terms of traffic movements.

- 7.37 Due to the location of the site and proximity of adjoining residents, a construction management plan would be required to ensure neighbours amenity and highway safety is protected during the construction phase.
- 7.38 The layout of the site would also ensure adequate amenity provision for future occupants, without directly overlooking between properties and also, the dwellings provided are a sufficient size and layout to provide a satisfactory living environment.

Highway Safety and Capacity

- 7.39 Local Plan Policy SP22 sets out the requirements to ensure that a development is sustainable and can demonstrate safe and suitable access for all transport modes. Policy SP22 requires all new development to achieve the provision of an appropriate level of off-street parking taking account of the accessibility of the location in terms of public transport and proximity to services. The development should provide for suitable off-street parking as well as cycle storage. including the incorporation of Electrical Vehicle Charging Points (EVCP).
- 7.40 The existing vehicular access adjacent to Hope Cottage is proposed to be used, which is considered to be acceptable and is wide enough to allow two vehicles to pass safely.
- 7.41 The original layout of the site showed some of the plots to have tandem parking spaces, which the Highways Officer sought to amend due to driver behaviour and the overall street scene. Whilst it is acknowledged that the use of tandem parking spaces is in accordance with the Lincolnshire Design Guide, and the use of the tandem parking allows for more green space, the layout was altered to reduce some of the tandem parking spaces. This was considered to be acceptable to the Highways Officer, who also commented on the fact that there appeared to be a 'ransom strip' on the original site layout plan. The agent confirmed that the land beyond the site boundary is in the same ownership and under the control of the applicant. Notwithstanding, the plans show an extended informal gravel track in this area to alleviate any concerns from Highways.
- 7.42 Clarification was also sought regarding the access road and if it would be adopted and the agent confirmed the road would be a

shared surface and therefore not adopted.

- 7.43 The plans show that each dwelling would be provided with an EVCP and cycle storage within the garages, which is welcomed.
- 7.44 A comment was received by an objector questioning the assertion by the highways officer in their comments that the proposed development would reduce vehicle movements to the site.
- 7.45 The highways officer clarified that; for trip rates, based on 9 dwellings on the typical trip rate of 0.5 to 0.6 per dwelling, the daily trip rate would be 4.5 to 5.4 for the development. TRICS data for 8-10 dwellings in a village location calculates the trip rate as 5, so the rate used falls in line with that. Typical trip rates for existing use class of the established site as occupied by Aura Soma's is 5-8 trips per 100 sq.m; using previous applications where the GFA was provided, the trip rate would be 5.5-8.8 daily trips. TRICS data for the lowest GFA possible for the same class use as Aura Soma (B8) is 9.781. Therefore, given the above, it was reasonable to state that the trip rate would be lower. This takes into account that should Aura Soma depart the location, and the same class use business used the space, therefore the use typical trip rate data is reasonable.
- 7.46 With regards to the on-street parking; the access is currently in use and therefore it's continued use for residential cannot be considered an unacceptable impact on highway safety. It is not for this development to improve current parking conditions, however given the parking provision provided within the development, it will not worsen existing on-street parking.
- 7.47 The proposal is therefore considered to be acceptable with regard to Local Plan Policy SP22.

Contaminated Land

- 7.48 Given the commercial history of the site and the proposed sensitive end use, a Phase 1 contaminated land investigation was submitted. The Council's Environmental Health Officer reviewed the report and noted that the report identified a moderate risk to human health due to potential contamination. It was noted that whilst the desk-based study was comprehensive, the proposals for site investigation were not considered to be sufficient.
- 7.49 A further Phase 1 Geo- Environmental Assessment was submitted to address these issues, which is considered by the Environmental Health Officer to be acceptable, and no further conditions were recommended.

- 7.50 An asbestos survey to identify the location, type and amount of asbestos-containing material, and a proposal for managing and disposing of any asbestos identified is required, therefore a condition will require these details to be submitted.

Flood Risk and Drainage

- 7.51 SP16 of the Council's Local Plan relates to inland flooding which requires details for foul and surface water disposal to support any planning application. All new development must show how it proposes to provide adequate surface 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.
- 7.52 The site is located in Flood Zone 1, therefore there is no requirement for a Flood Risk Assessment.
- 7.53 The drainage plan submitted shows the use of soakaways and connection to the sewerage network. Drainage is effectively covered by Building Regulations, but a condition will require the use of soakaways unless otherwise agreed.
- 7.54 It is noted that Anglian Water confirmed there is available capacity in the sewerage network and recommended informatives around this.

Ecology

- 7.55 Policy SP24 requires developments to protect and enhance biodiversity and geodiversity. Given that the proposal includes the demolition of a number of existing buildings, further information has been requested from the applicant although it is considered unlikely that the buildings provide suitable habitat for protected species (bats). An updated position in this respect will be advised to committee via the Supplementary papers or verbally.
- 7.56 The Environment Act 2021 makes Biodiversity Net Gain (BNG) mandatory requirement for all applications. A minimum of 10% BNG should be included in the proposals. The supporting documents include a Biodiversity Assessment by Archer Ecology, which summarises that, provided that the landscaping shown on the plans is implemented, the site would provide a 30% net gain, which exceeds the 10% required. A condition will therefore secure the implementation of the landscaping plans along with the standard BNG condition which requires the longevity of 30 years.

Climate Change

- 7.57 The supporting statement outlines measures that have been incorporated into the design of the scheme, including layout and the design of the dwellings, in order to satisfy the requirement under Policy SP2 of the Local Plan for sustainable development.
- 7.58 The Supporting Statement sets out that the proposed development includes sustainable materials and construction methodologies where possible using the fabric first approach, using energy efficient fittings, careful orientation and design of the dwellings to maximise solar gain. It is also noted that the supporting information states that the new dwellings would be fitted with air source heat pumps and solar panels, along with the provision of Electric Vehicle Charging Points. Subject to a condition to secure the use of these measure, the proposal is therefore considered to meet the requirements of Policy SP2 in this regard.

Obligations/Contributions

- 7.59 Local Plan Policy SP7 advises that a 30% developer contribution towards the provision of affordable housing for development proposals in excess of 15 dwellings, will be required. As the proposal is for 9 dwellings the quantum would not trigger an affordable housing contribution. It is noted that objectors have expressed concerns about the lack of affordable housing provision in this development and in the village in general. Whilst the provision of affordable housing would be welcomed, the current Local Plan policy does not mandate this, therefore the lack of affordable housing cannot weigh in the planning balance when assessing this proposal.

8.0 CONCLUSION

- 8.1 Having regard to all of the above, the design, layout and form of the proposed development would respond to the site location and its setting and would result in a small residential scheme with limited adverse impacts and so would be acceptable and in compliance with adopted East Lindsey Local Plan policy.

For the reasons explained above the application is recommended for approval, but on the basis that additional information confirming the unsuitability of the buildings as habitat for protected species is forthcoming. This conclusion has been arrived at having taken into account all other relevant material considerations, none of which outweigh the reasons for the officer recommendation made below.

10.0 OFFICER RECOMMENDATION

Authority be delegated to the Assistant Director (Planning and Strategic Infrastructure) to grant approval of planning permission (with conditions) subject to receipt of additional information confirming that the site is unlikely to provide suitable habitat for protected species.

RECOMMENDATION: Approve

subject to the following conditions:

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

Reason: In order to comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall only be undertaken in accordance with the following approved plan numbers:

Plan No.2313 PP100 Rev 01-1A	Received by the LPA on 02/10/2024
Plan No.2313 PP101 Rev 01-1B	Received by the LPA on 02/10/2024
Plan No.2313 PP001 Rev 03	Received by the LPA on 25/10/2024
Plan No.2313 PP003 Rev 02	Received by the LPA on 25/10/2024
Plan No.2313 EX001-03	Received by the LPA on 27/09/2024
Plan No.2313 PP004-00	Received by the LPA on 27/09/2024
Plan No.2313 PP005-00	Received by the LPA on 27/09/2024
Plan No.2313 PP102-00-Type 2	Received by the LPA on 27/09/2024
Plan.No.2313 PP103-00-Type 3A	Received by the LPA on 27/09/2024
Plan No.2313 PP104-00-Type 3B	Received by the LPA on 27/09/2024
Plan No.2313 PP105-00-Type 4	Received by the LPA on 27/09/2024
Plan No.2313 PP106-00-Type 5	Received by the LPA on 27/09/2024
Plan No.2313 PP107-00	Received by the LPA on 27/09/2024

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

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

- 4 Notwithstanding the submitted information, full details of a foul water drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied until the works have been carried out in accordance with the foul water drainage strategy so approved.

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

- 5 Prior to first occupation of any dwelling hereby permitted, the approval in writing 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 completed or in line with a timetable agreed in writing by the Local Planning Authority. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for a minimum of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

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

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

Reason: In the interests of the character and appearance of the

development and the visual amenity of the area in which it is set. This condition is imposed in accordance with SP10 of the East Lindsey Local Plan.

- 7 Prior to the occupation of the first dwelling on site a management and maintenance plan for the areas of publicly accessible open space and footway links, including management responsibilities and maintenance schedules, shall be submitted to and approved in writing by the Local Planning Authority. The management of these areas shall be carried out in accordance with the details so approved.

Reason: In the interests of the amenity of local residents. This condition is imposed in accordance with SP26 of the East Lindsey Local Plan.

- 8 No external lighting 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. Any external lighting that is installed shall accord with the details so approved.

Reason: To ensure an appropriate quality of development in accordance with SP10 of the East Lindsey local Plan.

- 9 No development shall take place until a schedule/samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure high quality finish in accordance with Local Plan Policy SP10.

- 10 The development shall proceed in strict accordance with the measures set out in the Construction Phase Plan Rev. 3 received by the Local Planning Authority on 4th September, 2024. The Construction Phase Plan shall remain in place until the development is completed.

Reason: In the interests of highway safety and the amenity of nearby residents. This condition is imposed in accordance with paragraph 135 of the National Planning Policy Framework.

- 11 Waste transfer notes following removal and disposal of any asbestos materials shall be sent to the Local Planning Authority to demonstrate correct disposal.

Reason: To ensure that risks from asbestos to highways, the environment, future users of the land and neighbouring land are minimised, to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors; and to avoid conflict with Policy.

- 12 If during redevelopment contamination not previously considered is

identified, then the Local Planning Authority shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the Local Planning Authority. On completion of the development the Local Planning Authority shall be notified in writing if no additional contamination was identified during the course of the development and the dwellings hereby permitted shall not be occupied until the Local Planning Authority has acknowledged receipt of the same.

Reason: To ensure adequate and appropriate remediation of the site in accordance with paragraphs 189 and 190 of the National Planning Policy Framework.

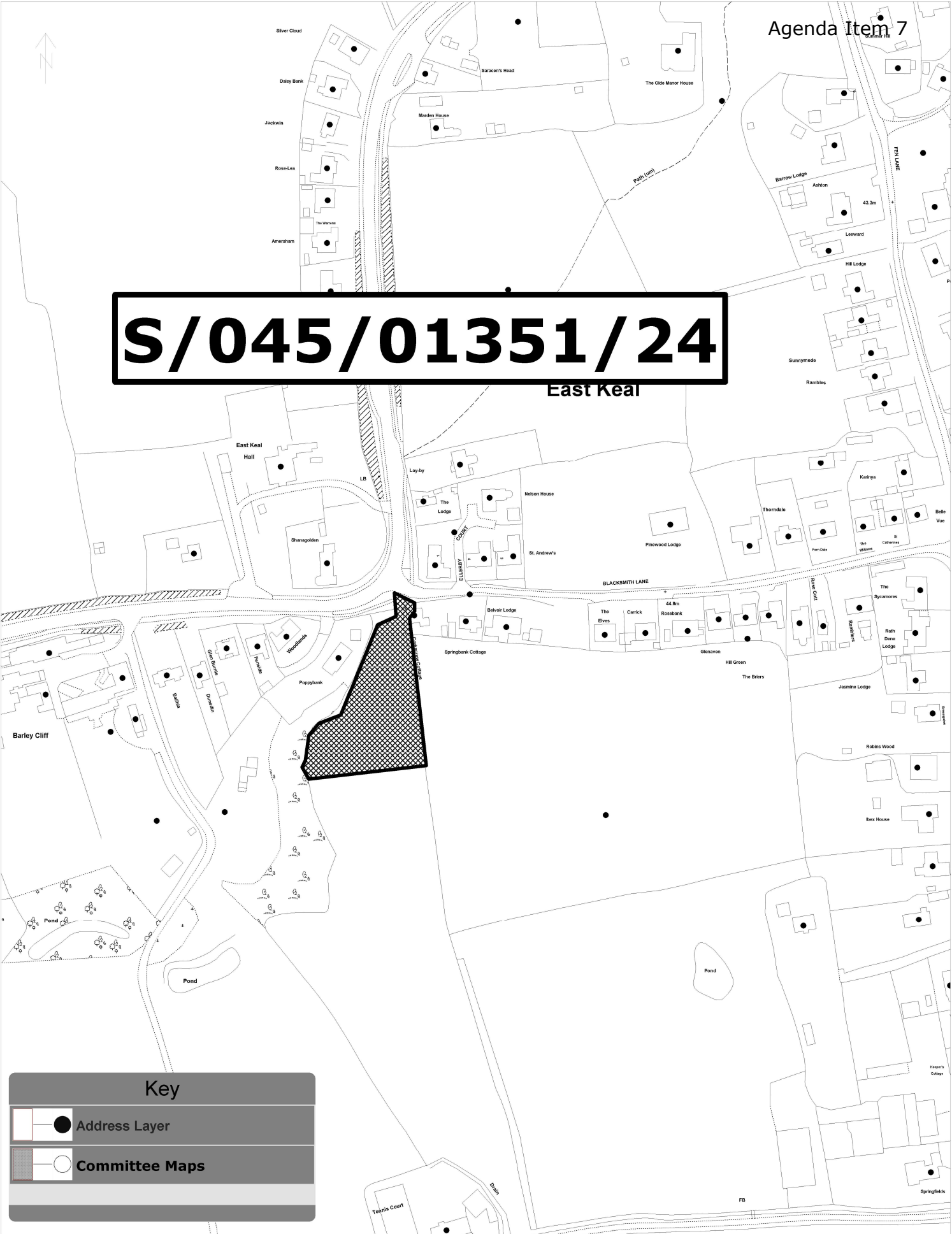
- 13 The development hereby permitted shall be constructed to Building Regulation Part G(2)(b) standards limiting water consumption to 110 litres per person per day.

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

- 14 Potential condition relating to ecological mitigation if required.

S/045/01351/24

East Keal



Key

- Address Layer
- Committee Maps

Map Reference TF3763NE

Scale 1:2500

This page is left intentionally blank

[07] Full Planning Permission

S/045/01351/24 **APPLICANT:** Mrs. E. Willis,

VALID: 18/09/2024 **AGENT:** Lincs Design Consultancy Ltd,

PROPOSAL: Planning Permission - Erection of a bespoke dwelling with improvements to existing vehicular access.

LOCATION: LAND SOUTH OF BELVOIR LODGE, BLACKSMITH LANE, EAST KEAL

1.0 REASONS FOR COMMITTEE CONSIDERATION

1.1 The proposal is referred to planning committee due to the significant level of public interest.

2.0 THE SITE AND SURROUNDINGS

2.1 The site lies in the village of East Keal. It comprises part of a field set to grass which was previously used for grazing, its boundaries are defined by mature hedgerows and post and rail fencing. It lies on the south side of the A16 at the bend with Blacksmith Lane. The site has a vehicular access onto Blacksmith Lane, the barriers and chevron signs at the bends on the A16 run along the rest of the frontage. The site is triangular in shape, providing a narrow frontage to the A16 between Poppybank and Corckscrew Cottage, extending and widening in a southward direction. To the west the site extends along the length of Poppybank and its garden and also partly alongside a paddock behind. To the east it extends alongside Corkscrew Cottage as well as the field behind. A wooden pylon stands in the northern section of the site. A public footpath runs along the east side of the north section of the site, this turns east and cuts across the adjacent field. Further public rights of way are approximately 60m west and 240m south of the site. The topography of the site varies significantly, the land slopes from north to south by approximately 25m. The site also slopes from east to west by approximately 7m. The site lies in flood zone 1

3.0 DESCRIPTION OF THE PROPOSAL

3.1 Planning Permission - Erection of a bespoke dwelling with improvements to existing vehicular access.

3.2 The proposal comprises the erection of a detached dwelling which uses the topography of the land. It comprises two elements, one at ground level (eastern component) and the other at the lower ground level (western element). These take the form of a traditional agricultural building. The lower ground level connects to a flat roof structure that is partially submerged to the east of the site. The building proposes energy saving and efficient measures and the supporting information sets out that it is to achieve a zero-carbon rating. The surrounds to the dwelling are to include

wildflowers and wild planting, as well as an orchard and vegetable garden. Improvement to the vehicular access are proposed and a driveway in the form of a sweeping track is proposed to lead to the dwelling.

4.0 CONSULTATION

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

Publicity

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

Consultees

- 4.3 PARISH COUNCIL – Object for the following reasons:
- Highways issues - Access (Blacksmiths Lane is one way, there is no access into the site from the A16), concern with regards construction traffic access, damage to Blacksmiths Lane, vehicles exiting the site will project headlights on to oncoming traffic on a tight bend, this section of the A16 is dangerous, an increase in the number of utility / delivery vehicles accessing the proposed site risks further accidents on the A16
 - Lack of privacy – overlooking of neighbours
 - Drainage – drainage at Hall Corner is reliant on the soakaway in the site remaining clear, the development may disrupt the soakaway.
 - Pedestrian Access – There are no footpaths on Blacksmiths lane which is accessed by residents, including the young and elderly. Access to the public footpath adjacent to the proposed site will also be affected by the building works, as well as the pavement passing in front of the proposed site.
 - Disruption - The disruption to residents in Fen Lane and Blacksmiths Lane, during the construction period would be disproportionate to the advantages gained from building one house.
 - Potential Risk to Corkscrew Cottage which is over 100 years old and built with very shallow footings & therefore at risk of subsidence.
 - Impact on the character of the area.

- 4.4 LCC HIGHWAYS AND LEAD LOCAL FLOOD AUTHORITY – No objection subject to informatives.
- 4.5 ENVIRONMENTAL SERVICES (Environmental Protection) - No response received.
- 4.6 ENVIRONMENTAL SERVICES (Drainage) - No response received.
- 4.7 ENVIRONMENTAL SERVICES (Contamination) – Screening form requested. Completed and returned by applicant. Environmental services request a phase 1 report due to the proposed sensitive end use and the past use for agriculture.
- 4.8 ECOLOGY - No objection subject to condition

Neighbours

- 4.4 1 representation of support received on the grounds of:
 - Building of architectural merit would be an asset.
 - Advise making access for construction vehicles off A16 not Blacksmith Lane

- 15 representations of objection received on the grounds of:
 - Village is not well served by transport links or services and facilities.
 - Impact on the character of the area/out of keeping (the AONB is mentioned, however the site is not in the AONB), design is out of keeping with other dwellings.
 - Impact on important views - this is a green field site giving rural views across the fens.
 - Impact on the setting of Corkscrew Cottage (not listed)
 - Impact on green space
 - Impacts on locally important habitats – the site has been left fallow for several years therefore it is significant for wildlife, survey submitted is inadequate.
 - Impact on neighbour amenity – privacy, house prices
 - Development is not infill, set back from the road.
 - Damage to neighbour dwellings during construction.
 - Vehicular access concerns given the A16 and one way system of Blacksmiths Lane, particularly during construction, feasibility of their access, mud on highway, camber of the road at the junction of A16 and Blacksmiths Lane is an added complication.
 - Fen Lane and Blacksmiths Lane are in a poor state of repair.
 - Turning into the site from Blacksmiths Lane is hindered by poles/signs.
 - Conflict with public right of way
 - Highlights of vehicles leaving the site will dazzle road users.
 - Implications for safety barrier on A16
 - Implications for the electricity sub-station and power lines at the entrance
 - Poor drainage at Hall Corner bend
 - Inadequate water supply
 - Archaeology

- Listed buildings are in the vicinity.
- Concern with regards the commercial element of the proposal including increase in vehicles, out of keeping with residential area [note: no commercial element proposed]
- No tree report submitted.
- Concern BNG will not be provided.
- Package treatment plant will harm local environment and wildlife.
- The site is close to a beck, planting may affect maintenance.
- Impact on nesting birds
- Land may be unstable.
- Potential for future development - Once an access road is approved, the remainder of the site will be accessible for future development with the potential to remove further wild hedgerows and potentially trees with TPOs.

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

5.0 RELEVANT SITE HISTORY

5.1 None.

6.0 PLANNING POLICY

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

East Lindsey Local Plan

SP1 - A Sustainable Pattern of Places

SP2 - Sustainable Development

SP4 - Housing in Inland Medium and Small Villages

SP10 – Design

SP16 – Inland Flood Risk

SP22 – Transport and Accessibility

SP23 – Landscape

SP24 - Biodiversity and Geodiversity

SP25 – Green Infrastructure

National Planning Policy Framework

Para 135

Background Documents

Planning Practice Guidance

7.0 OFFICER ASSESSMENT OF THE PROPOSAL

Main Planning Issues

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

- **Principle**
- **Impact on the character of the area**
- **Impact on neighbour amenity**
- **Highway Safety**
- **Ecology**
- **Archaeology**
- **Land Contamination**
- **Foul and surface water disposal**

Principle

- 7.2 The development strategy for the District outlines a hierarchical approach to the distribution of development to ensure that it is in the most accessible locations guiding new growth based on the capacity to provide and sustain a pattern of viable communities. The settlement pattern places settlements in the District into different categories based on the range of services, facilities and employment available to them. SP1 of the Local Plan identifies East Keal as a Medium Village.
- 7.3 SP4 of the Local Plan supports the provision of housing in an appropriate location within the developed footprint of a small or medium village as infill, frontage development of no more than 2 dwellings. The developed footprint is defined as the continuous built form of the settlement and excludes individual groups of dispersed buildings which are detached from the continuous built up area of the settlement. "Infill" is not defined within the Local Plan policy, nor is it defined within the NPPF, therefore, it is essentially a question of fact and planning judgement having regard to the location of the site and its relationship to other existing development adjoining and adjacent to it. The Collins English Dictionary defines infill as "the act of infilling or closing gaps etc. in something, such as a row of buildings". This is a reasonable definition and one taken by appeal inspectors.
- 7.4 The application is for a single dwelling in the built up part of the medium size village. The site comprises part of a field which lies between Poppybank and Corckscrew Cottage. It is triangular in shape offering a 15m wide frontage to part of the A16 and part of Blacksmiths Lane and widens to the south. The plans show one dwelling located centrally within the plot, it would be set back from the road to accommodate the wooden pylon which stands at the front (north) of the plot. The siting is also dictated somewhat by the design ethos which seeks to work with the topography of the site in order to offer a bespoke design. While the dwelling would sit back from the road further than Corckscrew Cottage, it would be alongside and beyond Poppybank, however the rear section of the building would be at a lower level due to the topography and thus less visible from the A16. Corckscrew Cottage lies on Blacksmiths, houses along this road sit close to the roadside and this forms part of the

character of that road, whereas Poppybank lies on the A16 where dwellings do not hug the roadside in the same manner. Dwellings sit at varying distances from the road, indeed Poppybank sits back from the road and at an angle to it. The application site lies between the two and would be seen in context with the A16 and as such it would not be out of place if it were positioned back from the road side. Moreover, the presence of the wooden pylon further reinforces the logic behind the siting. The proposed dwelling would read as lying between Poppybank and Corckscrew Cottage while accommodating the wooden pylon, in that sense it would read as an infill frontage development. The proposal therefore would meet SP4 insofar as it would provide infill, frontage development of no more than 2 dwellings within the developed footprint.

7.5 SP4 also requires that development should conform to Clause 2 of SP25 as well as be in an appropriate location, that is one which does not conflict, when taken as a whole, with national policy or policies in this Local Plan.

7.6 Policy SP25 states at section 2 that:

In the case of sites not identified on the Inset Maps, development will only be permitted on open spaces provided unacceptable harm will not be caused to their appearance, character or role in providing:

- the setting for a designated or non-designated heritage asset;
- an important element in the street scene or a well-defined visual relief in an otherwise built up frontage; particularly in the case of ribbon development extending into the countryside;
- a locally important habitat;
- a prominent site at the entrance to settlements that provides the setting for the built environment;
- a frame for or enabling an important view;
- a landscaped area forming part of structural open space within a development site;
- informal amenity or recreation space; or,
- formal public greenspace, such as parks and gardens and allotments.

7.7 The site does not form part of the setting for any designated heritage assets, nor is it designated as a locally important habitat. It is recognised that the site does not provide informal amenity or recreation space, formal public greenspace or a landscaped area within a development site. The site is not considered to form a prominent site at the entrance to the settlement although it does form part of the villages setting. Objections from neighbours and the Parish Council have raised concern with regards the impact on important views. The site is not a prominent one in the streetscene. The field itself has a relatively narrow frontage of 15m, this frontage is currently defined by a mature hedge but this is hidden from the streetscene by large chevron signs and a barrier at the road site. While the site does offer impressive view to the south, these are not perceived outside the site from the A16 of Blacksmiths Lane due to the presence of large highways signs and the narrow connection to the

street. The public right of way into the front section of the site does, however, enable people to enter the site and experience the open long-distance views and the rural surroundings which add to the villages character. Conversely this green edge also forms part of the soft rural edge to the village when viewed from outside the village. However, it is important to note that the dwelling would sit partly in the landscape and the built form would be experienced as part of the built up part of the village which continues to either side of the site, the long distant views and openness on this village edge would be retained. Having regard for this, the development of the site would not remove a well defined visual relief from built form, nor would it remove a prominent site at the entrance to settlements or an important view.

- 7.8 Concern has been raised by neighbours with regards the artist studio, there is no indication that this is to be used on a commercial basis and open to the public as remarked by neighbours. The supporting information explains this to offer an adaptive work from home environment, offer a bright room for an artist to work. An artist painting from home would not typically be a material change of use from that of a dwelling and this arrangement would be no different to a home office. For the avoidance of doubt a condition could be included on a decision to control this.
- 7.9 It is therefore considered that the provision of one dwelling at the site in the manner proposed would be acceptable in principle, subject to details assessed below.

7.10 Impact on the character of the area

- 7.11 Policy SP10 of the Local Plan relates to design and sets out the considerations taking into account when assessing schemes. This Policy states that the Council will support well-designed sustainable development, which maintains and enhances the character of the District's towns, villages and countryside by in part, the use of high quality materials and where the layout, scale, massing, height and density reflect the character of the surrounding area.
- 7.12 Impact on the character of the area has been raised by local residents. It has been mentioned in objections that the site lies in the Area of Outstanding Natural Beauty, however it lies outside the AONB and is approximately 5.3km south of the boundary. Having regard for the scale of the proposal, given this distance it is unlikely to result in harm to the natural beauty of the AONB.
- 7.13 The proposal is for a detached dwelling which has been designed to work with the topography of the land. It comprises two elements, one at ground level (eastern component) and the other at the lower ground level (western element). These take the form of a traditional agricultural building. The lower ground level connects to a flat roof structure that is partially submerged to the east of the site. Both apex structures are of an agricultural style with red brick, timber cladding and profile roof

sheeting. The building proposes energy saving and efficient measures and the supporting information sets out that it is to achieve a zero carbon rating. The surroundings to the dwelling are to include wildflowers and wild planting, as well as an orchard and vegetable garden. Improvements to the vehicular access are proposed and a driveway in the form of a sweeping track is proposed to lead to the dwelling.

- 7.14 The dwelling would work well with the topography of the site and the two structures are positioned to accommodate the varied ground levels with the lower level nestling into the contours of the site. The contemporary flat roof structure would also be partially submerged. While the design ethos of the dwelling would allow the structure to blend in with the rural character. When viewed from the A16, Blacksmiths Lane and the footpath to the north and east, the dwelling would give the appearance of a modest simple structure of agricultural character with an unassuming appearance. It would not be unduly prominent and, through its design, it would reinforce the rural character of the village. Much of the bulk of the dwelling would be concealed through use of the changing land levels and the design concept. When viewed from the footpath to the south the dwelling would appear more imposing, however that is not necessarily a negative in terms of good design. The design is innovative and visually it is interesting. Notwithstanding this, when viewed from the south, the dwelling would be seen in the context with the row of dwellings within which it would sit. The plans also show consideration for the setting of the dwelling with the inclusion of the proposed orchard and wild flower meadow, through the proposed landscaped surroundings the dwelling would be integrated into its setting.
- 7.15 SP10 acknowledges importance of well-designed sustainable development, which maintains and enhances the character of the District's towns, villages and countryside. It also seeks to support development where it can demonstrate that its design incorporates sustainable features and/or renewables. The proposal put forward offers a high standard of design, which also picks up on distinctive rural characteristics of the locality. It is interesting and innovative in terms of visual design as well as energy saving and efficiency. The proposal would enhance the character of the area and would comply with SP10 of the Local Plan.
- 7.16 **Impact on neighbour amenity**
- 7.17 Policy SP10 requires that proposals do not harm any nearby residential amenity. This is reiterated by para 135 of the NPPF.
- 7.18 The proposed dwelling would lie to the southeast of Poppybank, this neighbour has objected to the proposal. The proposed dwelling would be 16m from Poppybank at the nearest point extending to around 22m. Due to the changing land levels Poppybank would sit higher than the proposed dwelling, the upper ground level of the proposed dwelling would lie on ground slightly lower than Poppybank and the lower ground levels would be significantly lower. Given this distance and the difference in land levels, the proposed dwelling would be unlikely to result in harm

to that neighbour's amenity by way of overbearing impact or overshadowing. The elevation facing towards Poppybank would comprise a relatively blank elevation at the upper ground floor. It would comprise the blank rear wall of the garage, a small utility room window, a high-level roof light to the W.C and a high level window to the office. Given the heights of the office and W.C windows these would not offer an outlook over the neighbouring property. The small utility window would be around 22m from the neighbour and thus unlikely to result in harm by way of overlooking. The lower ground floor windows would be at a much lower level than Poppybank and in excess of 20m from the neighbour at the nearest point, with most being much further. In view of this it is considered that the proposal would not result in harm to the amenities of the occupants of Poppybank.

- 7.19 To the northeast of the site is the only other neighbouring dwelling, Corkscrew Cottage. This neighbour has also objected to the proposal. The proposed dwelling would sit back beyond the rear of this neighbouring dwelling and would be approximately 21m from the dwelling at the nearest point. Given the degree of separation, the proposal is unlikely to result in harm to that neighbour's amenity by way of overbearing impact or overshadowing. No windows are proposed to face that neighbouring dwelling and thus it is unlikely to result in a loss of privacy. The proposed driveway would run alongside this neighbour, the level of activity associated with the traffic movement from a single dwelling is unlikely to be harmful to neighbour amenity.
- 7.20 Damage to neighbour dwellings during construction has been raised by neighbours. This is not a material planning consideration and would be a private civil matter between both parties.
- 7.21 Having regard for the above, the proposal would not result in harm to neighbour amenity.

7.22 Highway Safety

- 7.23 The site would be accessed via an existing vehicular access leading from Blacksmiths Lane, this is a one way road. No access is available directly from the A16, access is only possible via Fen Lane leading onto Blacksmiths Lane. The access would lead to an open driveway which is gated midway along its length. The development proposes on site parking with space within for turning. A public footpath runs alongside part of the proposed driveway, this turns southeast and cuts across the adjacent field. The plans show adequate space for the public footpath and access left unobstructed.
- 7.24 Concern has been raised by local residents with regards vehicular access both via the one way system and the access itself both during construction and once the dwelling is occupied; the poor condition of nearby roads; conflict with public right of way and implications for the safety barrier on A16.
- 7.25 Highways have been consulted on the application and advise that the

visibility at the existing access complies with Manual for Streets (MfS). This access will be upgraded and its use for the proposed dwelling would not be considered to give rise to an unacceptable impact on highway safety. Bearing this in mind, there is no justifiable reason to consider that the vehicular traffic from one single dwelling using the one way system of Blacksmiths Lane would result in greater harm than the existing traffic movements from dwellings along this route at present. The access into the site is considered to be acceptable for a single dwelling. It is unlikely that vehicles using the access would dazzle or blind users of the A16, their presence and their headlights from the proposed driveway would be no different to an oncoming car on the A16. Adequate parking and turning is available within the site. As such it is considered that the proposed access and parking arrangements for the dwelling would be acceptable in terms of highways safety.

- 7.26 The comments with regards construction traffic are noted. While highways have made no observations with regards this, it is considered a valid point. Construction traffic may only be temporary during the construction of the dwelling, however, given the road arrangements in the vicinity of the site their movements may have a profound impact on highway safety as well as neighbours near to the site. The applicant has not provided any information to advise how construction traffic would navigate the access via a single track road (Blacksmiths Lane), as such it would be sensible to require this information by condition.
- 7.27 With regards the safety barrier, this is positioned on the A16, the access to the site is via Blacksmiths Lane, there is no direct conflict between users of the access to the site and the safety barrier.
- 7.28 The applicant notes the existence and location of public footpath EKA/183/1, the plans show adequate space for users of this route and Highways have confirmed that the applicant should ensure it remains available for use during construction.
- 7.29 Highways note that there is a telegraph pole located in close proximity to the proposed access to be upgraded, this may need to be relocated at the applicants expense. The applicant can be advised of this via an informative.
- 7.30 Having regard for the above, with a condition relating to construction traffic, it is considered that the proposed dwelling would not result in harm in terms of highway safety.
- 7.31 **Ecology**
- 7.32 Local residents have raised concern with regards impact on ecology. The Council's Ecologist has reviewed the application and advises that Preliminary Ecology Assessment/BNG Report and BNG metric submitted with the application are fair and rigorous. The metric indicates a 10.67% increase in biodiversity units post-development, therefore, it is highly likely the development will be able to achieve the 10% net gain requirement. The Council's Ecologist also noted the complexity of habitat

creation (e.g., establishment of neutral grassland and a traditional orchard) and advises that a habitat management and monitoring plan should be required as part of the biodiversity net gain for the site. This will need to be submitted as part of the discharge of the BNG condition and dealt with post decision.

7.33 Archaeology

7.34 Local residents have raised concern with regard the potential for archaeological remains at the site. Heritage Lincolnshire have been contacted for advice, however no response was received at the time of writing the report.

7.35 Land contamination

7.36 Environmental protection requested a screening form be completed given the sensitive end land use. This has been supplied, however due to the sensitive end use and the previous agricultural use they have requests a phase 1 report. The site has historically been used for grazing of animals. Bearing in mind the past use, it would be unreasonable to request a phase 1 report.

7.37 Foul and surface water disposal

7.38 Local residents have raised concern with regard drainage from the site and implications it may have for the surface water drainage arrangements at Hall Corner bend. A further resident has raised concern with the means of foul water disposal. The applicant advises that surface water will be disposed of via soakaways and foul water via a package treatment plant. The means of surface and foul water disposal are quite standard and given the context of the site there is no reason to duplicate the requirements of building regulations.

8.0 CONCLUSION

8.1 The proposal is for a single infill road frontage dwelling in the medium village of East Keal in accordance with SP4 of the Local Plan. The design and layout of the dwellings picks up on the rural character of the area while offering an interesting and innovative design. The dwelling is accommodated on the site without harm to neighbour amenity nor highways safety. With appropriate conditions, it complies with the above-mentioned policies.

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

9.0 OFFICER RECOMMENDATION

9.1 Recommended for approval

RECOMMENDATION: Approve

subject to the following conditions:

1. Full planning permission
The development hereby permitted shall begin no 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

Plan No. LDC-4199-01A Received by the LPA on 05/09/2024.
Plan no. LDC-4199-02C Received by the LPA on 28/10/2024.
Plan No. LDC-4199-03 Received by the LPA on 05/09/2024.

and any drawings approved subsequently in writing by the local planning authority pursuant to any conditions on this decision letter.

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

3. Before any development is carried out above damp proof course, a schedule/samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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

4. No development shall take place until a Construction Travel Plan has been submitted to and approved in writing by the Local Planning Authority. Details submitted should include the expected size and number of delivery vehicles, a routing plan identifying how the site should be accessed from Blacksmiths Lane, any mitigation measures required to make such a route passable, and details for the parking, turning, loading and unloading of delivery vehicles on site. Parking and turning space should be made available prior to works commencing on the development and be kept permanently free for such use at all times thereafter.

Reason: In the interests of highway safety and neighbour amenity. This condition is imposed in accordance with SP10 and SP22 of the Local Plan.

6. 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;
- iii) alterations including the installation of chimneys or flues, replacement or additional windows or doors, or the installation of roof windows;
- iv) the installation of satellite dishes;
- v) new areas of hardstanding.

Reason: In the interests of visual amenity of the area in which the site is set. This condition is imposed in accordance with SP10 of the Local Plan.

- 7 The artists studio shown on the approved plans shall only be used for purposes ancillary to the residential use of the dwelling.

Reason: For the avoidance of doubt and in the interest of highway safety and neighbour amenity. This condition is imposed in accordance with SP10 and S22 of the Local Plan.

- 9 Informatives:

The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. The works should be constructed in accordance with the Authority's specification that is current at the time of construction. Relocation of existing apparatus, underground services or street furniture will be the responsibility of the applicant, prior to application. For application guidance, approval and specification details, please visit <https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb> or contact vehiclecrossings@lincolnshire.gov.uk

The applicant's attention is drawn to the telegraph pole which is in close proximity to the proposed access, which is to be upgraded, this may need to be relocated at the applicants expense.

10 **Biodiversity Net Gain**

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be East Lindsey District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

Appeals Decided Between

22/10/2024 and 18/11/2024

	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 Awarded</u>	<u>Costs Against</u>
S/168/01254/23	THE CROFT, BACK LANE, STICKFORD, BOSTON, PE22 8EW	Planning Permission - To site 2 no. static caravans to be let out for holiday lets.	25/8/23	DEL	Refused	Written Representations	Dismissed	5/11/24		



Appeal Decision

Site visit made on 11 September 2024 by Darren Ellis MPlan MRTPI

Decision by Mr R Walker BA HONS DIPTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 5 November 2024

Appeal Ref: APP/D2510/W/24/3337066

The Croft, Back Lane, Stickford, Lincolnshire PE22 8EW

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Andrew Atkinson against the decision of East Lindsey District Council.
 - The application Ref is S/168/01254/23.
 - The development proposed is to site 2 caravans for holiday lets + install septic tanks for caravans.
-

Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was undertaken by a representative of the Inspector whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

3. The main issue is whether the site is a suitable location for the siting of caravans for holiday lets, having regard to access to services and facilities.

Reasons for the Recommendation

4. Section 3 of Policy SP15 of the East Lindsey Local Plan Core Strategy (2018) (CS) states that new caravan development will be supported where, amongst other things, sites are in close proximity to a town, large or medium village. The appeal site is a short distance from the built-up area of Stickford, which is designated in CS Policy SP1 as a small village. East Kirkby and Stickney are the nearest medium villages, both are approximately 2 miles away from the site. Policy SP15 does not define 'close proximity'.
5. Stickford has very limited services and visitors using the caravans would therefore be more reliant on East Kirkby and Stickney for shops and other services. Whilst they are not within a convenient walking distance, East Kirkby and Stickney are within cycling distance and there is a bus stop in Stickford. However, from the evidence before me, the bus service does not go to East Kirkby and, furthermore, is limited in its frequency during the day on weekdays, very limited on Saturdays, and with no service in the evenings or on a Sunday.

6. The bus stop in Stickford is within walking distance of the appeal site. However, the public footpath next to the site goes through a field which, during the time of my site visit, was used for the grazing of sheep and could be muddy and not particularly suitable for walking on when it is wet. An alternative route would be to walk along Back Lane which is unlit, wide enough for one car and has no pavement, and a significant part of the road has a 60mph speed limit. Altogether this would make Back Lane unattractive as a walking or cycling route when it is dark.
7. It is therefore likely that users of the caravans would use cars to travel between the site, East Kirkby and Stickney. I recognise that the location of the appeal site would allow for occupiers to experience the quiet enjoyment of the countryside and I note that Policy SP15 does not discourage the use of cars. However, given the distances between the appeal site, East Kirkby and Stickney together with the considerable transport limitations, I am not persuaded that the appeal site is within a close proximity to a medium village. As such, the site would not be suitable for the siting of caravans for holiday lets with particular reference to access to services and facilities. Therefore, the proposal would be contrary to CS Policy SP15.

Other Matters

8. The proposal would provide economic benefits through increased opportunities for tourism, and from the construction and upkeep of the site. However, it has not been stated whether the caravans would be available for visitors all-year round or just for certain months of the year. In any case, the economic benefits would be limited by the small scale of the development and therefore would not be sufficient to outweigh the policy conflict above. The absence of harm in relation to other matters including the character and appearance of the surrounding area and highway safety are neutral matters.

Conclusion

9. There are no material considerations, including the approach of the National Planning Policy Framework (2023), which indicate that a decision should be made other than in accordance with the development plan. I therefore recommend the appeal be dismissed.

Darren Ellis

APPEAL PLANNING OFFICER

Inspector's Decision

10. I have considered all the submitted evidence and my representative's recommendation and on that basis the appeal is dismissed.

Mr R Walker

INSPECTOR

List Of Applications Determined Under Delegated Powers

Between 22/10/2024 and 18/11/2024

For the Northern Area Team

Application Number: N/212/00557/24 Mr/Ms. Earle & Page,
Lloyd Harden Design,

Application Type: Full Planning Permission

Decision: Approved decided on 22/10/2024

Grid Reference: 543278 382342

Proposal: Planning Permission - Change of use, conversion of and alterations to public house to form 4no. dwellings, the erection of 4no. dwellings, and the construction of a vehicle access road.

Location: THE RED LION, MAIN ROAD, WITHERN, ALFORD, LN13 0NB

Application Number: N/174/00687/24 Mr. P. Strawson,
Ross Davy Associates,

Application Type: Full Planning Permission

Decision: Approved decided on 11/11/2024

Grid Reference: 535334 383265

Proposal: Planning Permission - Erection of a replacement house with detached garage and change of use of land to form an extension to the existing garden, on the site of an existing dwelling which is to be demolished.

Location: THE NURSERY BUNGALOW, HAUGHAM PASTURES, LITTLE CAWTHORPE, LOUTH, LN11 8NA

Application Number: N/133/00864/24 Mrs. S. Kaur,

Application Type: Advertisement Consent

Decision: Approved decided on 22/10/2024

Grid Reference: 529170 397505

Proposal: Consent to Display 2no. externally illuminated free standing, single sided signs (already in situ).

Location: MICKLEMORE LAKE & LODGE, MAIN ROAD, NORTH THORESBY

Application Number: N/105/00940/24 Mr. K. Riley,
For-Ward Planning Consultancy Ltd,

Application Type: Full Planning Permission

Decision: Approved decided on 13/11/2024

Grid Reference: 532976 387373

Proposal: Planning Permission - Alterations to existing first floor flat to provide replacement windows.

Location: 24 QUEEN STREET, LOUTH, LN11 9AU

Application Number: N/110/01043/24 Mr. R. Booth,
Ridge & Partners LLP

Application Type: Advertisement Consent

Decision: Approved decided on 25/10/2024

Grid Reference: 550587 384979

Proposal: Consent to Display 1 no. externally illuminated fascia sign, 1 no. externally illuminated projecting sign, 1 no. suspended internally illuminated sign, 3 no. internally illuminated marketing posters and 3 no. vinyl signs.

Location: 78 SEACROFT ROAD, MABLETHORPE, LN12 2DR

Application Number: N/145/01086/24 Mr. R. Bowers,
Neil Dowlman Architecture,

Application Type: Full Planning Permission

Decision: Refused decided on 18/11/2024

Grid Reference: 542384 388929

Proposal: Planning Permission - Change of use of existing land to provide 8no. touring caravan pitches.

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

Application Number: N/105/01169/24 Mr. S. Ibbotson,

Application Type: Remove or Vary a condition

Decision: Approved decided on 04/11/2024

Grid Reference: 534606 388144

Proposal: Section 73 application to vary condition no.2 (approved plans) previously imposed on planning permission ref. no. N/105/00593/19 for the Erection of 2no. detached bungalows, 4no. pairs of semi detached houses, 28no. detached houses, 1no. block of 6no. terraced houses, 3no. blocks of 4no. terraced houses, 1no. block of 4no. bungalows (60no. houses in total) and associated garage blocks, provision of an attenuation pond and play area and construction of internal access roads.

Location: PHASE 2 LAND ADJACENT 82, EASTFIELD ROAD, LOUTH

Application Number: N/105/01186/24 Mr. J. Turner,

Application Type: Full Planning Permission

Decision: Approved decided on 05/11/2024

Grid Reference: 533188 386522

Proposal: Planning Permission - Alterations to existing eastern end of the all weather pitches fencing to raise the height to 5m.

Location: ALL WEATHER SPORTS PITCHES, LONDON ROAD, LOUTH

Application Number: N/105/01207/24 Mr. N. Hammond,
Ross Davy Associates,

Application Type: Reserved Matters

Decision: Approved decided on 18/11/2024

Grid Reference: 533928 388203

Proposal: Reserved matters application relating to the erection of 6no. dwellings (outline planning permission reference no N/105/00688/17 for the erection of up to 12no. dwellings (with means of access to be considered), granted 14th December 2022).

Location: LAND OFF RIVERHEAD ROAD, LOUTH

Application Number: N/133/01215/24 Mr. R. Coulson,
Hyde Architecture Ltd

Application Type: Full Planning Permission

Decision: Approved decided on 13/11/2024

Grid Reference: 529149 399263

Proposal: Planning Permission - Erection of a storage building, excavation of land to form an extension to the existing pond and bunding to a maximum height of 1.5m on the site of existing stables which are to be demolished.

Location: LAND NORTH OF MEADOW COTTAGE, CHURCH LANE, NORTH THORESBY

Application Number: N/133/01255/24 S. & P. Kaur & Singh,
Dieter Nelson Planning Consultancy,

Application Type: Full Planning Permission

Decision: Approved decided on 23/10/2024

Grid Reference: 529170 397505

Proposal: Planning Permission - Change of use of existing store building to provide 2no. holiday cottages and the siting of 1no. secure container.

Location: LAND REAR OF MICKLEMORE HOUSE, MAIN ROAD, NORTH THORESBY

Application Number: N/110/01293/24 Mr. B. Prince.

Application Type: Full Planning Permission

Decision: Approved decided on 31/10/2024

Grid Reference: 551113 384778

Proposal: Planning Permission - Siting of 1no. converted, externally clad shipping container to be used as an information centre.

Location: LAND ADJACENT TO BEACH CHALET 11, QUEENS PARK PROMENADE, MABLETHORPE, LN12 2AS

Application Number: N/089/01305/24 Ms. G. Barton,
Simon Nicholson Architecture,
Application Type: Full Planning Permission
Decision: Refused decided on 30/10/2024
Grid Reference: 551003 376362
Proposal: Planning Permission - Erection of a detached bungalow on the site of existing garden land.
Location: SILVER BIRCHES, 31 CHURCH LANE, HUTTOFT, ALFORD, LN13 9RD

Application Number: N/132/01322/24 Mrs S. Pearce,
Application Type: LDC - Section 192
Decision: Approved decided on 30/10/2024
Grid Reference: 541820 397054
Proposal: Section 192 application to determine the proposed lawfulness of the proposed repairs to the doors of the existing twin chapels which are listed buildings.
Location: THE CEMETERY, CEMETERY ROAD, NORTH SOMERCOTES, LN11 7NR

Application Number: N/180/01337/24 Mr. D. Naylor,
Neil Dowlman Architecture Ltd,
Application Type: Full Planning Permission
Decision: Approved decided on 18/11/2024
Grid Reference: 547621 388722
Proposal: Planning Permission - Erection of a dwelling on the site of an existing dwelling which is to be demolished, construction of a 2m high wall and vehicular access.
Location: THE COTTAGE, BUTT LANE, THEDDLETHORPE, MABLETHORPE, LN12 1NT

Application Number: N/111/01354/24 Mrs. S. Gorst,
Lee Holmes Architectural Design, Conservation & Historic Build
Application Type: Full Planning Permission
Decision: Approved decided on 04/11/2024
Grid Reference: 531183 377175
Proposal: Planning Permission - Change of use and alterations to existing carriage house to form a visitor welcome and information point including parking within the curtilage of a listed building.
Location: OXCOMBE FARM, MANOR LANE, OXCOMBE, HORNCastle, LN9 6LU

Application Number: N/111/01355/24 Mrs. S. Gorst,
Lee Holmes Architectural Design, Conservation & Historic Build
Application Type: Listed Building Consent - Alterations
Decision: Approved decided on 05/11/2024
Grid Reference: 531183 377175

Proposal: Listed Building Consent - Alterations to existing carriage house to form a visitor welcome and information point including parking.
Location: OXCOMBE FARM, MANOR LANE, OXCOMBE, HORNCastle, LN9 6LU

Application Number: N/105/01366/24
Application Type: Full Planning Permission
Decision: Approved decided on 01/11/2024
Grid Reference: 533208 387113
Proposal: Planning Permission - Alterations to existing dwelling to provide bi-fold doors to the rear elevation.
Location: 38 ST MICHAELS ROAD, LOUTH, LN11 9DA

Application Number: N/005/01375/24
Application Type: Full Planning Permission
Decision: Approved decided on 28/10/2024
Grid Reference: 555017 376460
Proposal: Planning Permission - Extension to existing bungalow to provide additional living accommodation.
Location: 18 SANDY LANE, ANDERBY CREEK, SKEGNESS, PE24 5XX

Application Number: N/105/01385/24
Application Type: Full Planning Permission
Decision: Approved decided on 04/11/2024
Grid Reference: 532578 388628
Proposal: Planning Permission - Extensions to existing factory to provide a housing unit for 4no. silos and to include raising of part of the existing roof.
Location: D S SMITH CONVERTERS, WINDSOR ROAD, FAIRFIELD INDUSTRIAL ESTATE, LOUTH, LN11 0YG

Application Number: N/191/01388/24
Application Type: Full Planning Permission
Decision: Approved decided on 06/11/2024
Grid Reference: 541947 372594
Proposal: Planning Permission - Extension to existing dwelling to provide additional living accommodation.
Location: 1 MAIN ROAD, ULCEBY, ALFORD, LN13 0HB

Application Number: N/063/01391/24 Mr. R. Howell,
DesignQube By Steven Brown,
Application Type: Certificate of Lawful Use or Development
Decision: Approved decided on 28/10/2024
Grid Reference: 540738 385517
Proposal: Section 191 application to determine the lawful development of the erection of a horse shelter and construction of menage with associated access track.
Location: LAND RIGHT OF THE LODGE, LODGE GARDENS, GREAT CARLTON, LOUTH, LN11 8JY

Application Number: N/089/01394/24 Mr. E. James,
Application Type: Remove or Vary a condition
Decision: Refused decided on 08/11/2024
Grid Reference: 553587 378544
Proposal: Section 73 application to vary condition no. 11 (seasonal occupancy) as previously imposed on planning permission reference N/089/02089/20 for the siting of 29 no. caravans.
Location: MEADOW VIEW, SEA LANE, HUTTOFT, ALFORD, LN13 9RR

Application Number: N/105/01403/24 Mr. R. Oddie,
R. J. Design Architecture Ltd.,
Application Type: Listed Building Consent - Alterations
Decision: Approved decided on 15/11/2024
Grid Reference: 533157 387530
Proposal: Listed Building Consent - Internal and external alterations to existing dwelling to include installation of fitted cupboards, w.c., fire surrounds, 2no. doors and replace handrail to stairs. Repair existing masonry and replace existing annex door/window with french doors/windows and installation of rooflights to annex roof (works already started).
Location: 137 EASTGATE, LOUTH, LN11 9QE

Application Number: N/004/01408/24 Mr A. Trafford,
Lincs Design Consultancy Ltd,
Application Type: Full Planning Permission
Decision: Approved decided on 14/11/2024
Grid Reference: 536392 391267
Proposal: Planning Permission - Erection of a dwelling and construction of a vehicular access.
Location: LAND TO REAR OF TRIANJA, CHURCH LANE, ALVINGHAM, LOUTH, LN11 0QD

Application Number: N/042/01414/24 Mr. L. Holmes,
Lee Holmes, Architectural Design,
Application Type: Full Planning Permission
Decision: Approved decided on 15/11/2024
Grid Reference: 524351 384233
Proposal: Planning Permission - Change of use, conversion of and alterations to existing agricultural building to provide holiday accommodation (works commenced).
Location: BARN AT, GLEBE FARM, WELSDALE ROAD, DONINGTON ON BAIN, LN11 9QZ

Application Number: N/042/01415/24 Mr. M. Taylor,
Evergreen Group Ltd
Application Type: Full Planning Permission
Decision: Approved decided on 15/11/2024
Grid Reference: 523678 382898
Proposal: Planning Permission - Extension to existing building to provide an additional storage area.
Location: MX RACING LTD, MAIN ROAD, DONINGTON ON BAIN, LOUTH, LN11 9TJ

Application Number: N/105/01418/24 Mr. K. Coupland,
Heronswood Design Ltd
Application Type: Full Planning Permission
Decision: Approved decided on 07/11/2024
Grid Reference: 532793 387325
Proposal: Planning Permission - Alterations to 2no. windows on the first floor and 2no. windows on the second floor on the front elevation of existing property which is a listed building.
Location: 17 MERCER ROW, LOUTH, LN11 9JG

Application Number: N/105/01419/24 Mr. K. Coupland,
Heronswood Design Ltd
Application Type: Listed Building Consent - Alterations
Decision: Approved decided on 07/11/2024
Grid Reference: 532793 387325
Proposal: Listed Building Consent - Alterations to 2no. windows on the first floor and 2no. windows on the second floor on the front elevation of existing property.
Location: 17 MERCER ROW, LOUTH, LN11 9JG

Application Number: N/100/01420/24 Mrs. S. Bonner,
Lincs Design Consultancy Ltd,
Application Type: Full Planning Permission
Decision: Approved decided on 12/11/2024
Grid Reference: 536695 384502

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

Location: THE PASTURES, 4 MICHAELS WAY, LEGBOURNE, LOUTH, LN11 8NG

Application Number: N/105/01421/24

Mrs. E. Grey,
DesignQube By Steven Brown,

Application Type: Full Planning Permission

Decision: Approved decided on 18/11/2024

Grid Reference: 532294 387121

Proposal: Planning Permission - Extensions and alterations to existing dwelling to provide additional living accommodation, erection of a boundary wall, provision of a sun terrace with the conversion of, extension and alterations to existing garden room to provide an annex.

Location: 50 CROWTREE LANE, LOUTH, LN11 9LN

Application Number: N/105/01436/24

Lincs Design Consultancy Ltd,

Application Type: Full Planning Permission

Decision: Approved decided on 18/11/2024

Grid Reference: 532411 388571

Proposal: Planning Permission - Erection of a storage building (works completed).

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

Application Number: N/158/01442/24

Mrs. V. Ryan,
Andrew Clover Planning and Design,

Application Type: Full Planning Permission

Decision: Approved decided on 15/11/2024

Grid Reference: 537974 388907

Proposal: Planning Permission - Alterations to existing dwelling and the erection of a porch.

Location: BRAMBLEY HEDGE, SOUTH VIEW LANE, SOUTH COCKERINGTON, LOUTH, LN11 7ED

Application Number: N/105/01462/24

Mr. A. Scaman,
Lincs Design Consultancy Ltd,

Application Type: Full Planning Permission

Decision: Approved decided on 01/11/2024

Grid Reference: 532549 386723

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

Location: 4 HUNTER PLACE, LOUTH, LN11 9LG

Application Number: N/056/01538/24

Mr. & Mrs. Rendall,
G F Design Services Ltd,

Application Type: Full Planning Permission

Decision: Approved decided on 18/11/2024

Grid Reference: 531662 395475

Proposal: Planning Permission - Erection of a replacement dwelling with detached garage/workshop.

Location: BONSCAUPE FARM, PEAR TREE LANE, FULSTOW, LOUTH, LN11 0XY

Application Number: N/110/01590/24

Spring Estates (Lincs) Ltd.
Spring Estates (lincs) Ltd,

Application Type: Prior Approval - Demolition

Decision: Approved decided on 12/11/2024

Grid Reference: 549784 382216

Proposal: Determination of whether or not prior approval is required for the method of demolition and any site restoration.

Location: WALNUT COTTAGE, MILE LANE, TRUSTHORPE, MABLETHORPE, LN12 2QN

List Of Applications Determined Under Delegated Powers

Between 22/10/2024 and 18/11/2024

For the Southern Area Team

Application Number: S/086/01669/23 GW Padley Property 4 Limited,
Aspbury Planning Ltd,

Application Type: Full Planning Permission

Decision: Approved decided on 11/11/2024

Grid Reference: 526429 368064

Proposal: Planning permission - Erection of 2 units for commercial, storage or trade counter uses (Class E(g) (ii) (research & development) and (iii) (Light Industrial), Class B2 (General Industrial) and Class B8 (Storage & Distribution) and a unit for use as a builders' merchant (Sui Generis (storage, distribution, trade counter, offices, tool hire and ancillary retail) of The Town and Country Planning (Use Classes) Order 1987 as amended with associated external storage, erection of fencing 2.4 metres in height, provision of parking and construction of a vehicular access.

Location: LAND ADJACENT AND OPPOSITE WHITE HOUSE FARM, BOSTON ROAD, HORNCastle

Application Number: S/079/00121/24 Mr. J. Merivale,
Andrew Clover Planning and Design Ltd

Application Type: Full Planning Permission

Decision: Approved decided on 29/10/2024

Grid Reference: 517780 376997

Proposal: Planning Permission - Erection of 5no. houses and detached garages on the site of existing agricultural buildings which are to be demolished and construction of vehicular access.

Location: LAND AT HATTON HALL FARM, PANTON ROAD, HATTON

Application Number: S/186/00898/24 Mr. R. & Mrs. H. Bell,
DC Architectural Services Ltd.,

Application Type: Full Planning Permission

Decision: Approved decided on 01/11/2024

Grid Reference: 540087 363248

Proposal: Planning Permission - Erection of a stable block and manege for private use.

Location: HOME FARM, EASTVILLE ROAD, TOYNTON ST PETER

Application Number: S/039/01033/24 Blue Anchor Leisure Ltd
Bella King Design,

Application Type: Full Planning Permission

Decision: Approved decided on 08/11/2024

Grid Reference: 553977 362532

Proposal: Planning Permission - Replacement of existing touring pitches with the siting of 49 no. static caravans with associated decking and sheds, construction of internal access roads, lighting, parking and childrens play area, extension to existing clubhouse decking, resiting of existing telecommunications pole and the demolition of existing reception building w.c block.

Location: PINETREES LEISURE PARK, CROFT BANK, CROFT, SKEGNESS, PE24 4RE

Application Number: S/153/01037/24

John Ling & Son Limited,
Robert Doughty Consultancy Ltd,

Application Type: Full Planning Permission

Decision: Approved decided on 04/11/2024

Grid Reference: 556512 363185

Proposal: Planning Permission - Extension to existing amusement arcade and installation of an external fire escape walk way.

Location: PLOT AT 41 TO 45 HIGH STREET AND 68 TO 72, LUMLEY ROAD, SKEGNESS

Application Number: S/152/01087/24

Mrs. R. Archer,

Application Type: Advertisement Consent

Decision: Approved decided on 01/11/2024

Grid Reference: 535254 351016

Proposal: Consent to Display - 4 no. non illuminated double sided free standing signs (already in situ).

Location: MILLERS WALK, BEMBRIDGE WAY, SIBSEY

Application Number: S/090/01189/24

Poppy Grove Ltd,
Bella King Design,

Application Type: Full Planning Permission

Decision: Approved decided on 14/11/2024

Grid Reference: 556224 367527

Proposal: Planning Permission - Change of use of existing touring caravan site to form a static caravan site (siting of 28no. static caravans each with decking and sheds), alterations to existing internal access road, construction of internal access roads, provision of lighting, car parking and a recreation area. Demolition of existing amenity block.

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

Application Number: S/023/01201/24

Mr. R. Paul,

Application Type: Remove or Vary a condition

Decision: Approved decided on 13/11/2024

Grid Reference: 548855 365808

Proposal: Section 73 application in relation to removal of condition no. 4 (occupancy) and variation of conditions no. 3 (materials) and no. 5 (yard removal) pursuant to planning permission ref. no. S/023/02766/05 for the Change of use and alterations to an existing barn to form a holiday cottage with part of the existing barn to be demolished to provide parking area and erection of an agricultural building.

Location: ROBINS BARN, 122 STATION ROAD, BURGH LE MARSH, SKEGNESS, PE24 5EP

Application Number: S/053/01224/24 Mrs. D. Ranaweera,
DC Architectural Services Ltd.,

Application Type: Full Planning Permission

Decision: Approved decided on 29/10/2024

Grid Reference: 547100 354623

Proposal: Planning Permission - Extension to existing dwelling to form a first floor balcony.

Location: MULBERRY HOUSE, LENTONS LANE, FRISKNEY, BOSTON, PE22 8RR

Application Number: S/035/01243/24 Mr. S. Harvey,
GadARCH Design Services Ltd,

Application Type: Full Planning Permission

Decision: Approved decided on 01/11/2024

Grid Reference: 522727 358442

Proposal: Planning Permission - Erection of a detached timber framed outbuilding to form a home gym (works already started).

Location: 135 HIGH STREET, CONINGSBY, LINCOLN, LN4 4RF

Application Number: S/215/01265/24 Mr. & Mrs. Garner,
Partners In Planning and Architecture Ltd

Application Type: Remove or Vary a condition

Decision: Approved decided on 01/11/2024

Grid Reference: 519815 362928

Proposal: Section 73 application to vary condition no. 2 (approved plans), condition no. 3 (arboricultural method statement) and condition 4 (ecology) previously imposed on planning permission ref. no. S/215/01508/23 for the erection of a house and alterations to existing vehicular access.

Location: 9 TOR O MOOR ROAD, WOODHALL SPA, LN10 6TF

Application Number: S/023/01284/24 Mr. T. Smith,

Application Type: Full Planning Permission

Decision: Approved decided on 01/11/2024

Grid Reference: 549903 365088

Proposal: Planning Permission - Erection of a detached garage with the existing garage to be demolished.

Location: 10 WEST END, BURGH LE MARSH, SKEGNESS, PE24 5EA

Application Number: S/051/01285/24 Mr .W. Watson,
R. Cartwright,
Application Type: Full Planning Permission
Decision: Approved decided on 04/11/2024
Grid Reference: 545865 363924
Proposal: Planning Permission - Erection of a detached garage with the construction of vehicular access.
Location: RESMAN, FENDYKE ROAD, FIRSBY, SPILSBY, PE23 5QW

Application Number: S/170/01288/24 Mr. A. Abrunerias,
Mr. S. Barker,
Application Type: Full Planning Permission
Decision: Approved decided on 23/10/2024
Grid Reference: 521788 364696
Proposal: Planning Permission - Extensions and alterations to existing dwelling to provide additional living accommodation.
Location: WEST VIEW, SANDY LANE, WOODHALL SPA, LN10 6UR

Application Number: S/169/01303/24 Mr. K. Gostelow,
Application Type: Certificate of Lawful Use or Development
Decision: Approved decided on 30/10/2024
Grid Reference: 534379 356984
Proposal: Section 191 application to determine the lawful use of land edged in red on the plan for purposes incidental to the enjoyment of the dwelling house known as 'Old Rose and Crown'.
Location: OLD ROSE AND CROWN, MAIN ROAD, STICKNEY, BOSTON, PE22 8AY

Application Number: S/153/01335/24 Screwfix Direct Ltd,
Hybrid Planning & Development Limited
Application Type: Full Planning Permission
Decision: Approved decided on 23/10/2024
Grid Reference: 555233 363057
Proposal: Planning Permission - Installation of 3 no. external air source heat pump units.
Location: UNIT 4, HAWTHORN ROAD, SKEGNESS, PE25 3TD

Application Number: S/070/01336/24 Mr. P. Mutti,
Dieter Nelson Planning Consultancy,
Application Type: Full Planning Permission
Decision: Approved decided on 01/11/2024
Grid Reference: 534351 370257
Proposal: Planning Permission - Erection of a manege for private use.

Location: PARTRIDGE HURN, DEEP LANE, HAGWORTHINGHAM, SPILSBY, PE23 4LZ

Application Number: S/051/01339/24 Mr. P. Gilbert,
DC Architectural Services Ltd

Application Type: Full Planning Permission

Decision: Approved decided on 30/10/2024

Grid Reference: 546176 364016

Proposal: Planning Permission - Erection of a calf shed.

Location: BARN VIEW, WAINFLEET ROAD, FIRSBY, SPILSBY, PE23 5QW

Application Number: S/070/01346/24 Mr. P. Mutti,
Dieter Nelson Planning Consultancy

Application Type: Full Planning Permission

Decision: Approved decided on 25/10/2024

Grid Reference: 534351 370257

Proposal: Planning Permission - Erection of a stable block.

Location: PARTRIDGE HURN, DEEP LANE, HAGWORTHINGHAM, SPILSBY, PE23 4LZ

Application Number: S/184/01359/24 Mrs. Y. Burton,
Origin Design Studio Ltd,

Application Type: Certificate of Lawful Use or Development

Decision: Approved decided on 31/10/2024

Grid Reference: 545362 360446

Proposal: Section 191 application to determine the lawful use of the occupation of a dwelling without complying with agricultural occupancy condition no. 3 imposed on E/184/01922/88.

Location: CEDAR LODGE, STEEPING ROAD, THORPE FENDYKES, SKEGNESS, PE24 4QP

Application Number: S/054/01360/24 Miss. Z. Moughton,
Neil Dowlman Architecture,

Application Type: Full Planning Permission

Decision: Refused decided on 01/11/2024

Grid Reference: 531214 350622

Proposal: Planning Permission - Erection of a boundary wall and construction of vehicular access gates.

Location: SLATE HOUSE, CANISTER LANE, FRITHVILLE, BOSTON, PE22 7HQ

Application Number: S/141/01362/24 Mr. S. Gilesphy,
Lincs Design Consultancy Ltd,
Application Type: Full Planning Permission
Decision: Approved decided on 04/11/2024
Grid Reference: 521400 364044
Proposal: Planning Permission - Erection of 1no. dwelling with a detached garage, and construction of a new access.
Location: 82 HORNCastle ROAD, ROUGHTON MOOR, WOODHALL SPA, LN10 6UX

Application Number: S/169/01363/24 Mr. B. Exton,
Lincs Design Consultancy Ltd,
Application Type: Full Planning Permission
Decision: Approved decided on 01/11/2024
Grid Reference: 534184 356284
Proposal: Planning Permission - Erection of a building to enclose the existing manege and construction of a horse walker
Location: MEADOW VIEW, STICKNEY MEADOWS, STICKNEY, BOSTON, PE22 8AF

Application Number: S/023/01382/24 Mr. & Mrs. Charles,
Mr. A. Culley,
Application Type: Full Planning Permission
Decision: Approved decided on 15/11/2024
Grid Reference: 549768 364634
Proposal: Planning Permission - Extension to existing dwelling to provide additional living accommodation with the demolition of existing garage.
Location: 39 WAINFLEET ROAD, BURGH LE MARSH, SKEGNESS, PE24 5AH

Application Number: S/215/01387/24 Mr. S. Smithson,
Neil Dowlman Architecture Ltd,
Application Type: Full Planning Permission
Decision: Approved decided on 06/11/2024
Grid Reference: 520413 363476
Proposal: Planning Permission - Extensions and alterations to existing dwelling to provide additional living accommodation, including provision of new dormer.
Location: 6 HORNCastle ROAD, WOODHALL SPA, LN10 6UZ

Application Number: S/153/01426/24 Mr Nelson
Bramhall Town Planning Limited
Application Type: Full Planning Permission
Decision: Approved decided on 25/10/2024
Grid Reference: 555875 363520

Proposal: Planning Permission - Erection of a bin store to serve the adjoining community diagnostic centre, with associated works.

Location: FORMER KWIKSAVE SUPERMARKET, 40 OLD WAINFLEET ROAD, SKEGNESS, PE25 3RR

Application Number: S/039/01433/24

Mr. J. Brooks,
Paul Robinson Partnership UK LLP

Application Type: Prior Approval-Ag to Dwelling House

Decision: Approved decided on 14/11/2024

Grid Reference: 551525 362913

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

Location: PLOT NORTH OF BREEDON TRADING LIMITED, MIDDLEMARSH ROAD, CROFT

Application Number: S/023/01437/24

Mr. J. Epton,
Andrew Clover Planning and Design,

Application Type: Prior Approval-Ag to Dwelling House

Decision: Approved decided on 18/11/2024

Grid Reference: 550469 364310

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

Location: AGRICULTURAL BUILDING ON LAND OFF, MARSH LANE, BURGH LE MARSH

Application Number: S/177/01443/24

Mr. R. Walsh,
Lincs Design Consultancy Ltd,

Application Type: Full Planning Permission

Decision: Approved decided on 08/11/2024

Grid Reference: 533099 374868

Proposal: Planning Permission - Erection of a house with attached garage and construction of a vehicular access.

Location: LAND ADJACENT TO ARDEN, NORTH ROAD, TETFORD

Application Number: S/086/01501/24 Mr. L. Barton,
AF Architecture,
Application Type: Full Planning Permission
Decision: Approved decided on 15/11/2024
Grid Reference: 526092 369430
Proposal: Planning Permission - Change of use, conversion of and extension and alterations to existing buildings to provide 6 no. dwellings, with associated parking including partial demolition of existing buildings.
Location: LAND & BUILDING TO EAST OF HAMERTON GARDENS, HORNCastle

Application Number: S/186/01528/24 Mr. K. Johnson,
Neil Dowlman Architecture,
Application Type: Listed Building Consent - Alterations
Decision: Approved decided on 18/11/2024
Grid Reference: 540591 362984
Proposal: Listed Building Consent - Replacement of existing clay tiles.
Location: THE LILACS, EASTVILLE ROAD, TOYNTON ST PETER, SPILSBY, PE23 5AT

Application Number: S/086/01615/24 Lincolnshire County Council,
Application Type: Lincolnshire County Regulation 3
Decision: No Objection decided on 07/11/2024
Grid Reference: 526461 369878
Proposal: To vary condition no. 2 of planning permission S/086/00472/22/3 for change to site plan to provide adjustment to the parking area , change to 1 no. standard parking space and 3no. enlarged spaces and the construction of a small hardstanding area added to south east of site, to be used for 8 no. overflow parking spaces (works already commenced)(County Matter application).
Location: FORMER ST LAWRENCE SCHOOL, BOWL ALLEY LANE, HORNCastle, LN9 5EJ

This page is left intentionally blank