

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

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Date: Tuesday, 2 July 2024

Dear Councillor,

Planning Committee

You are invited to attend a Meeting of the **Planning Committee** on **Thursday, 11th July, 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, 11 July 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 6 June 2024.	1 - 6
4.	<u>UPDATE FROM PLANNING POLICY COMMITTEE</u>	
<u>TOWN AND COUNTRY PLANNING APPLICATIONS:</u>		
NB: Where photographs are used, with or instead of site visits, these provide site context for Planning Committee Members but are not submitted as evidence of material planning considerations.		
5.	<u>S/168/01836/23:</u> S/168/01836/23 : View the Plans and documents online, please click on the Application Number. (Please note: If viewing as a pdf document, this hyperlink is not available). Applicant: Wilkinson Properties (Boston) Ltd Location: Land Opposite Crisma Cottage, Thorn Lea and Willows, Cul De Sac, Stickford Recommendation: Refusal Officer: Kelly Grunnill	7 - 28
6.	<u>S/094/00132/24:</u> S/094/00132/24 : 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: Hockley Homes Location: Deans Farm, Kirkby Lane, Kirkby on Bain Recommendation: Approval with Conditions Officer: Jane Baker	29 - 54
7.	<u>S/029/01208/23:</u>	55 - 70

[S/029/01208/23](#): View the Plans and documents online, please click on the Application Number. (Please note: If viewing as a pdf document, this hyperlink is not available).

Applicant: Mr & Mrs Firth

Location: The Paddock, Main Road, New Bolingbroke, Boston

Recommendation: Refusal

Officer: Kelly Grunnill

8. **APPEALS DECIDED:** **71 - 76**
9. **DELEGATED DECISIONS:** **77 - 100**
10. **DATE OF NEXT MEETING:**

The programmed date for the next Meeting of this Committee will be 1 August 2024.

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

PRESENT

Councillor Stephen Eyre (Chairman)

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

Councillor Terry Aldridge attended the Meeting as a Substitute.

OFFICERS IN ATTENDANCE:

Andrew Booth	- Development Management Lead Officer
Lindsey Stuart	- Senior Planning Officer
Martha Rees	- Legal Representative
Lynda Eastwood	- Democratic Services Officer
Laura Allen	- Democratic Services Officer

3. APOLOGIES FOR ABSENCE:

Apologies for absence were received from Councillor Alex Hall.

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

4. 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 Neil Jones asked it be noted, that in relation to application number N/191/02200/23 he knew the applicant, however he remained of an open mind.
- Councillor Stephen Eyre asked it be noted that in relation to application number N/191/02200/23 he was Ward Member and would be speaking on that item.
- Councillors Dick Edginton, Stephen Eyre, Neil Jones and Daniel McNally asked it be noted that they were Members of the Lindsey Marsh Drainage Board.

In the absence of Councillor Alex Hall, it was proposed and seconded that Councillor Daniel McNally would act as Vice-Chairman for this Meeting only.

5. MINUTES:

The Minutes of the Meeting held on 9 May 2024 and the Minutes of the Special Meeting held at the rising of the Annual General Meeting held on 22 May 2024 were confirmed and signed as a correct record.

6. UPDATE FROM PLANNING POLICY COMMITTEE

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

It was agreed that the following item would be brought forward on the Agenda.

7. N/191/02200/23:

Application Type: Full Planning Permission

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

Location: LAND OFF, CHURCH LANE, ULCEBY

Applicant: Mr P Odling

Members received an application for full planning permission – Erection of a two storey dwelling, outbuildings and landscaping on site of an existing agricultural barn which was to be demolished at land off Church Lane, Ulceby.

The application was referred to Committee following a call-in request by the Ward Member Councillor Stephen Eyre. It was considered that it would also constitute a departure from the Local Plan.

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

Andrew Booth, Development Management Lead Officer, detailed site and surroundings information to Members at Paragraph 2, together with the description of the proposal at Paragraph 3, pages 35 to 36 of the report refer.

Mr Phil Odling (Applicant) spoke in support of the application.

Councillor Stephen Eyre spoke as Ward Member.

Members were invited to put their questions to the speakers.

- A Member queried whether there would be solar panels on the roof of the proposed dwelling. Mr Odling responded that there would be.

N.B. Councillor Stephen Eyre left the Meeting at 10.49am

COUNCILLOR DANIEL MCNALLY, VICE-CHAIRMAN IN THE CHAIR

Following which, the application was opened for debate.

- A Member queried whether there was sufficient distance between the existing building and proposed dwelling. The Lead Management Development Officer advised that the impact on neighbouring amenity was assessed and the distance was considered acceptable.
- A Member supported the application as it was an infill and considered it a betterment to the existing site. It was also highlighted that there was full support from the village. These comments were further endorsed by other Members of the Committee.

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

The Development Management Lead Officer explained the rationale behind the recommendation for refusal and also referred Members to the officer's report, Paragraph 7.20 on page 42 of the Agenda refers. He explained that there was a lot to commend the design however the officer's opinion was that it had not quite met the specific requirements to recommend for approval. However, if Members differed in their view and were minded to support the application on the basis of exceptional quality of design that would be recognised.

Members further commented that the exceptional quality of design, the existing surroundings and betterment should all be included in the proposal.

Following which, the application was proposed and seconded for approval against officer recommendation, subject to conditions.

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

Vote: 10 In favour 0 Against 0 Abstention

RESOLVED:

That the application be approved subject to the following conditions:

N.B. Councillor Stephen Eyre returned to the Meeting at 10.58am

COUNCILLOR STEPHEN EYRE, CHAIRMAN IN THE CHAIR

8. N/092/02375/23:

Application Type: Outline Planning Permission

Proposal:	Outline erection of up to 50no. dwellings and associated infrastructure (with means of access, landscaping and layout to be considered).
Location:	LAND SOUTH OF, CHESTNUT DRIVE, LOUTH
Applicant:	KCS Development Ltd

Members received an application for Outline Planning Permission – Erection of up to 50no. dwellings and associated infrastructure (with means of access, landscaping and layout to be considered) at land South of Chestnut Drive, Louth.

The application was the subject of local concern and a call-in request by Ward Member Councillor Edward Mossop. The request was on the grounds that *'the site is not allocated in the ELDC Local Plan for Louth/Keddington and as such is a windfall site. The site has been described as 'infill' by the applicants. However, looking at the allocated sites in the Settlement proposals, it sits between the two sites LO311 and LO326 (or5) creating a pleasant block of open space on the edge of the settlement adding to the more rural, edge of town feel to Park Row.*

The windfall site is for 50 houses which is considerably large and would merit it being considered as an allocated site in the future given proper consultation through the process given to a revised Local Plan. Objections from neighbouring new-build properties describe the problems that have occurred since their completion such as waterlogged gardens and poor mains foul water drainage. Objection from Louth Town Council. There is no Keddington Parish meeting. Until boundary changes take place, the properties will benefit from Louth Town Council services without any contributions from the residents through their Council Tax. This renders the application premature'.

Members noted that the application was deferred from Planning Committee on 4th April 2024, Minute No. 6 refers. At that meeting concern was raised over the ownership of the stretch of Park Row from where the applicant's ownership ended to the Eastfield Road junction.

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

Lindsey Stuart, Senior Planning Officer, detailed site and surroundings information to Members at Paragraph 2, together with the description of the proposal at Paragraph 3, page 14 of the report refers.

Mr Nick Pleasant (Agent) spoke in support of the application.

Members were invited to put their questions to the speakers.

- A Member queried whether the concern raised that Anglian Water was not able to deal with the sewage had been resolved. Mr Pleasant responded that Anglian Water considered that there was sufficient capacity at the treatment works and highlighted that it was the Environment Agency that had raised the initial concerns. Mr Pleasant advised Members that the Environment Agency no longer objected and it was working with Anglian Water to address any potential issues.
- A Member considered that the proposed development was a windfall site that was not allocated in the Local Plan, therefore had not been through the proper consultation process that would have been required as it would be for an allocated site in the current plan.
- A Member queried whether Chestnut Drive would be the nearest public highway for East Lindsey Waste Services to access for collections. The Senior Planning Officer advised that Acorn Avenue was close to being adopted, following which the waste vehicle would then be able to enter the estate. It was further confirmed that the Nipper Service Bus would be able to access the estate.

Following which, the application was proposed and seconded for refusal against officer recommendation.

- A Member was in support of approving the application as the proposal was an infill in the middle of an existing housing estate.

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

A Member highlighted that the main reasons for refusal was connectivity through Chestnut Drive, along with sewage and drainage issues.

The Development Management Lead Officer advised Members that the policy had been considered very carefully by officers with input from the Environment Agency and Anglian Water and confirmed that waste capacity would be satisfactorily managed by a condition and improvements would be put in place before the development commenced.

Upon summing up and considering the points made, the Legal Representative advised caution to Members looking to use waste capacity issues as a reason for refusal.

Upon being put to the vote for refusal, against officer recommendation, Members voted as follows:

Vote: 2 In favour 7 Against 0 Abstention

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

Vote: 7 In favour 2 Against 0 Abstention

RESOLVED:

That the application be approved subject to the following conditions:

9. APPEALS DECIDED:

The Appeals Decided were noted.

10. DELEGATED DECISIONS:

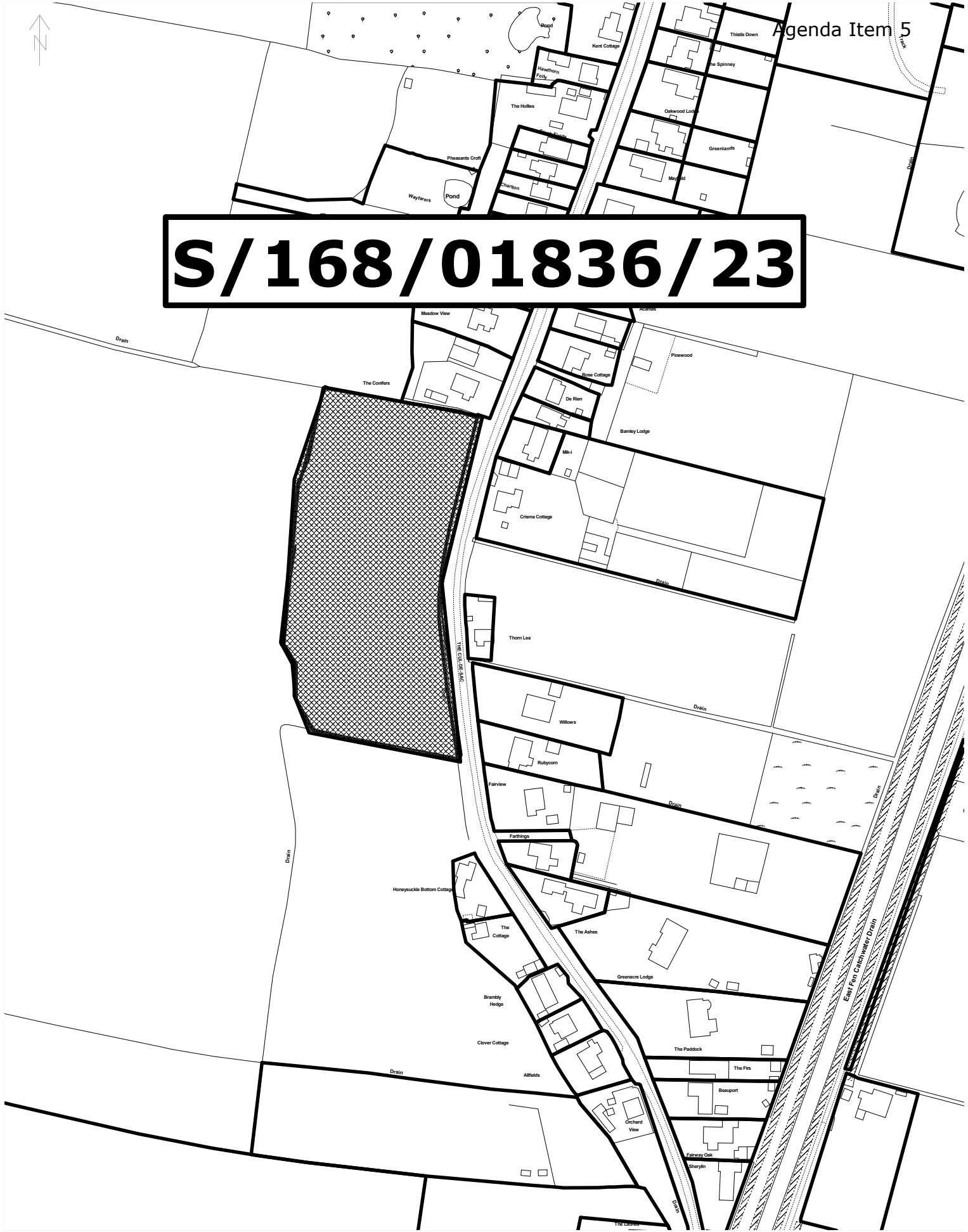
The Delegated Decisions were noted.

11. DATE OF NEXT MEETING:

The date of the next meeting was noted as Thursday 11 July 2024.

The Meeting closed at 11.30am.

S/168/01836/23



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[5.] Outline Planning Permission

S/168/01836/ 23

APPLICANT: Wilkinson Properties (Boston) Ltd,

VALID: 18/09/2023 **AGENT:** BG Planning,

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

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

1.0 REASONS FOR COMMITTEE CONSIDERATION

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

2.0 THE SITE AND SURROUNDINGS

2.1 The application site comprises approximately 1.39ha hectares of greenfield land located south of Stickford. The site is in active agricultural use and forms part of a larger parcel of agricultural land. The parcel of agricultural land lies on the west side of the cul-de-sac and provides an approximate 220 metre gap in the frontage, with residential development sitting either side. The north, south and east edges of the field are bound by narrow drainage ditches, and a small number of semi mature trees are located on the road side of the eastern boundary ditch.

2.2 The site lies to the immediate south of a detached bungalow known as the conifers which is the end property in the row. Further residential properties are located to the east of on the opposite side of the highway. The majority of the properties in the area sit in spacious plots.

2.3 The site is located within Stickford which is defined as a Small Village within the Local Plan. It mainly has a linear form running north to south. The northern end of the village bends to the west and is intersected by the A16. The A16 main road is located approximately 400m to the west of the site.

2.4 The site is located within flood zones 2 and 3, where the risk of flooding is deemed to be at medium and high probability. The site slopes downwards from the western boundary to the eastern boundary. Ground levels on the western boundary are between +2.7m OD and +3.2m OD. The eastern boundary of the site is typically between +2.0m OD and +2.2m OD.

3.0 DESCRIPTION OF THE PROPOSAL

3.1 The proposal is for planning permission for the erection of

7no dwellings, with all matters reserved. The properties would be self-build dwellings which would be marketed to local people.

- 3.2 An indicative site plan accompanies the application indicating a proposed layout which follows existing plot size and rhythm and pattern of development to the north. It is proposed that Plots 1 and 2 would be single storey, plots 3 and 4 would be 1.5 storey and 5, 6 and 7 would be two storeys. Scale is reserved for later approval and these details are indicative. Each dwelling would be accessed directly from the Cul de Sac. The development seeks to retain the existing drainage ditches on its north, east and south boundaries.

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, an advertisement in the Local Paper and neighbours have been notified in writing.
- 4.3 At the time of preparing the report, 78 objections from 53 properties have been received. The key concerns raised are summarised below.
- Flood risk concerns
 - historic ground water drainage that will be exacerbated by the proposals
 - Concerns over impact on broadband speed
 - Concerns over volume of traffic on narrow road
 - Road is not suitable for HGVs
 - Site is not an infill plot
 - Concerns over impact on wildlife being directed towards the A16
 - The proposals would lower water pressure in the area
 - As the builds would be self-build, this would prolong the noise and disruption due to potentially having different build out periods, each with its own construction impact.
 - Poor facilities and infrastructure in the area to support 7 additional properties
 - Development is not policy compliant
 - Unsustainable Development
 - No demand for this type of housing
- 4.4 Full copies of all representations received are available on the

application file.

Consultees

- 4.5 Environment Agency – No objections to the development subject to a condition (see below) to ensure compliance with the recommendations of the Flood Risk Assessment:

The development shall be carried out in accordance with the submitted Flood Risk Assessment (FRA) (ref: ECL1062a/BG PLANNING, compiled by Ellingham Consulting LTD, dated September 2023) and the following mitigation measures it details:

- *Finished floor levels to be set no lower than 2.6m above Ordnance Datum (AOD)*
- *Flood resilience and resistance measures to be incorporated into the proposed development as stated These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.*

Reason: to reduce the risk of flooding to the proposed development and future occupants.

- 4.6 Environmental Health – No objections subject to conditions
- 4.7 Lincolnshire County Council (Highways and SUDs - No objections subject to conditions
- 4.8 Stickford Parish Council – Objects to the development. Concerns over increase in vehicle movements and access issues. Loss of view. Impact on wildlife. Unsustainable development. Contrary to policy. Concerns over water supply and drainage issues. Concern about potential flooding.
- 4.9 Witham 4th Drainage Board – Standard advice and suggestions for mitigation.

5.0 RELEVANT SITE HISTORY

- 5.1 There is no planning history directly relevant to the application site.

6.0 PLANNING POLICY

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan comprises of the East Lindsey Local Plan (adopted 2018), including the Core Strategy and the

Settlement Proposals Development Plan Document; and any made Neighbourhood Plans. The Government's National Planning Policy Framework (NPPF) is a material consideration.

East Lindsey Local Plan

- SP1 – A sustainable pattern of places (confirms a hierarchy of settlements within the district)
- SP2 – Sustainable development (mirrors the presumption in favour of sustainable development within the NPPF)
- SP3 – Housing growth and the location of inland growth (together with SP4 confirms how appropriate sites for residential development will be identified).
- SP4 – Housing in inland medium and small villages
- SP8 - Rural exceptions (confirms specific exceptions opportunities for dwellings in rural areas).
- SP10 – Design (seeks to secure good design outcomes)
- SP16 - Inland Flood Risk (seeks to ensure that flood risk and drainage are considered)
- SP22 - Transport and Accessibility (seeks to support accessibility and reduce isolation in the district)
- SP23 – Landscape (seeks to ensure that the districts landscapes are appropriately protected).
- SP24 – Biodiversity and geodiversity (seeks to ensure the safeguarding and enhancement of biodiversity and geodiversity).
- SP25 – Green Infrastructure (protects existing greenspaces and landscapes).

National Planning Policy Framework (NPPF) National Planning Policy Guidance

7.0 OFFICER ASSESSMENT OF THE PROPOSAL

Main Planning Issues

7.1 Having reviewed the submitted information and the relevant planning policies, the key material planning considerations relevant to this application are:

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

Principle of the development and whether the site is a suitable location for housing having regard to flood risk

7.2 Policy SP1 (Sustainable Pattern of Places) sets out the settlement pattern which guides the spatial strategy for East Lindsey, in order to guide the distribution, scale and nature of future developments to the most sustainable locations. Stickney is located within a Small Village as defined by Policy SP1.

7.3 Strategic Policy 4 (SP4) - Housing in Inland Medium and Small Villages is permissive of housing in small villages such as Stickney, subject to the following criteria being satisfied:

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

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

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

7.4 In this case it is considered that the site is not an appropriate location for development, for the following reasons

- The site is not infill development as the development is not enclosed by development on both sides.
- The proposal seeks outline planning permission for up to 7 dwellings, Policy SP4 permits no more than 2 dwellings.
- The site lies within Flood Zone 3 (High Risk) where policy SP16 (Inland Flood Risk) applies. The development is in conflict with the provisions of SP16 criteria and is not an appropriate location residential development when areas at a lower risk of flooding are available in the settlement of Stickney (discussed further below).

7.5 For these reasons, the proposal would not meet the strategy of the Development Plan, including its aim to safeguard the open countryside, and provide housing in areas at a low risk of flooding. There is therefore conflict with East Lindsey Local Plan Policy SP4 and SP16. For the same reasons, it would also conflict with the National Planning Policy Framework (the Framework), which makes clear that planning decisions should recognise the intrinsic character and beauty of the countryside. As such, this conflict is given significant negative weight.

- 7.6 SP8 (Rural Exceptions) is permissive of sites presented as rural exceptions, which includes affordable housing and rural worker dwellings. The proposals have not been submitted as a rural exception site and the East Lindsey Local Plan does not contain a permissive policy for self-build or custom build as a rural exception.

Flood Risk and Policy SP16

- 7.7 The majority of the sites lies in Flood Zone 3, with a small area along the western boundary and sides of Plots 1 and 7 being within Flood Zone 2.
- 7.8 Policy SP16 states that the Council will support housing in areas of inland flood risk, providing all the following criteria are complied with:

Criteria 2:

- *A site is in need of regeneration and is not suitable for a business, leisure and commercial use.*
- *The site is brownfield and has become empty, buildings have become disused and run down or a combination of both.*
- *Applications should evidence that they have tried to develop/market sites for a business, leisure or commercial use, this includes active marketing for a minimum of 12 months.*

It is considered that the site comprises agricultural land and therefore by definition as set out in the Framework, it is not 'brownfield'. There is also no evidence the site is in need of regeneration nor has any evidence been provided of marketing for alternative use, the proposal therefore fails to satisfy criteria 2 of policy SP16.

Criteria 3:

Brownfield sites in towns, large villages, medium and small villages that are only partly in areas of flood risk will be supported for housing providing that the development takes place on the area of low flood risk and does not conflict with any other policies for town centre development in this plan.

As noted above, the site is not brownfield land and furthermore, all of the site is within a flood zone and therefore does not comply with criteria 3 of Policy SP16.

Criteria 11.

Where required by national planning policy development proposals in areas at risk of flooding must be accompanied by a site-specific flood risk assessment.

The NPPF requires that inappropriate development should be avoided in areas at risk of flooding by directing development away from areas at highest risk. It sets out a sequential test to steer new development to areas with the lowest risk of flooding. Only where there are no reasonably available sites at a lower risk of flooding, (i.e. FZ1 or FZ2) should FZ3 be considered. If the sequential test demonstrates that it is not possible for the development to be located in zones with a lower risk of flooding, then the exception test may have to be applied, which is the case for residential development.

The Planning Practice Guidance (PPG) adds that when applying the sequential test, a pragmatic approach on the availability of alternative sites should be taken. The Framework does not set out specific parameters for the search radius to be used in conducting sequential test, but the PPG advises that the area to apply the sequential test across will be defined by local circumstances relating to the catchment area for the type of development proposed. Housing is a form of development found across the whole district that, in general, does not have a need to locate in a flood risk area. The approach of the aforementioned development plan policies recognises this and seeks to limit development in the most at risk areas.

The planning application is accompanied by a site-specific flood risk assessment (FRA), which includes an exception test. At para 3.3 the report states it is for the Local Planning Authority (LPA) to undertake a sequential assessment.

Having reviewed the FRA, the applicants sequential test sets can be summarised as *'Large parts of the East Lindsey District Council lie in Flood Zone 3. The potential to undertake the development in an area of lower flood risk is therefore limited'*:

As stated above, the sequential test provided by the applicant does not look at alternative sites within the immediate area or within the wider area. Neither the NPPF nor the Local Plan detail exactly how such search areas should be defined, but it is considered appropriate to consider the immediate settlement and the surrounding settlements as a starting point. On this basis it is considered that the sequential test area should also consider as a minimum the closest large and medium A16 villages.

Both Sibsey and Stickney have a substantial number of approved but undeveloped sites and no evidence is given of any attempt to explore their availability. There is also land that would be available for development at a lower risk of flooding. The Sequential Test is therefore not considered to have been passed.

The submitted FRA also includes an Exception Test. The LPA are not required to undertake the Exception Test as the Exception Test would only apply were the Sequential Test to be passed.

However, in order to fully assess the details contained within the FRA, an assessment of this is also set out below:

- 7.9 In order for the Exceptions Test to be passed, it must be demonstrated that the proposed development will: Part 1) provide wider sustainability benefits to the community that outweigh flood risk, and that, Part 2) it will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall.
- 7.10 In this regard, the applicant states as follows:
- Part 1: The development provides wider sustainable benefits. The Local Plan defines the housing requirements across the District over the period from 2017 to 2031. The total housing requirement is 7819 over this period and the development will contribute to this target. Furthermore, the development will meet the need for custom and self-build housing plots within the district.
 - Part 2: Section 5 of the Flood Risk Assessment describes the flood mitigation measures and the management of the residual risks, demonstrating that this development will be safe and not increase flood risk elsewhere. The development is considered to pass the Exception Test.
- 7.11 The first part of the exception test requires that the development demonstrates that it would provide wider sustainability benefits to the community that outweigh the flood risk. The proposal would contribute to the housing supply, provide self-build and custom build properties aim, albeit for a short period, at local residents, would support existing local facilities, and create a number of jobs, particularly during the construction process. The application is also proposing that a drainage scheme would be implemented that would address existing ground water issues at the site and localised flooding. There is no drainage scheme before the LPA to confirm these wider flood risk measures would materialise. As set out later in this report, there is no evidence of demand on the Councils register for self-build dwellings in this area or that there is an existing meet not being met. Therefore, while the provision is weighted in the balance, the proposals do not present wider sustainability benefits to the community that would outweigh the flood risk issue. The first part of the exception test therefore fails.
- 7.12 The second part of the exception test requires that the development demonstrates that it will be safe for its lifetime without increasing flood risk elsewhere and, where possible, reducing flood risk overall. The FRA indicates that the primary risk of flooding is rivers, surface water and reservoirs flooding. The FRA states that flood resilient construction and flood protection measures should be employed as recommended within the FRA. Other recommendations include the development being built at 2.6

ODN, flood resilience and for the site owner to sign up for the government Flood Warning Service.

- 7.13 Given the evidence presented, it is considered that the development passes the second part of the exception test, subject to it following the recommendations outlined within the FRA. Although the proposal would satisfy the second part of the exception test, the Framework is clear that both elements should be satisfied for development to be permitted. Accordingly, the proposal does not pass the exception test.
- 7.14 While the Environment Agency has not objected to the proposal, this is a neutral matter, rather than one that carries positive weight for the development. Moreover, it does not negate the need for the development to be assessed against the sequential test and relevant policies of the ELLP and the Framework.
- 7.15 Accordingly, it is concluded that the application site is not a suitable location for the proposed development, having regard to the risk of flooding. Therefore, the proposal would be contrary to Policy SP16 and SP4 of the ELLP and the requirements of the Framework.
- 7.16 Since the Sequential Test has not been passed the proposal does not meet the requirements set out in the Framework, and in consequence the proposal conflicts with Local Plan policy SP16. The conflicts with local and national policy mean that the site is not an 'appropriate location' as defined by policy SP4.2.

Character and appearance of the area

- 7.17 Paragraph 131 of the NPPF sets out that 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve and that 'good design is a key aspect of sustainable development, creating better places in which to live and work and helps make development acceptable to communities'.
- 7.18 Of particular relevance is Paragraph 135 of the NPPF which goes on to state that planning decisions should ensure developments: b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping. c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).
- 7.19 Local Plan Policy SP10 relating to design furthers this and sets out how the Council seek to support well-designed sustainable development which maintains and enhances the character of the Districts towns, villages and countryside by layout, scale, massing,

height and density which reflects the character of the surrounding area.

- 7.20 Policy SP23 relates to landscape considerations. Clause 1 of the Policy states that 'the Districts landscapes will be protected, enhanced, used and managed to provide an attractive and healthy working and living environment. Development will be guided by the Districts Landscape Character Assessment and landscapes defined as highly sensitive will be afforded the greatest protection
- 7.21 Policy SP4.2 requires that development conforms to Clause 2 of Strategic Policy SP25 – Green Infrastructure. These include that development will only be permitted on open spaces provided unacceptable harm will not be caused to their appearance, character or role in providing (amongst other things) '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'.
- 7.22 In this case, this part of Cul de Sac provides an open view towards the agricultural fields to the west, and a large open frontage that is very rural in character, that provides an important break that adds to the character and appeal of the area. Were the application to be allowed an urbanised frontage would eradicate that important feature in the street scene, and by joining the houses to the north and south together would be contrary to local character and the provisions of Policy SP10 as well as SP25 of the Local Plan. Where the Local Plan allows infill plots, this is usually for 2no. dwellings, thereby limiting the impact on the openness of an area. This frontage, over approximately 180 metres, is considered to be too large to be class as infill contrary to SP4.2.
- 7.23 The scheme therefore fails to accord with policies SP25.2 and SP4.2 of the Local Plan.

Highway Safety

- 7.24 Criteria 5 of Policy SP10 also states that development will be supported if it does not unacceptably harm or reduce the safety of highways, cycleways and footways.
7. 25 The NPPF Paragraph 115, which advises that "*Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.*"
- 7.26 Planning Inspector's decisions regarding severity are specific to the locations of each proposal, but have common considerations:
- *The highway network is over-capacity, usually for period extending beyond the peak hours*
 - *The level of provision of alternative transport modes*
 - *Whether the level of queuing on the network causes safety*

issues

- 7.27 The proposed development would be accessed off the Cul-de-Sac, which is subject to a 30 mph speed limit and a no through road that terminates at the East Fen Catchwater Drain, where a turning facility is provided to allow vehicles to enter and leave in a forward gear. The carriageway reduces in width from the junction of Fen Road before reaching the proposed development site, while narrow there is sufficient width and forward visibility along this section of carriageway to allow for the safe passage of two-way vehicular movements. The carriageway reduces to a single track carriageway from a property known as 'Meadow View' to the proposed site and beyond. At this point, vehicles would be unable to pass one another without causing over-run damage to the carriageway edge and rutting of the highway verge. There are no footway along the Cul-de-Sac or any footways to connect to.
- 7.28 Objections have been received from the neighbouring residents relating to the width of the road, substandard passing places, and concerns over the size and frequency of the vehicles using the road during construction.
- 7.29 LCC Highways in their formal consultation has raised no objections as their assessment concludes that the additional vehicle and pedestrian movements along the Cul-de-Sac for the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact on the highway network. A condition has been recommended regarding a requirement to widen the carriageway of the Cul-de-Sac to the sites frontage and back to the dwelling known as 'Meadow View' making connection with the existing highway. It is also requested that the applicant is made aware of the requirements for access, parking, visibility, turning and layout as detailed within the Lincolnshire County Council Design Approach and for a condition to be imposed relating to the provision of a Construction Management Plan (CMP).
- 7.30 Access is reserved for later approval. Given the scale of the proposed development and nature of the highway, it is considered the proposed conditions requiring a road widening scheme and CMP are necessary and reasonable. While it is clear that local residents have concerns regarding the traffic impacts of the development and increased traffic movements on this narrow road, there is no evidence that this development would lead to a serve impact on the highway. The scheme is for outline permission and issues relating to detailed access and parking would be assessed at the reserved matters stage. On balance, it is considered the highway impacts of the development would be acceptable subject to conditions.

Drainage

7.31 The application site is within a flood zone 2 and 3 and there is surface water flooding for 1:30 and 1:100-year events, which is mainly to the sites frontage and around the open watercourses. A significant level of objection has been received relating to the drainage impacts of the development and whether the proposals will lead to increase surface water and flooding. A FRA and Preliminary Drainage Strategy supports the application.

7.32 The FRA states that surface water run-off will be managed, so that stormwater from the development will not affect any adjoining properties or increase the flood risk elsewhere. The FRA also states that *'The proposed development will increase the impermeable surface so there is the potential that flood risk will be increased elsewhere due to surface water runoff'*.

7.33 There has been some localised flooding at the application site and letters of representation are supported by photographic evidence of this.

7.34 Witham Fourth IDB in their consultation response provided the following response:

The Board advise that a comprehensive analysis of surface water is completed to ensure that the development does not increase flood risk to surrounding property, land, and infrastructure. In recent weather events a significant amount of water came off this site and any development will reduce the natural permeable drainage and as such this water needs to be managed as part of the development by way of appropriate attenuation to mitigate any flooding risks to the site itself and surrounding areas.

7.35 In order to fully consider the drainage requirements of the proposed development and whether a drainage strategy could be designed to address current onsite flooding, the application proposals were taken to a PAD drainage Group meeting in May for discussion with the IDB and Lead Local Flood Authority. The summary of the meeting was as follows:

- There are open watercourses around the site which are in riparian ownership which are in the responsibility of the adjacent landowners.
- The use of a suitable drainage system for the management of surface water run-off is appropriate for this site to mitigate concerns with flooding of the properties and surrounding land any design could manage the surface water back to green field run off rate and deal with overland flows from the high ground. There is a solution, it will be a case of cost of attenuation and other mitigation measures versus the profit. The applicant in attendance agreed that the drainage scheme for the site would seek to achieve this.

7.36 While it is clear that there are some existing onsite surface water

drainage issues, it is considered that a condition could be imposed requiring a full drainage strategy to be prepared to address this and deal with the drainage requirements of the proposed development.

Ecology

- 7.37 Policy SP24 - Biodiversity and Geodiversity states that 'Development proposals should seek to protect and enhance the biodiversity and geodiversity value of land and buildings, and minimise fragmentation and maximise opportunities for connection between natural habitats.'
- 7.38 A Preliminary Ecological Appraisal (PEA) has been prepared to support the application. The PEA concludes there are no features that support bats or habitats for bats, negligible suitability for reptiles or hedgehogs or riparian mammals or birds.
- 7.39 The PEA includes proposals for the provision of Biodiversity Net Gain (BNG) which is not mandatory as the proposals were submitted before the BNG came into force through the Environment Act. Although the BNG is welcomed and of notable benefit to the scheme and wider environment (it is considered that notable weight can be given to those benefits given the timing of the application), it is not considered that those benefits alone do not carry sufficient weight to override the overarching issue regarding the principle of development.
- 7.40 If planning permission were to be granted for this development, it would be recommended that the development is undertaken in accordance with the recommendations of the PEA at section 6. This includes a scheme of BNG, native planting, timescales for vegetation clearance, and Construction Environmental management Plan (CEMP) and Ecological Management Plan (EMP).

Climate Change

- 7.41 The Local Plan has a section on climate changes which primarily focuses on flood risk and renewable forms of energy.
- 7.42 The Road to Zero (Published in July 2018) describes the Government's ambition to end the sale of new conventional petrol and diesel cars and vans by 2040. By 2030, the Government's ambition is that at least 50 per cent, and as many as 70 per cent, of new car sales – and up to 40 per cent of new van sales – should be ultra-low emission.
- 7.43 The NPPF, which is a material consideration, recognises the importance of sustainable forms of travel and at Para 107 set out that if setting local parking standards, LPAs should consider the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.

- 7.44 Having regard to the Local Plans general objective of addressing the impacts of climate change and the guidance in the NPPF, it would be considered appropriate to impose a condition requiring the development to make provision for EVCP, if planning permission were to be granted.

Provision of self-build housing as a material consideration

- 7.45 The application is for 7no. self-build units. The applicant details the benefits of self-build properties and gives great weight to the fact that this application would provide 7no. self-build units. The Heads of Terms confirms the mix and marketing as follows:

- **Over 55 Housing** - Plots 1 & 2 are to be permanently restricted for Over 55s, unless sufficient evidence can be provided that there is no demand.
- **First Time Buyers** - Plot 3 to be marketed towards first time buyers for an initial period of 12-weeks, before being marketed more broadly if it can be evidenced that there is no demand from first-time buyers during this period.
- **Local Marketing** – Each plot will be marketed to ensure locals have the first opportunity to purchase these plots. Each plot would be marketed for a period of 12-weeks towards prospective purchasers located within the parish. If there is no interest, then a further period of 12-weeks marketing will commence for prospective purchasers in any immediate neighbouring parishes. If there is no interest, marketing will then occur within the administrative district of the Council for 12 weeks, before being open to all.

It is considered that if planning permission were to be granted, these outcomes would need to be secured by legal agreement (s106).

- 7.46 The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) provides a legal definition of self-build and custom housebuilding. The Act does not distinguish between self-build and custom housebuilding and provides that both are *where an individual, an association of individuals, or persons working with or for individuals or associations of individuals, build or complete houses to be occupied as homes by those individuals.*
- 7.47 The Self-Build and Custom Housebuilding Act 2015 requires East Lindsey District Council to keep a register of individuals who are seeking to acquire serviced plots of land in their area for this purpose. The Housing and Planning Act 2016 added a duty to grant planning permission in respect of enough serviced plots of

land to meet the demand for self-build and custom housebuilding in the Authority's area arising in each base period.

- 7.48 The Local Plan contains policies and allocations for housing. It does not make specific provision for self-build housing as this is considered to be addressed by current housing policies and demand and locations outside of general housing policies would be assessed on a case by case basis having regard to need.
- 7.49 East Lindsey District Council's self-build and custom housing register was established in 2016 and provides details of the number of persons who have been added to the register in each base period since this date. The Council has approximately 38 people on the register. The Council approves many plots above this number that are considered as potentially 'suitable' for custom/selfbuild under the definition. This has historically been the position of the Council and formed the basis for the Council to not need a specific policy requirement.
- 7.50 The Council submit returns to Central Government annually. The last reported period shows there were 38 people on the register but 104 potentially suitable plots approved. Generally, the number of suitable plots increases year on year but the numbers of people on the register remains relatively low and static. The Council also periodically notifies those on the register of suitable plots on the market as well. With this in mind, from a strategic policy point of view, the Council considers that they cover their requirements under the legislation.
- 7.51 The applicant has disputed the number of suitable plots available and how the LPA calculates its self-build approvals, in particular it is alleged that the figures accounted for are inaccurate and market properties are being counted when they are not genuine self-build.
- 7.52 Guidance for recording suitable permissions is set out within the PPG (Paragraph: 038 Reference ID: 57-038-20210508) below:

How can authorities record suitable permissions?

The legislation does not specify how suitable permissions must be recorded. However, the following are examples of methods a relevant authority may wish to consider to determine if an application, permission or development is for self-build or custom housebuilding:

- *Whether developers have identified that self-build or custom build plots will be included as part of their development and it is clear that the initial owner of the homes will have primary input into its final design and layout;*
- *Whether a planning application references self-build or custom build and it is clear that the initial owner of the homes will have primary input into its final design and layout;*

and Whether a Community Infrastructure Levy or Section 106 exemption has been granted for a particular development.

- *The relevant authority must be satisfied that development permissions being counted meet the legislative requirements.*

7.53 The Council's Policy Team who record suitable permissions has advised that they consider the recording to be accurate and accord with the relevant guidance. Therefore, given 38 people on the register but 104 suitable plots approved the Council can demonstrate that supply is exceeding demand.

7.54 The benefits of self-build housing is recognised by the Planning Practice Guidance (PPG) finding that it helps to diversify the housing market and increase customer choice. The Framework also supports the delivery of a variety of land coming forward to meet the needs of groups with specific housing requirements including for those people wishing to commission or build their own homes. This policy requirement and national guidance have been weighted in the assessment of the proposals. However, this is weighted against the unsuitable location of the site with regard to Policy SP4, SP16 as well as the landscape harm that has been identified. There is no overriding justification as to why 7 self-build plot should be granted in this location (for example a high demand for properties in Stickney on the register).

7.55 Additionally, while the properties are marketed towards local people, the marketing period is limited, and this is likely to act as a constraint to interest, allowing 12 weeks for those in parish and up to 9 months district wide.

7.56 It is therefore considered that the benefits of self-build units on the site do not outweigh the concerns raised above.

Other considerations

7.57 Other concerns such as the drop in water pressure, and pressure on broadband speeds have been raised by Local residents. Water pressure would be dealt with through Building regulations should an application be approved. Also, if an application was approved a condition could be considered for any permission to ensure that Broadband internet could be provided for the new dwellings.

7.58 Planning Balance

In the Planning Balance, the application submission suggests that in favour of the proposals the following considerations are relevant and should be weighted in favour of the proposals

- There are significant benefits to the proposed development: Owing to the UK Government's long-term commitment to boosting the self-build and custom housing market, significant weight is afforded to the provision of 7 no.

genuine self-build and custom housing. This is particularly so as it has been demonstrated that there is demand for this type of housing and within close proximity to the site in a suitable location where there is identified demand. Further weight is afforded to this given the applicant's desire to maximise the accessibility of self-build and custom housing by securing outline planning permission to minimise risk for people wanting to build their own homes. Great weight is also afforded to the proposed 'locals-first' marketing strategy, as well as the initial marketing of plots 1, 2 and 3 to the over 55's and first-time buyers. These considerations weigh heavily in favour of the proposed development.

- The site is a logical housing site being located within the existing built form of Stickford, with existing residential development to the north, east and south of the site. Given its relationship to existing development, it is a site in which residential development can reasonably be expected and would assimilate effectively within the locality.
- The proposed development has been demonstrated to achieve valuable economic benefits associated with the provision of self-build and custom housing. The proposed development therefore contributes towards achieving sustainable development via the economic objective of the planning system.
- The proposed development has also been demonstrated to achieve significant social and environmental benefits which have been secured through the provision of a well-designed and locally appropriate development. The development would accord with key design principles as contained within the local plan and NPPF in order and help build strong, vibrant and healthy communities and achieve well-designed, beautiful and safe places. The development would also achieve environmental benefits owing to the provision of landscaping and the creation of habitats, and planning contributions for BNG.
- The development has been demonstrated to be safe and acceptable in flood risk terms and is supported by the EA on flood risk grounds, in accordance with local policy and the NPPF.
- The construction of the dwellings would likely create construction jobs and utilise materials from local merchants. Therefore, there would be some economic benefit.

7.59 However, due to the limited facilities within the village, it is considered that the occupants of the dwellings would likely rely on the private car to access many services, facilities and employment opportunities and therefore have a harmful effect on the environmental dimension of sustainable development. Policy SP4 identifies Stickney as a small settlement in recognition of its low level of services and facilities and the limited growth permitted though the policy is to enable sustainable growth in more

sustainable locations.

- 7.60 Whilst the self-build element, elderly person's bungalows and initial targeting period towards locals, is welcomed and given weight, this is not considered to outweigh the overall significant harm it would have by way of undermining the Council's adopted housing strategy, allowing residential development in a high flood risk area and the impact on the rural character of the area.

8.0 CONCLUSION

- 8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission, and therefore appeals, must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 8.2 It is considered that this proposal would conflict with the strategy of the Development Plan, including its aim to safeguard the open countryside, allow only limited growth in the small settlements and in directing development to areas not at risk of flooding.
- 8.3 For the reasons given above, it is considered that the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole. There are no material considerations, either individually or in combination, that outweighs the identified harm and associated development plan conflict. There is therefore an officer recommendation to refuse outline planning permission for the reason set out below.

9.0 RECOMMENDATION: REFUSE for the following reasons

RECOMMENDATION: Refuse

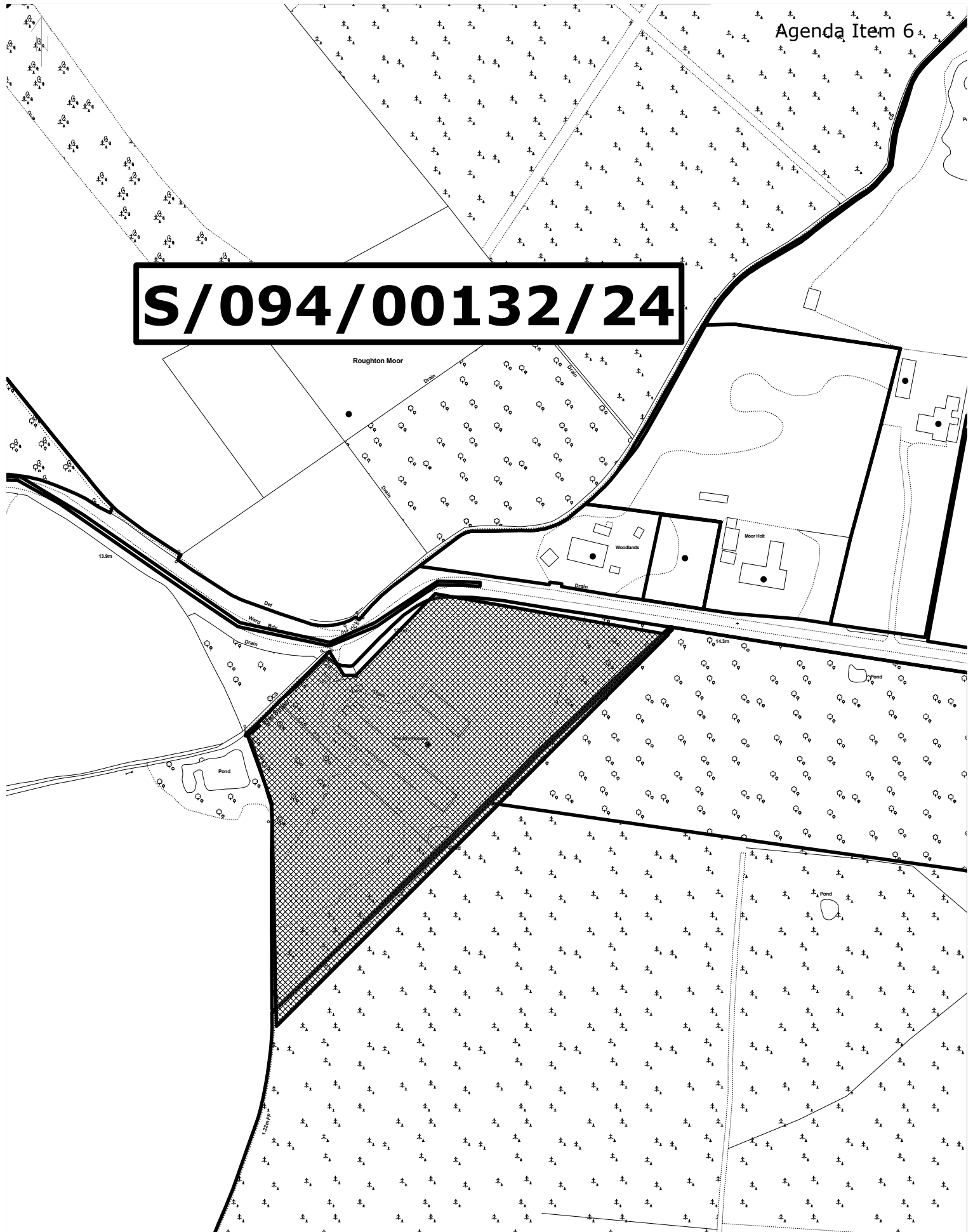
for the following reasons:

1. The majority of the application site lies in Flood Risk Zone 3, a high category of flood risk. The application has failed to demonstrate that the proposal passes the Sequential Test and prove that there are no other reasonably available sites for development at a lesser risk of flooding as required by the National Planning Policy Framework which aims to direct new development away from areas of high flood risk to areas of lower flood risk. The proposal also fails to meet the requirements of the East Lindsey Local Plan regarding new housing development in areas of flood risk. If allowed the proposal would place the occupants of the new house at a high risk of danger from flooding and would, therefore, be contrary to paragraphs 165 - 169 of the National Planning Policy Framework and to Policy SP16.2 of the East Lindsey Local Plan. Given this policy conflict, and failure of the proposal to pass the sequential test, the application site would not represent a suitable location for housing with respect to flood risk. This would further conflict with Policy SP4 and with the overall settlement pattern for the district under Policy SP1.

2. The proposed development for 7no plots is contrary to Policy SP4 of the East Lindsey Local Plan which permits up to 2no. dwellings only. The site is a large open space which provides a break between development to the north and south. Infilling the space with 7 properties would be harmful to the rural character of the area contrary to Policy SP10 and SP25. There are no material considerations presented in the application of weight to override this conflict the policy. The site is therefore not an appropriate location for development and conflicts the Policy SP4 of the East Lindsey Local Plan.

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[6.] Full Planning Permission

S/094/00132/ 24 **APPLICANT:** Hockley Homes,

VALID: 12/02/2024 **AGENT:** Studio Bark,

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

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

1.0 REASONS FOR COMMITTEE CONSIDERATION

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

2.0 THE SITE AND SURROUNDINGS

2.1 The application site is an irregular shaped piece of land located in a countryside location, approximately 320m to the east of the settlement edge of Woodhall Spa, in the parish of Kirkby on Bain. Kirkby Lane runs along the northern boundary of the site. It is a former chicken farm site with two of the poultry sheds still present, in a semi-derelict state. Before the poultry farm use, the site was also used as a RAF base. The access into the site is off Kirkby Lane in the northern part of the site and this currently leads onto a grassed area with the poultry units close by.

2.2 To the west of the access is a former RAF small sewage building.

2.3 Beyond the poultry units is a grassed area with a number of mature trees around the boundaries of the site and also a significant number of newly planted trees in various zones. In the western part of the site is a current clearing amongst the existing vegetation with a fairly open boundary to the west with agricultural land beyond.

2.4 The site lies in a heavily wooded area with woodland to the north, west and immediate east.

2.5 There are several trees with Tree Preservation Orders along the roadside boundary.

2.6 The nearest neighbour to the site is Woodlands to the north on the opposite side of Kirkby Lane.

2.7 The Kirkby Moor Site of Special Scientific Interest (SSSI) immediately

adjoins the site to the east.

2.8 The site area of the application site is 2 hectares.

2.9 The site lies in Flood Zone 1.

3.0 DESCRIPTION OF THE PROPOSAL

3.1 The proposal involves a number of elements which results in a “whole site approach” to the development of the site and forms a distinctive character to the development. It is set out in the application submission that all the elements are intended to lead to a sustainable and zoned approach to the development of the site.

3.2 The erection of a new dwelling is proposed in the western part of the site and this is put forward as being of exceptional architecture to meet the requirements of paragraph 84 of the National Planning Policy Framework (NPPF). The proposed dwelling is two storey and is to be rendered with wood detailing. It is proposed to construct the dwelling out of miscanthus bales and it will have a rammed earth core running centrally through the dwelling.

3.3 A detached car port with solar panels which can accommodate four cars is proposed close to the entrance to the site.

3.4 Three fully accessible holiday lodges are proposed in the central area of the site which are to be constructed in the same materials and to the same high levels of sustainability as the proposed dwelling.

3.5 Two ponds are to be excavated in the centre of the site which the lodges are to be positioned around, and associated access roads and car parking is also proposed.

3.6 One of the existing former poultry houses on the site has already been in use as a workshop for the applicant and it is proposed to demolish the redundant part of this building and the remainder of the building will continue to be used as a workshop.

3.7 A Sustainable Urban Drainage System (SuDs) is to be provided on the site incorporating swales and a retention pond.

3.8 The proposal also involves the planting of a large number of new trees and various biodiversity enhancement measures throughout the site.

3.9 The proposal is accompanied by the following documents:

- Ecological Appraisal
- Tree Report and Survey
- Arboricultural Impact Assessment
- Arboricultural Method Statement and Protection Plan
- Landscape and Visual Appraisal

- Planning Statement
- Design Statement
- Sustainability Statement
- Life Cycle Assessment
- Energy Modelling Analysis
- Market Appraisal
- Flood Risk Assessment and Outline Sustainable Drainage Strategy
- Site Access Appraisal
- Ground Contamination Investigation and Assessment Phase 1 Desk Study

4.0 CONSULTATION

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

Publicity

4.2 The application has been advertised by means of a press notice and site notice and neighbours have been notified in writing. The application has also been advertised on site and in the local press as a departure from the Local Plan.

Consultees

4.3 KIRKBY ON BAIN PARISH COUNCIL – Support. The proposal for lodges could bring possible tourists into the area which is great but the road is very dangerous and would need a footpath installed to Woodhall Spa cemetery to ensure safer travelling.

4.4 ROUGHTON PARISH COUNCIL – Although site is not in our parish, wish to comment that the road is narrow with limited visibility and no lighting or pavement; the proposed development would have a detrimental impact on the wildlife and fauna of this area; the plot could accommodate further development in the future which is a concern.

4.5 LCC HIGHWAYS AND LEAD LOCAL FLOOD AUTHORITY – No objections subject to planning conditions being imposed regarding surface water disposal and the submission of a Construction Management Plan and Method Statement.

4.6 ENVIRONMENTAL SERVICES (Environmental Protection) – No response received at the time of writing this report.

- 4.7 ENVIRONMENTAL SERVICES (Drainage) – No response received at the time of writing this report.
- 4.8 ENVIRONMENTAL SERVICES (Contamination) - The Phase 1 Desk Study indicates there are asbestos roofs on the site and that further information is needed as to whether there is any contamination beneath the solid concrete floors of the poultry houses. This information can be addressed by condition.
- 4.9 NATURAL ENGLAND – No objection subject to appropriate mitigation being secured through a Construction Environment Management Plan and mitigation measures being secured in relation to recreational disturbance to the SSSI. If appropriate mitigation is not secured we consider the proposal would damage or destroy the interest features for which Kirkby Moor Site of Special Scientific Interest has been notified. These measures can be secured by appropriate planning conditions or obligation.
- 4.10 ELDC CARAVAN LICENSING – Proposed holiday lodges are too large to fall under the legal definition of a caravan and so this team are unable to licence them.

Neighbours

- 4.11 Seven 7 letters of representation received raising issues of:
- Highway safety
 - Lack of footway
 - Loss of trees
 - Loss of habitat/impact on wildlife
 - Contamination of stream bordering site
 - Increase in litter
 - There is already disabled holiday accommodation available nearby
 - Woodhall Spa is at peak capacity for visitors
 - Light and noise pollution
 - Drainage/flooding
- 4.12 The Ward Councillor is aware of the application via the Weekly List.

5.0 RELEVANT SITE HISTORY

- S/094/2092/10 - Planning Permission - Change of use of existing agricultural land for the siting of 19no. static caravans (mobile chalets) and erection of a detached building to provide a reception area, office, games room, W.Cs and store, erection of a sewage

treatment plant, refuse collection area, associated parking and access roads on the site of existing poultry houses which are to be removed. REFUSED and DISMISSED AT APPEAL

- S/094/2976/09 - Planning Permission - Change of use of existing agricultural land for the siting of 34no. static caravans (mobile chalets) and erection of a detached building to provide a reception area, office, games room, W.C's and store on the site of existing poultry houses which are to be removed. REFUSED
- S/094/2760/05 - Planning Permission - Erection of 2 no. poultry houses with egg store, provision of 2 no. feed silos, installation of 2 no. water tanks, and 2 no. existing poultry houses to be demolished. APPROVED
- S/094/2094/04 - Planning Permission - Erection of 2no. poultry houses with egg store, provision of 2no. feed silos, installation of 2no. water tanks, 2no. existing poultry houses to be demolished. REFUSED
- S/094/1205/92 - Planning Permission - Erection of 2no. poultry houses connected by ancillary buildings and provision of 2no. bulk feed hoppers on the site of existing poultry house which is to be demolished. APPROVED

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

SP10 - Design

SP15 - Widening the Inland Tourism and Leisure Economy

SP16 - Inland Flood Risk

SP22 - Transport and Accessibility

SP23 - Landscape

SP24 - Biodiversity and Geodiversity

SP27 - Renewable and Low Carbon Energy

National Planning Policy Framework

Background Documents

National Planning Policy Framework

East Lindsey Local Plan

National Planning Policy Guidance

Lincolnshire Economic Plan 2016-2030

Wildlife and Countryside Act 1981

Countryside and Rights of Way Act 2000

The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019

ELDC Climate Change Strategy

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

Principle of development as a whole in this location, having regard to local and national policy

7.2 The application site lies to the east of the village of Woodhall Spa. A previous appeal on the site for the outline erection of seven dwellings (reference S/094/01945/16) was refused and dismissed at appeal. In the

decision, the Appeal Inspector outlined the following with respect to the location of the site:

- 7.3 *The appeal site is in open countryside several hundred metres beyond the edge of the nearest settlement of Woodhall Spa. It has no physical or visual link to any settlement. Although there are some individual dwellings, on large plots, spaced out further along Kirkby Lane, there is no sense of the site being part of an established residential area or hamlet. As such, I consider it to be isolated.*
- 7.4 Due to the isolated nature of the site, this application has been submitted under the criteria of being an exception to the national policy position for avoiding the development of isolated homes in the countryside as identified at paragraph 84 of the National Planning Policy Framework (NPPF). Paragraph 84 states that planning decisions should avoid the development of isolated homes in the countryside unless one or more of a number of circumstances apply. One of these circumstances (part e) is as follows:
- ...the design is of exceptional quality, in that it:*
- is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and*
 - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.*
- 7.5 The erection of the proposed dwelling on this site is submitted on this basis. A significant amount of information has been submitted with the application to show why the proposed dwelling is of outstanding architecture, through the use of natural materials, carbon embodiment, sustainable operation and renewable energy production. The dwelling also has not been submitted as a stand-alone dwelling, but as part of a wider approach to the development of the site to provide significant enhancements to the immediate setting in terms of new trees, habitat ponds, water strategies and a food growing area. The site will be ecologically zoned reflecting historic subdivisions on the site shown on OS maps. Therefore, the dwelling is not to be seen in isolation, but as a whole-site approach to the development and improvement of this previously developed site.
- 7.6 In terms of detail, the dwelling has been submitted with the aim of creating a flagship of carbon considerate design. The house will be constructed using local materials such as miscanthus bales and timber with a commitment to using local craftsmanship. The house will be orientated with passive heating and cooling in mind, using a combination of controlled glazing and exposed solid surfaces to reduce operational energy demands. The use of miscanthus insulation wall panels will reduce the impact of construction and using locally sourced miscanthus will reduce embodied carbon. The energy demand of the dwelling will be met by on-site renewables. There will be a rammed earth core running

through the centre of the dwelling which will act as a thermal store. The frame of the dwelling will be raised off the ground with screw piles which offer a very low impact foundation solution.

- 7.7 In terms of the sustainable approach to the construction of the dwelling, no high carbon products like cement will be used, existing materials on the site will be reused, particularly for the creation of the rammed earth core, no conventional heating system is needed, the dwelling will be to Passivhaus standard airtightness and will meet the Passivhaus Plus standard for on-site energy generation via PV array on the roof of the proposed car port. Rainwater harvesting will also be utilised. The Sustainability Appraisal submitted with the application details that the lifetime carbon emissions of the proposed dwelling can be wholly offset by the planting of 39 new trees. The proposed PV panels will deliver 30kWh annually and will enable 15,000kWh to be exported to the grid each year.
- 7.8 The planning statement submitted with the application sets out the following statement in terms of the exceptional performance of the dwelling:
- Burford House will have quantifiably exceptional performance on aspirational embodied carbon standards such as LETI and RIBA 2030, and in exceeding by 40% the energy efficiency requirements of the very latest aspirational Passivhaus classification. This is objective evidence of the exceptional nature of the design.*
- 7.9 Moreover paragraph 139 of the NPPF states that significant weight should be given to outstanding or innovative designs which promote high levels of sustainability.
- 7.10 The design of the dwelling itself takes inspiration from the historic buildings in Woodhall Spa. The first floor cantilevers by 150mm over the ground floor, which references historic buildings in Woodhall Spa, while also helping to break down the mass of the dwelling. The design and plan form of the dwelling is completely unique due to the internal layout being arranged around an almost metre thick structural rammed earth wall. The design concept has taken careful analysis of solar angles, solar shading and thermal mass and these approaches have created a certain quality of space and light internally. The information submitted with the application relays that a pastiche approach to the dwelling has not been taken, but instead the research of local buildings has led to a "reinterpretation of locally relevant vernacular buildings" (taken from the Exceptional Design Statement submitted with the application). The construction of the building itself has played a large role in the resultant design of the dwelling.
- 7.11 The proposal has not been presented to a Design Review Panel as is encouraged for paragraph 84 houses. As clarification 'design review' is usually an independent assessment of a development proposal by a panel of multi disciplinary professionals and experts to help inform and improve design quality in new development. However, in this case, the application

submission itself seeks to address some of the common comments relayed by Design Review Panels (which although encouraged within the NPPF and Planning Practice Guidance, is not a policy requirement).

- 7.12 In this particular case, it is considered that the emphasis of the submission is on the built sustainability credentials of the proposed dwelling and that much of this is based on factual models of the performance of the dwelling, all of which have been submitted as part of the application, rather than a subjective approach to the overall design of the scheme. The design of the dwelling itself does perhaps not immediately "shout out" exceptional design, but the application submission details the approach to the dwelling which is evident in terms of 'nods' to the distinctive design of Woodhall Spa through the incorporation of timber detailing, and the close consideration of solar gain and cooling in window designs. This is all evident in the design.
- 7.13 However, as already noted in this report, the application has been submitted as a whole site approach, rather than solely for the erection of a dwelling. The submission details the history of the site, from the former use as a RAF base, and then a poultry farm. The scheme incorporates elements of these previous uses through the retention and restoration of the RAF sewage building close to the entrance of the site, retention of part of one of the poultry units as a workshop, the zoning of the site to reflect the historic subdivision of the site and the creation of a growing area to reflect the former uses. In addition, the applicant has already planted 3000 new trees on the site and invested heavily in various biodiversity measures which have attracted raptors and reptiles to the site. More measures are proposed which will result in a Biodiversity Net Gain of 22.59% on the site (it should be noted that this application was submitted prior to 10% BNG becoming mandatory). The aim of the applicant is to manage the site for biodiversity purposes, and it will be properly landscaped to achieve this. Officers therefore consider that this proposal can be considered as a whole site development rather than for one individual, stand-alone dwelling with other elements. As such there are other material considerations to consider, in addition to the design of the dwelling itself. In this case, the sustainability credentials of the dwelling, along with the biodiversity elements of the site as a whole, are acknowledged and considered to result in an exceptional approach to the site development, notwithstanding the lack of critique through a Design Review process.
- 7.14 An impressive and substantial amount of information and evidence accompanies the application detailing the carbon embodiment of the scheme, along with the use of natural materials, use of local craftsmanship, the aim to educate local builders in miscanthus and rammed earth construction, aim of creating a flagship dwelling of "carbon considerate design" resulting in a dwelling and site that would be truly outstanding as per the requirements of paragraph 84 of the NPPF. The unique approach to the construction of the dwelling will help to raise the

standard of design in this rural area and would significantly enhance the immediate setting of this semi-derelict, previously developed site in a way that would be sensitive to the local area. It is therefore considered that the proposed dwelling meets the very strict criteria of paragraph 84.

- 7.15 The proposal also includes the erection of three holiday lodges. SP15 of the East Lindsey Local Plan is concerned with widening the inland tourism economy. Clause 3 sets out that the Council will support new log cabins and chalets where sites are in close proximity to a town, large or medium village, providing it can be demonstrated that they add to the built and natural environment by the provision of extensive landscaping and green infrastructure, do not cause unacceptable harm to the wider landscape, protected or important habitats, heritage assets and their settings and they have safe access to the relevant settlement with vehicles and pedestrians being segregated.
- 7.16 Woodhall Spa is defined as a Large Village in SP1 of the Local Plan. The site is approximately 320m from the edge of Woodhall Spa and as such it is considered the site does not lie within close proximity of the village. In addition, there is no footway available for pedestrians and vehicles to be segregated. The proposed lodges therefore, do not comply with the locational criteria of SP15. Extensive landscaping is proposed however, and it is accepted that the application proposal would not unduly harm the wider landscape character.
- 7.17 To further support the application, a justification/business plan as to why the development is "exceptional" and why it should be permitted contrary to the locational criteria of SP15 is provided. A Market Appraisal has been submitted with the application which details the proposal and how it fills a gap in the market that currently isn't on offer elsewhere in Woodhall Spa. The basis of this approach is that the proposed lodges will be fully accessible for wheelchairs. It is detailed that the disabled visitor market is significant and growing as society ages. It goes on to set out that there is no purpose designed accessible holiday accommodation in the local area and that most lodges that are advertised as "accessible" are standard lodges with ramps and not always fully accessible as a result.
- 7.18 In addition, it is proposed to construct the lodges in the same design and to the same construction standard as the dwelling and as such will be of outstanding architectural quality. It is put forward that the lodges will be a source of education for construction professionals and that it would attract people to stay who are interested in architecture. The lodges will be constructed to the same sustainability standard with miscanthus walls. This will enable a longer season and attract visitors in the winter months which is a gap in the market because the lodges will be warm by virtue of their construction. The lodges will also be ventilated by mechanical means giving safe filtered air that can help with allergies and sensitivities to pollution which would also represent a unique selling point for the development.

7.19 Overall, it is considered that the proposed lodges would offer something different, particularly by virtue of their accessibility but also their construction. Their construction and design will be a unique selling point and it is considered that this outweighs the lack of compliance with the locational requirements of SP15.

Impact on character of area

7.20 SP10 of the East Lindsey Local Plan states that the Council will support well-designed sustainable development which maintains and enhances the character of the area and uses high quality materials. The layout, scale, massing, height and density should also reflect the character of the surrounding area.

7.21 As set out in the previous section of the report, the proposal needs to be considered as a single, comprehensive project in enabling the landscape and biodiversity enhancements incorporated into the development. The existing site is a semi-derelict former poultry farm with two large poultry units. The site as a whole appears overgrown and the poultry units are visible from the road and public views via the access. In Winter there are more views available into the site. The site lies in a heavily wooded, rural setting and the current derelict buildings on the site do appear at odds with the surrounding rural character.

7.22 The proposed dwelling is situated in the western part of the site, away from the road. Due to existing and proposed landscaping, along with the proposed lodges and car port, there would be limited views available of the dwelling. The proposed lodges are to be constructed in the same materials as the dwelling which will provide a synergy through the site. The proposed car port is to be sited close to the entrance but will be sited behind existing landscaping and although will accommodate four cars, is a relatively low structure so will not appear overly prominent, particularly when considering the scale of the existing poultry units on the site.

7.23 A Landscape and Visual Impact Appraisal has been submitted with the application. This document outlines that local tree cover is such that views of the proposed development would be restricted to within 100m of the site, apart from a possible open aspect to the south-west which corresponds primarily with an extent of open agricultural fields. The site lies in the landscape character area of F1 Woodhall Spa to Coningsby River Terrace, and the overall landscape character sensitivity of this area is moderate to low.

7.24 This Appraisal sets out that the lodges are set well back within substantially vegetated areas. Views would be filtered in the winter months and largely screened in the summer months. The single storey garage would be the most obvious building due to its proximity to the road.

7.25 It concludes that overall, "visual effects would range from 'negligible' at the most distant view point, to 'slight to moderate' close to the site.

These effects would be considered to be neutral improving to 'beneficial' over time due to the change from derelict buildings to sensitively designed buildings clad with natural materials and located within a developing, naturalistic landscape setting."

- 7.26 Based on the conclusions on this report, the design and layout of the scheme, along with the significant landscaping and biodiversity enhancements proposed, it is considered that the proposed development will not result in an adverse impact on the character of the area. The development, when considered as a whole, is noted as having been designed to blend in with the woodland setting and rural character of the site.

Impact on neighbours

- 7.27 SP10 of the East Lindsey Local Plan sets out that development will be supported if it is designed to or unacceptably harm any nearby residential amenity.
- 7.28 The nearest neighbour to the application site is Woodlands, on the opposite side of Kirkby Lane to the north. The proposed dwelling and lodges are in the centre and western part of the site with the remaining eastern area being left for landscaping and biodiversity enhancements. This results in the built part of the development being a considerable distance away from this neighbour. Another property, Moor Holt, adjoins Woodlands to the east.
- 7.29 The proposed lodges and dwelling will be far enough away to not result in adverse overlooking or loss of privacy. The occupiers of Moor Holt have objected but no representation has been received from Woodlands. Objections raised are mainly on the grounds of the proposal not being policy compliant, highway safety, light and noise pollution and impact on wildlife.
- 7.30 The provision of three holiday lodges, set in a landscaped setting amongst surrounding woodland is unlikely to result in significant levels of noise pollution.
- 7.31 A condition can be attached to control lighting at the site. It is common practice to attach conditions to holiday sites requiring details of lighting to be submitted and agreed. If any lighting is required, it would only be low level that would be acceptable in this rural location and this can be controlled by condition.
- 7.32 In terms of impact on neighbour amenity, it is considered that the proposed development would not result in an adverse impact on neighbours by virtue of its layout and small scale.

Highway safety

- 7.33 The majority of third party objections received refer to highway safety as being a concern. Kirkby Lane is a 60mph road and has no footway.

There is however a wide verge along one side of the road which is wide enough for pedestrians to step onto to avoid vehicles. Clause 3 of SP15 does require development of holiday accommodation to have a separate road and footway into the nearest settlement. However, Members will be aware that this is generally considered more on a case by case basis because in some rural areas it is very difficult to access the nearest settlement without having to walk along a road for at least some distance. It is considered that despite there being no footpath, there would be opportunity for users of the site to access Woodhall Spa via the grass verge alongside the road.

- 7.34 LCC as Highway Authority have been consulted and they have raised no objections to the proposal. They have considered historical data regarding road accidents and there have been two "slight" accidents within the past five years with neither of these being attributed to the site access. They have confirmed that visibility at the access complies with Manual for Streets. They have also confirmed that the proposed access is adequate in width to enable two cars to pass in opposing directions.
- 7.35 The site already has permission for use as a poultry farm which would have generated a comparable amount of trips.
- 7.36 LCC has gone on to request a condition be attached to any permission regarding a Construction Management Plan which would require details to be submitted of the phasing of the development, the provision of on-site parking of construction vehicles and wheel washing facilities for example.
- 7.37 It is therefore considered that there is no evidence to suggest that the proposal would not result in an adverse impact on highway safety.

Biodiversity

- 7.38 Paragraph 180 of the NPPF states that development should minimise impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. SP24 of the Local Plan is concerned with biodiversity and geodiversity and clause 1 states that development proposals should seek to protect and enhance the biodiversity and geodiversity value of land and buildings and minimise fragmentation and maximise opportunities for connection between natural habitats.
- 7.39 The site adjoins Kirkby Moor, a Site of Special Scientific Interest. The proposed development is in the western part of the site, away from the immediate boundary of Kirkby Moor. Improvements to biodiversity at the site plays a key role in the proposed development. The applicant has already planted 3000 new trees and has plans for a further 1000.
- 7.40 An Ecological Appraisal has been submitted with the application which shows that slow worm, common lizard, grass snake and adder are present on the site which are all protected species. In addition, Barn Owls use one of the buildings for roosting but not nesting. Bats also use the same building, and the boundaries of the site are of high value to foraging bats.

- 7.41 The plans show further significant enhancements of the site in terms of biodiversity with the creation of two ponds, a wildflower meadow, and further trees. The Ecological Appraisal details several recommendations for the development in terms of biodiversity which can be controlled via a planning condition. Measures include the provision of bird and owl nest boxes and precautionary methods of work for reptiles and badgers.
- 7.42 Based on the findings of the Ecological Appraisal, and subject to a condition controlling the recommended mitigation measures for the site, it is considered that the proposed development will not result in an adverse impact on wildlife.
- 7.43 Although the application was submitted prior to the recent Biodiversity Net Gain legislation coming into force, the application still addresses this and details that the proposal will lead to a net gain of 22.59%. The report recommends that within three months of development commencing, the applicant should submit a BNG Management Plan to the Local Planning Authority for approval. In this case, the application has been submitted on the foundation of the sustainability of the proposed development and the biodiversity improvements for the site as a whole justifying a departure from adopted policy. As such, in this case it is considered that the net gain in biodiversity plays a fundamental role in the success of the development and helps address the strict requirements of paragraph 84 of the NPPF. It is therefore considered, that if permission is granted, a condition securing BNG as proposed is imposed.

Flood Risk and Drainage

- 7.44 The application site lies in Flood Zone 1. The Environment Agency maps indicate that the site experiences some surface water flooding and this aspect has been addressed in detail in the Flood Risk Assessment (FRA) accompanying the application. According to the FRA, there is an error in the maps because the flooding indicates the high risk area through the centre of the proposed site and does not follow the lowest levels. As such, the site topography would tend to lead any pluvial flows to the north west rather than accumulating on the site and the report concludes that the risk of flooding from pluvial sources is actually low.
- 7.45 A sustainable surface water drainage strategy has been outlined for the development and research shows that the site is likely to be able to support the use of infiltration. It is proposed that the surface water will be directed into a pond via swales where it will infiltrate into the higher level sand and gravel.
- 7.46 Foul water will be disposed of via a package treatment plant as there are no public maintained sewers within 400m of the site.
- 7.47 LCC as Lead Local Flood Authority have raised no objections to the proposed drainage and have requested a condition be attached requiring the details of the surface water drainage scheme to be submitted.

Impact on trees

- 7.48 Several trees protected by Tree Preservation Orders are present on the frontage of the site. A Tree Report and Survey, along with an Arboricultural Impact Assessment have been submitted with the application. This report details that the tree population is mostly located along the site's boundaries, but some trees cannot realistically be retained based on the proposed layout. 102 trees were surveyed and in total six trees will need to be removed due to their condition and one tree will need to be removed to facilitate development. The report details that the impact of the removal of the trees is considered minimal and will not have a significant negative impact on the landscape character of the area. The trees are of poor quality and value and have limited long-term prospects.
- 7.49 It is important that the trees either side of the access which have TPOs are protected and the report details various mitigation measures to protect the trees and their roots. A condition can be attached to ensure these mitigation measures are followed.
- 7.50 The report concludes that the proposal will not have a detrimental impact on the tree population on the site.

Other matters

- 7.51 A Phase I Contamination Report has been submitted with the application which indicates asbestos in the roof sheeting. The removal of asbestos is dealt with via separate legislation and specialist contractors will be brought in to carry out this work. The report details that the existing poultry units have solid concrete floors so there is no way of fully investigating any potential contamination under these floors. As such, the Council's Scientific Officer has confirmed that further work will need to be carried out but this can be addressed by conditions.
- 7.52 The application site, as detailed within this report, lies in an isolated location away from the main settlement of Woodhall Spa where unrestricted dwellings would not usually be permitted. As such it is important that the proposed lodges have holiday conditions attached to ensure that they are not used for permanent residential purposes.
- 7.53 Several local objections have been received and the majority of points raised have been addressed within various sections of this report. One additional point raised is that Woodhall Spa is at peak capacity for visitors. There is no limit in planning policy for the number of holiday units that can be provided in an area. Another objection received is in relation to potential pollution of The Sewer, a stream running along the boundary of the site. There is no evidence to suggest that this will occur. Conditions controlling contamination and foul and surface water drainage will ensure no pollution occurs from these sources.
- 7.54 Roughton Parish Council (as neighbouring parish) has objected to the scheme on the grounds of highway safety, future expansion of site and impact on wildlife. These issues have been discussed within this report and any future expansion of the site would require planning permission

and any issues surrounding this would be considered at that time. Kirkby on Bain Parish Council support the proposal.

8.0 CONCLUSION

- 8.1 The proposal is for the erection of a new dwelling of exceptional design quality and architecture that would comprise a “flagship of carbon considerate design” under paragraph 84 of the NPPF. A significant amount of information has been submitted with the application to demonstrate how the dwelling will embody carbon, be self sufficient in terms of energy generation whilst also being able to export energy back to the grid, will utilise local natural materials and act as a learning resource for local craftsman with a view to encouraging the proposed materials as more common building materials.
- 8.2 The site as a whole has been designed to have ecological zoning, with a biodiversity net gain of over 20%. A significant number of trees have already been planted and further planting is proposed. The overall approach to the site will be one of landscaped areas suitable for this rural setting.
- 8.3 The proposed lodges, whilst being contrary to the locational requirements of SP15, are being presented as a unique approach to holiday accommodation with the lodges being constructed in the same innovative way that the dwelling will be constructed. This will represent a unique place to stay, with all lodges being fully accessible and with a view to the biodiversity present at the site being a large attraction and offering a unique setting for holidays. This “business plan” for the site presents strong reasons for why this development should be permitted in this location which outweighs the lack of compliance with the locational requirements of SP15.
- 8.4 It is considered that the proposal as a whole will not result in an adverse impact on the character of the area, and will enhance this woodland setting. There is no evidence to suggest that the scheme will result in an adverse impact on neighbours and any potential light pollution can be addressed by suitably worded planning conditions.
- 8.5 LCC as Lead Local Highway Authority have no objections to the scheme and although the concerns of neighbours and the neighbouring Parish Council are noted, there is no evidence to suggest that the proposed development will result in adverse highway issues. It is acknowledged that there is no footway linking the site with the edge of Woodhall Spa but there is a wide grassed verge available along Kirkby Lane which would be suitable for visitors to walk along.
- 8.6 Suitably worded conditions can address protection of the trees and to ensure the biodiversity gains are achieved on the site.
- 8.7 Most notably, it is important that planning conditions are used to ensure that the proposed dwelling is constructed in accordance with the

submitted details because it is the details that result in the dwelling being accepted as a paragraph 84 dwelling. The materials and sustainability measures are all important factors in coming to a recommendation for approval for the scheme so this must be carried through to the finished scheme.

8.8 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.

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

10.0 OFFICER RECOMMENDATION

10.1 Approve with conditions

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

Plan No. 100 Rev B	Received by the LPA on 09/02/24.
Plan No. 101 Rev B	Received by the LPA on 09/02/24.
Plan No. 102 Rev B	Received by the LPA on 09/02/24.
Plan No. 103 Rev B	Received by the LPA on 09/02/24.
Plan No. 104 Rev B	Received by the LPA on 09/02/24.
Plan No. 105 Rev B	Received by the LPA on 09/02/24.
Plan No. 1000 Rev B	Received by the LPA on 09/02/24.
Plan No. 1001 Rev B	Received by the LPA on 09/02/24.
Plan No. 1101 Rev B	Received by the LPA on 09/02/24.
Plan No. 1102 Rev B	Received by the LPA on 09/02/24.
Plan No. 1103 Rev B	Received by the LPA on 09/02/24.
Plan No. 1201 Rev B	Received by the LPA on 09/02/24.
Plan No. 1202 Rev B	Received by the LPA on 09/02/24.
Plan No. 1203 Rev B	Received by the LPA on 09/02/24.
Plan No. 2100 Rev B	Received by the LPA on 09/02/24.
Plan No. 2101 Rev B	Received by the LPA on 09/02/24.

Plan No. 2102 Rev B	Received by the LPA on 09/02/24.
Plan No. 2103 Rev B	Received by the LPA on 09/02/24.
Plan No. 2201 Rev B	Received by the LPA on 09/02/24.
Plan No. 2202 Rev B	Received by the LPA on 09/02/24.
Plan No. 2203 Rev B	Received by the LPA on 09/02/24.
Plan No. 3100 Rev B	Received by the LPA on 09/02/24.

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

- 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: In order to ensure the development is constructed to an outstanding architectural design in accordance with the submitted details and in order to protect the character of the rural setting of the site. This condition is imposed in accordance with paragraph 84 of the National Planning Policy Framework and SP10 of the East Lindsey Local Plan.

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

Reason: To ensure that the landscape enhancement measures detailed in the application are implemented on site to achieve compliance with paragraph 84 of the National Planning Policy Framework and also to help the development assimilate into its countryside setting in accordance with SP10 and SP15 of the East Lindsey Local Plan.

- The permitted development shall be undertaken in accordance with a surface water drainage scheme which shall first have been approved in writing by the Local Planning Authority.

The scheme shall:

- Be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
- Provide flood exceedance routing for storm event greater than 1 in 100 year;
- Provide details of how run-off will be safely conveyed and

attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change from all hard-surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;

- Provide attenuation details and discharge rates which shall be restricted to 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 or lodge shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.

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

6. The development hereby permitted shall be undertaken in accordance with a Construction Management Plan and Method Statement that shall first be approved in writing by the Local Planning Authority. The Plan and Statement shall indicate measures to mitigate the adverse impacts of vehicle activity and the means to manage the drainage of the site during the construction stage of the permitted development. It shall include;

- the 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 permitted development is adequately drained without creating or increasing flood risk to land or

property adjacent to, or downstream of, the permitted development during construction. This condition is imposed in accordance with SP22 of the East Lindsey Local Plan.

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

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

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

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

9. Remediation of the site shall be carried out in accordance with the approved remediation strategy. No deviation shall be made from this scheme.

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

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

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

11. If during redevelopment contamination not previously considered is identified, then the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed

in writing with the LPA. On completion of the development the LPA shall be notified in writing if no additional contamination was identified during the course of the development and the dwellings hereby permitted shall not be occupied until the LPA has acknowledged receipt of the same.

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

12. 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 the first occupation of the dwelling or lodges. Any external lighting that is installed shall accord with the details so approved.

Reason: To ensure the development does not result in light pollution in this rural location. This condition is imposed in accordance with SP10 of the East Lindsey Local Plan.

13. Prior to the commencement of development, a Construction Environment Management Plan (CEMP) shall be submitted to and agreed in writing by the Local Planning Authority. The Plan should detail mitigation measures to protect the interest features of Kirkby Moor Site of Special Scientific Interest. The development shall only proceed in accordance with the mitigation measures agreed.

Reason: To ensure the development does not damage or destroy the interest features for which Kirkby Moor Site of Special Scientific Interest has been notified. This condition is imposed in accordance with SP24 of the East Lindsey Local Plan.

14. Prior to the first lodge or the dwelling being occupied, details of mitigation measures in relation to recreational distance on the Kirkby Moor Site of Special Scientific Interest shall be submitted to and agreed in writing by the Local Planning Authority. The agreed mitigation measures must be implemented prior to the first occupation of the development and retained in place thereafter.

Reason: To ensure the development does not damage or destroy the interest features for which Kirkby Moor Site of Special Scientific Interest has been notified. This condition is imposed in accordance with SP24 of the East Lindsey Local Plan.

15. The development shall only proceed in accordance with the recommendations detailed in the Ecological Appraisal by ESL (Ecological Services) Ltd. dated December 2023 as follows:

- No buildings, trees or vegetation for use by nesting birds shall be cleared between March and August inclusive unless it has been hand-searched by an experienced ecologist for active nests in advance;

- Five 'hole' and five 'open-fronted' bird nest boxes shall be fixed to suitable trees at least two months prior to the demolition of Building 1;
- Precautionary methods of work for reptiles shall be undertaken;
- Precautionary methods of work shall be employed for badgers;
- No work affecting the roost in Building 1 shall be undertaken until either a licence has been granted or evidence demonstrates the risk of the commission of an offence is sufficiently unlikely that a licence is no longer necessary.

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

16. Development shall only proceed in accordance with the mitigation measures outlined in section 4.0 of the Arboricultural Method Statement dated 12th December by Equans submitted with the application.

Reason: To protect the trees on the site in the interests of the visual amenity of the area and to protect biodiversity. This condition is imposed in accordance with SP24 of the East Lindsey Local Plan and the National Planning Policy Framework.

17. Prior to the commencement of development, a Biodiversity Net Gain Management and Monitoring Plan shall be submitted to and agreed in writing by the Local Planning Authority. The Plan shall include details of timing for its implementation and management for a period of not less than 30 years. The development shall only proceed in accordance with the details outlined in the approved Plan.

Reason: To ensure that the development provides the net gain put forward as part of the development to help meet the requirements of SP24 of the East Lindsey Local Plan and the National Planning Policy Framework.

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

Reason: To ensure the lodges are used for holiday purposes only because the site lies in a countryside location where the Council would not normally seek to permit new unrestricted dwellings in accordance with the requirements of the National Planning Policy Framework.

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

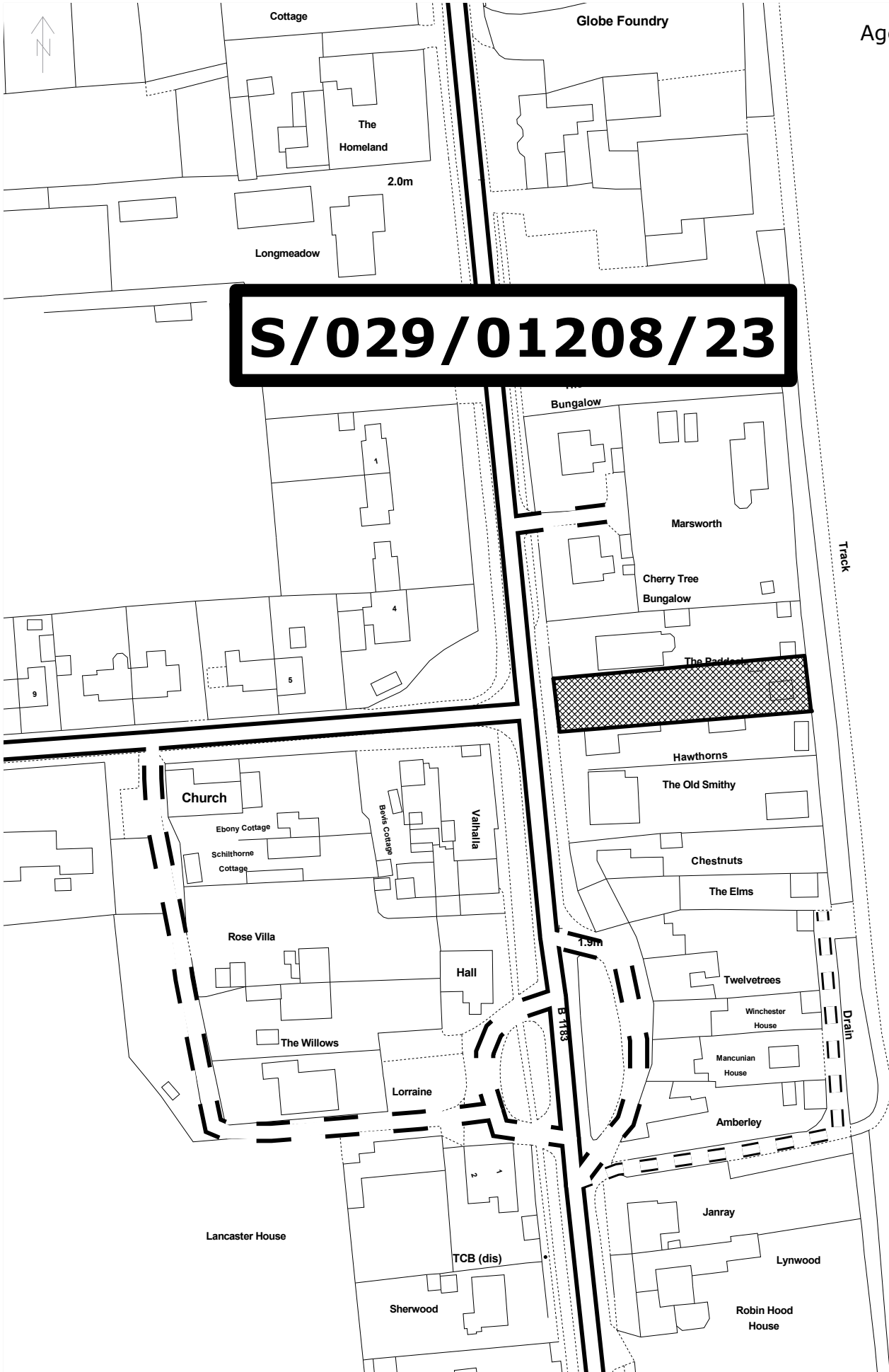
Reason: To reduce demand for finite resources as the district is in a water scarce area. This condition is imposed in accordance with SP10 of the East Lindsey Local Plan.

20. The internal layout and rammed earth core shall be implemented in accordance with the details shown on plan numbers 1101 Rev B and 1102 Rev B, which were both received by the Local Planning Authority on 9th February 2024.

Reason: The internal layout and rammed earth core play an important role in the outstanding design of the dwelling and the full completion of the dwelling in accordance with these details will ensure its conformity with paragraph 84 of the National Planning Policy Framework.

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S/029/01208/23



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[7.] Full Planning Permission

S/029/01208/ 23

APPLICANT: Mr. & Mrs. Firth,

VALID: 16/06/2023

AGENT: LPC Architectural Design,

PROPOSAL: Planning Permission - Erection of a bungalow.

LOCATION: THE PADDOCK, MAIN ROAD, NEW BOLINGBROKE, BOSTON,
PE22 7LN

1.0 REASONS FOR COMMITTEE CONSIDERATION

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

The infill Bungalow is required for the applicant's elderly mother so she may move closer to her son.

This is infill in a village which requires development to survive.

There are no objections from neighbours and it is supported by the Parrish Council.

It is a medium sized village which has just appointed a Mayor.

2.0 THE SITE AND SURROUNDINGS

2.1 The application site comprises the side garden of the property known as The Paddock, a detached bungalow. The site lies on the east side of B1183 Main Road and opposite the junction with Occupation Lane. The site lies on a road which comprises continuous ribbon development along the Main Road.

2.2 There are neighbouring dwellings to the north and south and on the opposite side of the road that also form part of the ribbon development fronting onto Main Road. The surrounding properties are mixed in scale, character and external materials.

2.3 The site currently contains a small timber shed and comprises grass and gravel drive serving The Paddock to the north. The Paddock has two access points.

2.4 The property to the south is a detached house with later single storey additions that extend eastwards and form the boundary to the application site. The gable end to the application site is blank.

2.5 The site lies in Flood Zone 3a (FZ3) which has a high probability of flooding (Flood Zone 3a is land which falls within the 1 in 100-year flood extent (has a 1% chance of a flood occurring in any given year)).

3.0 DESCRIPTION OF THE PROPOSAL

3.1 The proposal is for planning permission to sub-divide the plot

serving the Paddock and construct a detached bungalow. The proposal seeks to use one of the existing accesses that serve The Paddock and the other would be retained for use by The Paddock.

- 3.2 The new dwelling would be set back from the Paddock and the adjoining house to the south. It would have 3 bedrooms, and ample living accommodation. It would be finished in red facing brickwork under a grey concrete tiled roof with header and eaves detail to match the existing bungalow with UPVC windows and doors. It would have a finished floor level set a minimum of 300mm above existing ground levels.

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, an advertisement in the Local Paper and neighbours have been notified in writing.
- 4.3 No third party representations have been received.

Consultees

- 4.4 CARRINGTON AND NEW BOLINGBROKE TOWN COUNCIL - no objections as proposed property would not overlook the neighbouring home to the south and there is already an access for vehicles.
- 4.5 LCC HIGHWAYS OFFICER – The proposal is for the erection of a bungalow, which makes use of the existing access to the host dwelling and parking has been allocated. Therefore, the proposals are not seen to have an unacceptable impact on public highway safety or severe impacts on the road network. – No objections.
- 4.6 ENVIRONMENT AGENCY - No objections, recommends the imposition of a condition to secure finished floor levels to be set 300mm above the existing ground level and flood resilience and resistance measures to be incorporated into the proposed development as stated in the submitted FRA. A Flood Warning and Evacuation Plan is requested.
- 4.7 ELDC ENVIRONMENTAL PROTECTION - The proposed residential development is a sensitive end-use. It is the developer's responsibility to assess and address any potential contamination risks. No supporting information has been provided that

demonstrates the land has not been impacted by contamination and that any potential risks can be reduced to an acceptable level contrary to the YALPAG guidance. A suite of conditions to deal with any on-site contamination is recommended for imposition.

- 4.8 WITHAM FOURTH INTERNAL DRAINAGE BOARD - A Board maintained watercourse exists on the east boundary of the site. Advises of 9m byelaw easement. Board's consent is required to directly discharge surface water to a watercourse (open or piped); to discharge treated water to a watercourse (open or piped) and to culvert, pipe, or bridge any watercourse whether riparian or Board maintained.

5.0 RELEVANT PLANNING HISTORY

- 5.1 There is no planning history directly relevant to the application site.

6.0 PLANNING POLICY

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

East Lindsey Local Plan

SP1 – A Sustainable Pattern of Places

SP2 – Sustainable Development

SP3 – Housing Growth and the Location of Inland Growth

SP4 - Housing in Inland Medium and Small Villages

SP10 – Design

SP16 – Inland Flood Risk

SP22 – Transport and Accessibility

SP25 - Green Infrastructure

National Planning Policy Framework (NPPF) National Planning Policy Guidance

7.0 OFFICER ASSESSMENT OF THE PROPOSAL

- 7.1 Having reviewed the submitted information and the relevant planning policies, the key material planning considerations relevant to this application are:

- **Principle of the development and whether the site is a suitable location for housing having regard to flood risk**
- **Impact of the proposal on the character and**

- **appearance of the area**
- **Residential amenity**
- **Highway safety**

Principle of the development

7.2 Policy SP1 (Sustainable Pattern of Places) sets out the settlement pattern which guides the spatial strategy for East Lindsey, in order to guide the distribution, scale and nature of future developments to the most sustainable locations. New Bolingbroke is located within a Medium Village as defined by Policy SP1. The application site is flanked by dwellings on both sides and is considered to be part of the built form of New Bolingbroke and is therefore considered to be located within a sustainable location. Policy SP2 identifies the Councils positive approach that reflects the presumption in favour of sustainable development as set out in the NPPF.

7.3 Strategic Policy 4 (SP4) - Housing in Inland Medium and Small Villages is permissive of housing subject to the following criteria being satisfied:

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

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

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

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

7.4 For the purposes of Policy SP4 and assessment of 'appropriate location' the site is within the developed footprint of a settlement and comprises an infill plot of no more than 2 dwellings and has a frontage to a highway. The site is not an important open space that needs to be protected as set out in SP25. The proposal therefore partially satisfies SP4. However, Policy SP4 makes clear that 'appropriate location' means a location which does not conflict, when taken as a whole, with national policy or policies in this Local Plan.

7.5 The site lies within Flood Zone 3 (High Risk) where policy SP16 (Inland Flood Risk) applies. Policy SP16 contains a number of clauses including:

2: The Council will support housing in areas of inland flood risk, providing all the following criteria are complied with:

- A site is in need of regeneration and is not suitable for a business, leisure and commercial use.
- The site is brownfield and has become empty, buildings have become disused and run down or a combination of both.
- Applications should evidence that they have tried to develop/market sites for a business, leisure or commercial use, this includes active marketing for a minimum of 12 months.

3: Brownfield sites in towns, large villages, medium and small villages that are only partly in areas of flood risk will be supported for housing providing that the development takes place on the area of low flood risk and does not conflict with any other policies for town centre development in this plan.

11. Where required by national planning policy development proposals in areas at risk of flooding must be accompanied by a site-specific flood risk assessment.

- 7.6 The site is garden land within the curtilage of the host property and therefore by definition as set out in the Framework, is not classed as brownfield land. While historically there may have been stable buildings within the site, these are no longer present, and the site is used as garden. There is no evidence the site is in need of regeneration nor has any evidence been provided of marketing for alternative use, though it is accepted that given the location and proximity of adjoining dwellings a commercial enterprise here may not be appropriate. The proposal fails to satisfy criteria 2 and 3 of policy SP16.
- 7.7 The NPPF requires that inappropriate development should be avoided in areas at risk of flooding by directing development away from areas at highest risk. It sets out a sequential test to steer new development to areas with the lowest risk of flooding. Only where there are no reasonably available sites at a lower risk of flooding, (i.e FZ1 or FZ2) should FZ3 be considered. If the sequential test demonstrates that it is not possible for the development to be located in zones with a lower risk of flooding, then the exception test may have to be applied, which is the case for residential development.
- 7.8 The Planning Practice Guidance (PPG) adds that when applying the sequential test, a pragmatic approach on the availability of alternative sites should be taken. The Framework does not set out specific parameters for the search radius to be used in conducting sequential test, but the PPG advises that the area within which to apply the sequential test will be defined by local circumstances relating to the catchment area for the type of development proposed. Housing is a form of development found across the whole district that, in general, does not have a need to locate in a flood risk area. The approach of the aforementioned development

plan policies recognises this and seeks to limit development in the most at risk areas.

7.9 The planning application is accompanied by a site-specific flood risk assessment (FRA), which includes a sequential test and an exception test. A later addendum to the FRA includes a more in-depth sequential test. The applicants sequential test sets out the parameters of the search and the information sources used. The sequential test is summarised below:

- NPPF Guidance Paragraphs 157 - 179 requires development within areas of high flood risk be determined using a sequential risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account the impacts of climate change;
- New Bolingbroke is identified within SP1 as being a medium sized village and therefore SP4 of the Local Plan is of relevance. SP4 of the Local Plan deals with housing in inland medium and small villages and states that within the medium and small villages an appropriate location within the developed footprint of the settlement infill, frontage development of no more than 2 dwellings will be supported. The proposal is for a single dwelling with a frontage to the Main Road and therefore meets the above criteria;
- The whole of New Bolingbroke lies within Flood Zone 3 and therefore it is considered that there are no other sites within the village at a lower risk of flooding than this site. A search of the village reveals that the village is at a risk of flooding to a depth around 300mm deep. Upon investigating the village no single plots have been located as available and an internet trawl of the local Estate Agents has not identified any for sale. Therefore, it is concluded that there is no other land available within the village at a lesser flood depth; and
- The proposed site is located within a settlement and is therefore considered to be a more sustainable location than open countryside.

Based upon the above the applicant concludes that the Sequential test has been satisfied.

7.10 The applicant has justified the limited search radius to New Bolingbroke only due to the connection of the proposed dwelling to the existing dwelling. The suggested local need arises from an older family member wishing to live close to extended family. The sequential test concludes that there are no other sites within the local area that could offer a similar development opportunity in a zone of lower flood risk.

7.11 In order for the Exception Test to be passed, it must be demonstrated that the proposed development will:

- a) Provide wider sustainability benefits to the community that outweigh flood risk, and that,
- b) It will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall.

7.12 In this regard, the applicant states the following:

Part 1: The development would provide some wider sustainability benefits to the community through a contribution (albeit small) towards housing supply for New Bolingbroke, and other benefits including generating employment during the construction period and will ultimately provide wider sustainability benefits to the local community in supporting the existing local and surrounding facilities, in neighbouring villages, helping their long term viability.
Part 2: The flood risk assessment has been assessed by the EA who has no objection subject to the finished floor levels being set no lower than 0.3 metres above ground level, with solid floor construction, raised electric sockets and registration with the EA'S Flood warning system. These elements make the development safe for its lifetime and satisfies the requirements of the second part of the exception test.

7.13 Neither the NPPF nor the Local Plan detail exactly how the sequential test search areas should be defined, but it is considered appropriate to consider the immediate settlement and the surrounding settlements as a starting point. The sequential test provided by the applicant does not look at alternative sites outside of New Bolingbroke however, it is considered that the sequential test area should also consider as a minimum the closest large and medium A16 villages where there are suitable alternative sites available for housing development. Both Sibsey and Stickney have a substantial number of approved but undeveloped sites and no evidence is given of any attempt to explore their availability. The Sequential Test is therefore not considered to have been passed.

7.14 The Exception Test would only apply where the Sequential Test is passed. As it is considered that the sequential test has not been passed, it is not necessary to address the exception test. However, for completeness an assessment of this is also provided here.

7.15 The first part of the exception test requires that the development demonstrates that it would provide wider sustainability benefits to the community that outweigh the flood risk. The proposal would make a very limited contribution to housing supply and support for existing local facilities, and it would create a small number of jobs, particularly during the construction process. Notwithstanding these minor benefits, the proposal for a single dwelling in this location would not provide any wider sustainability benefits to the community that would outweigh the flood risk issue, such as an overall reduction in flood risk to the wider community through the provision of, or contribution to, flood risk management

infrastructure. The first part of the exception test therefore fails.

- 7.16 The second part of the exception test requires that the development demonstrates that it will be safe for its lifetime without increasing flood risk elsewhere and, where possible, reducing flood risk overall. The FRA indicates that the primary risk of flooding is fluvial and groundwater; the risk of flooding from all the other sources is considered to be low. The FRA states that flood resilient construction and flood protection measures should be employed as recommended within the FRA. Other recommendations include the development being raised 300mm above existing ground level, a suitable surface water drainage system designed in accordance with the SuDS hierarchy, and for the site owner to sign up for the EA Flood Warning Service.
- 7.17 Given the evidence it is considered that the development would pass the second part of the exception test, subject to it following the recommendations outlined within the FRA. However, although the proposal would satisfy the second part of the exception test, the Framework is clear that both elements need to be satisfied for development to be permitted. Accordingly, the proposal does not pass the exception test.
- 7.18 While the Environment Agency has not objected to the proposal, this is a neutral matter, rather than one that carries positive weight for the development as it is not within the remit of the EA to comment on the application of the sequential test or the first part of the exception test. Moreover, it does not negate the need for the development to be assessed against the sequential test and relevant policies of the ELLP and the Framework.
- 7.19 Accordingly, it is concluded that the application site is not in a suitable location for the proposed development, having regard to the risk of flooding. Therefore, the proposal would be contrary to Policy SP16 and SP4 of the ELLP and the requirements of the Framework.

Character and appearance of the area

- 7.20 Section 12 of the NPPF sets out the national approach to achieving good design through the planning system and states at paragraph 135 that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'. Paragraph 135 of the NPPF goes on to state that developments should add to the overall quality of the area over the lifetime of the development and be visually attractive as a result of good architecture, layout and appropriate and effective landscaping. Criteria c of paragraph 135 also requires that developments are sympathetic to local character and history including the surrounding built environment and landscape setting. ELLP Policy SP10 relating to design furthers this and sets out how the Council seeks to support well-designed

sustainable development which maintains and enhances the character of the District's towns, villages and countryside by layout, scale, massing, height and density which reflects the character of the surrounding area.

- 7.21 The proposed dwelling would be sited in a row of linear properties, staggered slightly into the site. The external materials and architectural details are proposed to match the host property as well as a material palette used in the immediate area. In terms of layout, the proposed bungalow is in keeping with the surrounding area and would have a similar plot width and shape. It would have a pitched roof at the front of the site. While the bungalow would be raised to meet flood risk requirements, the overall height is commensurate with the dwellings in the immediate and wider vicinity. This would not be overly prominent when viewed from the public realm given the proximity of the neighbours at either side and the location of the dwelling set back from the public realm.
- 7.22 Due to the proposed design and siting of the development, the proposal is not considered to have a detrimental impact on the character and appearance of the area and would sit comfortably within the existing row of properties at Main Road.
- 7.23 The proposal is considered to be compliant with the requirements of paragraph 135 of the NPPF and Policy SP10 of the Local Plan.

Residential amenity

- 7.24 Criteria f of paragraph 135 sets out the need to create places that have a high standard of amenity for existing and future users and allow developments that do not undermine the quality of life, community cohesion and resilience.
- 7.25 Criteria 5 of Policy 10 of the Local Plan states:
"Development will be supported if it is designed to minimise glare and light spillage, it does not unacceptably harm the rural or dark-sky character of a settlement or landscape or any nearby residential amenity; it respects the local historic environment; and it does not unacceptably harm or reduce the safety of highways, cycleways and footways."
- 7.26 No third party representations have been received.
- 7.27 The site is of sufficient size to enable the bungalow to be located on site without having a detrimental impact on future occupiers or occupiers of the neighbouring property to the south. The bungalow has windows in its side elevations. The house to the south has blank walls to the site.
- 7.28 The host property to the north has side facing windows and the development would be sited close to these, however, these are secondary windows with separate sources of light facing east. The

windows in the north elevation of the proposed bungalow would serve a bathroom and bedroom and would not result in harmful intra-overlooking. While the proposed bungalow is close to the host property, it is not considered to lead to loss of amenity that would be significant to such an extent as to warrant refusal of the application.

- 7.29 It is not considered that the proposal would result in a significant detrimental impact on residential amenity.
- 7.30 The proposals are therefore not considered to pose a detrimental impact to the amenities of residential properties or neighbouring land users and are therefore compliant with criteria f of paragraph 135 of the NPPF and criteria 5 of Policy SP10 of the ELLP with respect to amenities of existing and future occupiers.

Highway Safety

- 7.31 Criteria 5 of Policy SP10 also states that development will be supported if it does not unacceptably harm or reduce the safety of highways, cycleways and footways. Criteria 6 of SP22 requires all housing developments to provide a minimum of one car parking space per dwelling except for sites in town centres.
- 7.32 The scheme has been assessed by LCC Highways Department and no objections have been raised. The proposed development would benefit from an existing access which would not be altered. The level of car parking proposed is also considered to be acceptable for a scheme of this size.
- 7.33 The scheme is therefore considered to accord with Criteria 5 of Policy SP10 and criteria 6 of SP22.

Planning Balance

- 7.34 Policies SP1 to SP4 of the East Lindsey Local Plan set out the Councils adopted housing strategy and guides the distribution and scale of future development across the district. In this case, the proposed application site sits within a built-up settlement where the provisions of Policy SP4 apply. The site also lies within Flood Zone 3 in an Inland East Lindsey location where SP16 applies.
- 7.35 The key issue is whether the site is an appropriate location for the proposed development having regard to the development strategy for the area and if there are any material considerations individually or cumulatively that would outweigh any non-compliance with Policies SP16 and SP4.
- 7.36 The applicant has presented a number of material considerations which are summarised and discussed below:
- a) Need for a home/applicant are self-builders:- The proposed

bungalow would be occupied by the applicants' mother who wishes to re-locate to the area to be close to extended family and is unable to find a property to purchase close by.

b) Footpath and sustainable location:-The site is served by a footpath which runs along the built-up village area and is accessible to other settlements via Public Transport. Policy SP4 is a permissive policy to allow for housing growth in smaller settlements and the current proposals provide opportunity for high quality living accommodation which will contribute to the wider sustainability of the settlement by allowing for limited housing growth. It is therefore considered that the site is located within a relatively sustainable location with easy access to shops and services.

c) Not a departure as a whole: The proposal is not a departure from the plan as a whole, as the development is in line with the strategic aims of the Local Plan, including the need to locate housing growth in sustainable locations and there are also good pedestrian and vehicle connections and access to public transport. There are a number of similar applications that have been considered on the basis of their merits, which include:

S/215/01507/23 - Planning Permission - Erection of a bungalow and carport and erection of a new boundary wall at Abbey Lodge, Tattershall Road, Kirkstead- Officer recommendation to approved over-turned by Members at their meeting on Thursday, 7th March, 2024. This site lies outside settlement limits and Members accepted there may be material considerations presented that justify a departure.

N/128/00956/22 - Planning Permission - Erection of a house, and outbuildings that comprises of a garage/car port, store and greenhouse, and construction of a wildlife pond at Land North of Louth Road, North Cockerington, Louth, LN11 7DY -Officer recommendation to approve. This site is in a remote location and was accepted as a self-build property. This application was supported by Members at its 4th April 2024 meeting. The current proposed dwelling is within a built-up village where Policy SP4 is permissive of housing. The proposal is also self-build and would be lived in by the applicant.

d) Compliance with other general Plan policies: The proposal has also been shown to comply with policies relating to ecology, landscape, highway safety, drainage and residential amenity. There are no objections from third parties or consultees who have made comment on the application.

7.37 The framework seeks to generally boost the supply of housing nationwide. The proposal would add a dwelling to the Council's existing stock. This carries some limited weight in favour of the proposal. However, the Council can presently demonstrate a five-

year supply of housing land. While this is not a ceiling to further approvals, there is nothing substantive to indicate a clear need for a dwelling in Flood Zone 3. The existing property could be extended, or an annexe provided to offer the host property the family accommodation needed, without having to resort to building a new house in an area of high flood risk.

- 7.38 The site is located in New Bolingbroke where Policy SP4 permits limited growth subject to meeting all criteria. The site also lies within Flood Zone 3 and there is no evidence to suggest that sequentially preferable sites at a lower risk of flooding are not available in nearby medium or large villages.
- 7.39 The settlement context of New Bolingbroke is acknowledged; however, the proposal does not accord with the compliance criteria of policy SP4 as it is assessed to be an inappropriate location for development due to its location in an area at high risk of flooding. Every application must be assessed on the merits of the case and in the applications set out in (c) above that was how the decision were reached. For 1507/23 Members felt the "like for like" reinstatement of a former heritage asset and the visual enhancement this would create at the entrance to Woodhall Spa would outweigh the locational policy objection and they approved the application. For 956/23 Members agreed that the proposal was of a high quality and that the local community had helped influence the resulting design and layout and the applicant met the formal criteria for the development to be classed as self-build. The proposed biodiversity net gain benefits of the proposal were also considered to be exemplary at a time when such requirements were not mandatory. Together all these benefits were considered to outweigh the policy objection to the site location and an approval was given. Both sites were located within Flood Zone One and so neither was in a high flood risk area - had they been the planning decisions may have been different. The proposed development before Members today offers none of the benefits of these earlier applications whilst placing the future occupants at harm from flooding.
- 7.40 The lack of objection to the application in the other respects listed by the applicant above are noted, but do not provide sufficient reason to outweigh the harm from flooding and the non-compliance with the locational criteria of Policy SP4.

8.0 CONCLUSION

- 8.1 The proposal would not be in a suitable location with regards to flood risk and therefore would conflict with Policies SP4 and SP16. The approach to flood risk is consistent with the National Planning Policy Framework and therefore, this conflict is attributed considerable weight against the scheme in the balance.
- 8.2 Overall, the benefits of the proposal, taken together, would not

amount to material considerations which would outweigh the identified conflict with the development plan and would not justify a decision being made other than in accordance with it. For the reasons set out the application is recommended for refusal.

9.0 OFFICER RECOMMENDATION

REFUSE for the following reason:

RECOMMENDATION: Refuse

for the following reasons:

1. The application site is in Flood Risk Zone 3, a high category of flood risk. The application has failed to demonstrate that the proposal passes the Sequential Test and prove that there are no other reasonably available sites for development at a lesser risk of flooding as required by the National Planning Policy Framework which aims to direct new development away from areas of high flood risk to areas of lower flood risk. The proposal would therefore be contrary to paragraphs 165, 168-171 and 173 of the National Planning Policy Framework and to Policy SP16.2 of the East Lindsey Local Plan. Given this policy conflict, and failure of the proposal to pass the sequential test, the application site would not represent a suitable location for housing which would be contrary to Policy SP4 in the East Lindsey Local Plan.

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Appeals Decided Between

21/05/2024 and 24/06/2024

	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>
N/145/02081/22	MALLARD INGS, MAIN ROAD, SALTFLEET, LOUTH, LN11 7SF	Planning Permission - Change of use of land to provide a mixed use for residential and the keeping of dogs and the erection of 16no. kennels. (works completed).	28/4/23	DEL	Refused	Written Representations	Dismissed	4/6/24		

Appeal Decision

Site visit made on 1 May 2024

by **R Bartlett PGDip URP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 04 June 2024

Appeal Ref: APP/D2510/W/23/3326645

Mallard Ings, Main Road, Saltfleet, Louth, LN11 7SF

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
- The appeal is made by Mrs Cynthia Wrigg against the decision of East Lindsey District Council.
- The application Ref is N/145/02081/22.
- The development is change of use of land to provide a mixed use for residential and the keeping of dogs and the erection of 16 kennels.

Decision

1. The appeal is dismissed.

Procedural Matter

2. The description of development on the application form is 16 wooden chalets with metal runs sat on concrete base, not fixed down, to house retired show dogs. The council amended this to the description used in the banner heading above. I have used the council's description as it is the use of the land as opposed to the operational development that is the main cause of concern.

Main Issue

3. The main issue is the effect of the development on the living conditions of occupiers of nearby dwellings with regard to noise.

Reasons

4. The site is located in the open countryside, approximately 350 metres beyond the built-up area of Saltfleet. The nearest neighbouring dwelling is Riverside Cottage, which is located directly across the road from the kennel block. This appears to be approximately 30 metres from the kennels and not 40-50 metres as suggested. It is in fact closer to the kennels than the appellant's own home. Meadow Cottage is approximately 180 metres away, on the opposite side of the appellant's house to the kennels. Except for these two properties, the area surrounding the site is very open.
5. The kennels and runs in question had already been constructed and were in use at the time of my visit. There is a large grass exercise area to the front of these, which is separated from the remainder of the garden by a low fence. On my visit I saw that the appellant has various breeds of dogs, of various ages. Having sought written clarification on the number, breed and age of the dogs remaining on the site, it is apparent that there are still 31 dogs in total, 20 of which live in the kennels at the end of the garden, and 11 of which live in the

house. The dogs are aged between 3 and 13 years old, and 22 of them are Dachshunds.

6. I acknowledge that the dogs kept in the kennels all belong to the appellant, that this is their permanent home, and that the dogs will be familiar with each other. As such they are less likely to be anxious or distressed, than for example dogs in boarding kennels. I am also mindful of the fact that the appellant is an experienced dog trainer, and that the kennels are not being used for breeding or boarding purposes. The appellant has now retired from showing dogs, and those which she still has are growing older and will not be replaced.
7. Although complaints have been made to the council's Environmental Health department, I have not been advised that the council has undertaken any noise monitoring of its own or taken the matter any further. However, the fact that an activity might not amount to a statutory nuisance does not necessarily mean that it would not have an unacceptable effect upon the living conditions of the occupiers of neighbouring properties. Furthermore, the fact that the kennels are located in a rural area does not overcome the fact that the closest neighbouring property is situated in close proximity to them.
8. Due to the relatively open and quiet nature of the surroundings, it is inevitable that noise will carry. Representations made in relation to the planning application, report barking being heard from properties some distance away, and from the nearby Dunes and Nature Reserve. I noted that the kennels do not benefit from any noise insulation, and even if this was the case, it would not be appropriate for the dogs to be kept shut inside the kennels at all times. The site is however much lower than the adjacent road level, and is bound by trees and hedges, which are likely to reduce the noise to some extent. Although there is some background noise from traffic passing on the adjacent road, the road is not particularly busy.
9. No noise impact assessment has been undertaken, and whilst I have visited the site, this only allowed me to experience a small snapshot in time and not a true reflection of the typical noise levels that might be experienced over several days, taking into account, for example, feeding time, exercise time, nighttime and when the dogs are let out first thing in the morning.
10. Upon my arrival there was no barking from the kennels until I reached a position in the site where the dogs could hear or see me. Given the location of the kennels and the screening around the site the dogs would not generally see anyone other than their owners. Barking ceased once I returned to the rear of the house. I was aware of some odour and flies whilst standing immediately adjacent to the kennels, but this was not apparent from outside of the site. I also noted that a radio was playing in the background at a low volume, which was not audible outside of the site or away from the kennels.
11. Given the low level of the site and the landscape screening, acoustic fencing may be feasible without causing harm to the character and appearance of the countryside. The appellant is willing to accept conditions requiring the installation of noise attenuation measures such as cladding the kennels and erecting acoustic fencing. However, I have no technical evidence before me to advise whether such measures would be beneficial in this case and to what extent they would make a difference. The use of the kennels, the maximum number of dogs kept in the kennels and on the site, and the control of waste could however all be controlled by conditions.

12. I have no reason to doubt the appellant's professionalism in caring for and controlling her dogs. However, all dogs bark, regardless of breed or training. Moreover, it would be unreasonable to expect that Mrs Wrigg is, or can be, present on site at all times.
13. I have given serious consideration as to whether it would be reasonable to grant a temporary or personal planning permission but given the number of younger dogs the appellant still has; it is likely that a large number of dogs will continue to be kept on the site for many years.
14. I therefore conclude that the use of the kennels and the keeping of up to 31 dogs on the site, has an unacceptable adverse effect on the living conditions of occupiers of nearby dwellings with regard to noise and there is currently insufficient evidence before me to demonstrate how this could be suitably mitigated by the imposition of planning conditions. Whilst I am not convinced that design policy SP10 of the East Lindsey Local Plan Core Strategy (2018) is relevant to the issue of noise, the proposal conflicts with paragraph 191 of the National Planning Policy Framework, which seeks to ensure development is appropriate for its location, taking into account the likely effects on living conditions by mitigating and reducing to a minimum any potential adverse impacts from noise.

Other Matters

15. I have had regard to the two appeal decisions that have been brought to my attention. These related to breeding kennels and restricted the number of dogs permanently kept on site to 15 and 20. Moreover, in one of those cases the nearest neighbouring dwelling was some 100m away and the main issue was the tranquillity of the Area of Outstanding Natural Beauty, in the other case no noise complaints had been made to the Council, despite that site being closer to a built-up area. In the case before me, despite some dogs having recently passed away, there are still over 30 dogs living permanently on the site and noise complaints have been made. As such, the cases are not comparable, and I have considered this appeal on the merits of the evidence before me.
16. Whilst I appreciate that noise and odour from farming and other rural activities are experienced in the countryside, the noise of 30+ dogs from a residential property is not typical of what occupiers of nearby properties should expect from living in the countryside.
17. I acknowledge that the construction of the kennels provided some local economic benefit and that allowing the appellant to care for her dogs avoids the need for rehoming, potentially by local charities. These limited benefits do not outweigh the concerns I have regarding noise and the absence of a noise survey to identify what measures, if any, could be effective in reducing the level of noise experienced from nearby properties, particularly Riverside Cottage.

Conclusion

18. For the reasons given above the appeal is dismissed.

R Bartlett

INSPECTOR

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List of Applications Decided Under Delegated Powers Agenda Item 9

Between 21/05/2024 and 24/06/2024

	Northern Area	Southern Area	<u>Total</u>
Approved	42	64	106
Not required	3	6	9
Refused	2	2	4
Responded	7	20	27
Withdrawn	0	1	1
<u>Total</u>	54	93	<u>147</u>

Area: Northern Area

Application No: N/085/00885/23 Mr. D. Moss,
Application Type: Full Planning Permission (Hyde Architecture Ltd,)
Decision: Approved decided on 24/05/2024
Grid Reference: 528860 402808
Proposal: Planning Permission - Erection of 2no. detached bungalows, alterations to existing vehicular access on the site of an existing cattery & former hall building which are to be demolished.
Location: 55 CHURCH LANE, HOLTON LE CLAY, GRIMSBY, DN36 5AQ

Application No: N/105/01410/23 Wm Morrison Supermarkets Ltd,
Application Type: Relevant Demolition Conservatic (Peacock and Smith,)
Decision: Approved decided on 21/05/2024
Grid Reference: 533265 387463
Proposal: Planning Permission/Relevant demolition in a conservation area - existing foodstore and attached outbuilding at 160 Eastgate.
Location: MORRISONS SUPERMARKET, 156-158 EASTGATE, LOUTH, LN11 9AB

Application No: N/110/01775/23 Mr. R. Howell,
Application Type: Full Planning Permission (DesignQube By Steven Brown,)
Decision: Approved decided on 22/05/2024
Grid Reference: 550151 384664
Proposal: Planning Permission - Erection of 5no. houses, erection of a boundary walls and fences, provision of car parking, construction of internal access road, construction of a vehicular access and existing vehicular access to be blocked up.
Location: B T MOTORS AUTO SALVAGE, HIGH STREET, MABLETHORPE, LN12 1EH

Application No: N/110/02193/23 Mr. N. Stephenson,
Application Type: Full Planning Permission (MHD Construction,)
Decision: Approved decided on 07/06/2024
Grid Reference: 548843 384411
Proposal: Planning Permission - Erection of 1no. house and a detached double garage with the demolition of existing dwelling and associated outbuildings and alterations to existing vehicular access.
Location: LABURNUM HOUSE, THEDDLETHORPE ROAD, MABLETHORPE, LN12 1PZ

Application No:	N/031/02394/23	Safe Reality Ltd,
Application Type:	Full Planning Permission	(Aitchison Raffety Ltd.)
Decision:	Approved decided on 12/06/2024	
Grid Reference:	555960	373823
Proposal:	Planning Permission - Erection of 35no. holiday lodges, excavation of land to form a recreational pond and construction of vehicular access.	
Location:	LAND TO THE REAR OF ELDER HOUSE, ANDERBY ROAD, CHAPEL ST LEONARDS, SKEGNESS, PE24 5XQ	
Application No:	N/088/02423/23	DC Architectural Services Ltd,
Application Type:	Full Planning Permission	(DC Architectural Services Ltd.,)
Decision:	Approved decided on 30/05/2024	
Grid Reference:	538653	366330
Proposal:	Planning Permission – Erection of an outbuilding for the storage of machinery.	
Location:	LAND REAR OF 93, MAIN ROAD, HUNDLEBY	
Application No:	N/110/00125/24	Mr. P. Wisher,
Application Type:	Full Planning Permission	(John Roberts Architects Ltd.)
Decision:	Approved decided on 21/06/2024	
Grid Reference:	550338	384809
Proposal:	Planning Permission - Change of use of a bowling pavilion (Use Class F2) to enable alternative use as either a bowling pavilion or training facility (Use Class F1).	
Location:	BOWLING GREEN, STANLEY AVENUE, MABLETHORPE, LN12 1DP	
Application No:	N/105/00133/24/DC	Snape Properties Ltd and Charterpoint (Louth) Ltd,
Application Type:	Discharge of Planning Condition	(Palmleaf Architects,)
Decision:	Responded decided on 06/06/2024	
Grid Reference:	532094	387925
Proposal:	Discharge conditions 6 (land contouring works), 7 (off-site highway works), 8 (surface water drainage scheme), 9 (foul water disposal), 11 (construction management plan), 12 (means of enclosure), 13 (children's play equipment) and 15 (future maintenance) imposed on N/105/01055/22.	
Location:	WESTFIELD PARK DEVELOPMENT, GRIMSBY ROAD, LOUTH	
Application No:	N/105/00152/24/DC	Snape Properties Ltd and Charterpoint (Louth) Ltd
Application Type:	Discharge of Planning Condition	(Palmleaf Architects,)
Decision:	Responded decided on 31/05/2024	
Grid Reference:	532094	387925
Proposal:	Discharge conditions 2 (materials) and 5 (bird & bat boxes) imposed on N/105/01921/23	
Location:	LAND WEST OFF, GRIMSBY ROAD, LOUTH	
Application No:	N/004/00252/24	Mr. I. Whittington,
Application Type:	Remove or Vary a condition	
Decision:	Approved decided on 12/06/2024	
Grid Reference:	536242	390439
Proposal:	Section 73 application to remove condition no. 1 (occupation) as previously imposed on planning permission reference N/004/970/99 To retain a fishing lodge in connection with existing fishing ponds.	
Location:	ALVINGHAM LAKES, LOCK ROAD, ALVINGHAM, LOUTH, LN11 7EU	
Application No:	N/010/00314/24	Mr. R. Richman,
Application Type:	Full Planning Permission	(GC Planning Partnership Ltd.)
Decision:	Refused decided on 13/06/2024	
Grid Reference:	540041	381103
Proposal:	Planning Permission - Change of use, conversion of and alterations to former chapel to form a dwelling.	
Location:	AUTHORPE WESLEYAN METHODIST CHURCH, MAIN ROAD, AUTHORPE, LOUTH, LN11 8PG	

Application No: N/145/00339/24 Mr. N. Chapman,
Application Type: Listed Building Consent - Demol (DesignQube By Steven Brown,)
Decision: Approved decided on 22/05/2024
Grid Reference: 544950 390581
Proposal: Listed building consent - Erection of a garage, workshop and replacement annexe on the site of an existing annexe and cart store which are to be demolished.
Location: MOAT HALL, MAIN ROAD, SALT FLEETBY, LOUTH, LN11 7TL

Application No: N/148/00358/24 Mr. W. Lenton,
Application Type: Full Planning Permission (Andrew Clover Planning and Design,)
Decision: Approved decided on 31/05/2024
Grid Reference: 538234 369383
Proposal: Planning Permission - Erection of a hay barn.
Location: THE MAGPIES, ASWARDBY ROAD, SAUSTHORPE, SPILSBY, PE23 4JZ

Application No: N/084/00387/24 LRES-UK Holding Ltd,
Application Type: Advertisement Consent (DLP Planning Ltd.)
Decision: Approved decided on 24/05/2024
Grid Reference: 553646 373047
Proposal: Consent to Display - 1no. non-illuminated wall mounted sign.
Location: LAND AT, LANGHAM ROAD, HOGSTHORPE

Application No: N/062/00435/24 Mr. T. Coney,
Application Type: Full Planning Permission (Ross Davy Associates.)
Decision: Approved decided on 31/05/2024
Grid Reference: 538178 397063
Proposal: Planning Permission - Extensions to existing dwelling to provide additional living accommodation.
Location: SOUTH WOLD, MAIN ROAD, GRAINTHORPE, LOUTH, LN11 7HX

Application No: N/100/00504/24 Mrs. V. Laughton,
Application Type: Full Planning Permission (Andrew Clover Planning & Design Ltd.)
Decision: Approved decided on 23/05/2024
Grid Reference: 537311 384529
Proposal: Planning Permission - Erection of 1 no. two storey dwelling and detached garage on site of existing dwelling and detached garage which are to be demolished.
Location: BLANCHARDS, RESTON ROAD, LEGBOURNE, LOUTH, LN11 8LS

Application No: N/160/00509/24/DC South Ormsby Estate
Application Type: Discharge of Planning Condition (WSP,)
Decision: Responded decided on 14/06/2024
Grid Reference: 537221 374934
Proposal: Discharge condition 3 (Bricks & Bond), 4 (Slates), 5 (Lintels) and 6 (Windows) imposed on N/160/02368/23.
Location: WOOD FARM, BRINKHILL ROAD, SOUTH ORMSBY, LOUTH, LN11 8QU

Application No: N/133/00513/24 Mrs. A. Good,
Application Type: Full Planning Permission
Decision: Approved decided on 21/05/2024
Grid Reference: 529602 398540
Proposal: Planning Permission - Erection of a detached outbuilding to provide additional living accommodation.
Location: EDCHA, STATION ROAD, NORTH THORESBY, GRIMSBY, DN36 5QS

Application No: N/208/00514/24 Mr. N. Balderston,
Application Type: Full Planning Permission (Andrew Clover Planning and Design.)
Decision: Approved decided on 06/06/2024
Grid Reference: 547668 371089
Proposal: Planning Permission - Erection of a stable block.
Location: LAND AT MILL HOUSE FARM, SLOOTHBY ROAD, WILLOUGHBY

Application No: N/014/00521/24 Mr. I. Allen,
Application Type: Full Planning Permission
Decision: Approved decided on 29/05/2024
Grid Reference: 540144 378598
Proposal: Planning Permission - Extension to existing outbuilding to provide a domestic workshop.
Location: SPRINGHILL, VANE ROAD, BELLEAU, ALFORD, LN13 0BW

Application No: N/031/00525/24 Mr. Wills & Mrs. Cordwell,
Application Type: Full Planning Permission (For-Ward Planning Consultancy Ltd.)
Decision: Approved decided on 23/05/2024
Grid Reference: 554783 373371
Proposal: Planning Permission - Extension to existing dwelling to provide additional living accommodation. Erection of a detached double garage and workshop.
Location: GRATISS HOUSE, MAIDEN LANE, HOGSTHORPE, SKEGNESS, PE24 5QH

Application No: N/110/00532/24 Mrs. T. Eason,
Application Type: Full Planning Permission (Andrew Clover Planning and Design.)
Decision: Approved decided on 03/06/2024
Grid Reference: 552606 380744
Proposal: Planning Permission - Conversion and alterations to existing garage to provide an annexe.
Location: THORNCLIFFE HOUSE, SEA LANE, SANDILANDS, SUTTON ON SEA, MABLETHORPE, LN12 2RD

Application No: N/145/00533/24 Mr. M. Theobald,
Application Type: Full Planning Permission
Decision: Approved decided on 28/05/2024
Grid Reference: 545976 390632
Proposal: Planning Permission - Erection of 1no. holiday cabin and installation of 2no. ground mounted solar PV arrays (works commenced).
Location: FIELD VIEW FISHERY, CHURCH LANE, SALTFLEETBY, LOUTH, LN11 7TU

Application No: N/110/00535/24 Mrs. T. Eason,
Application Type: Full Planning Permission (Andrew Clover Planning and Design Ltd.)
Decision: Approved decided on 30/05/2024
Grid Reference: 551691 379897
Proposal: Planning Permission - Conversion and alterations of existing detached garage to provide additional living accommodation and erection of a detached garden room.
Location: CRABTREE LODGE, CRABTREE LANE, SUTTON ON SEA, MABLETHORPE, LN12 2RS

Application No: N/199/00537/24 Mr. J. Sit,
Application Type: Full Planning Permission (R. Cartwright.)
Decision: Approved decided on 28/05/2024
Grid Reference: 547437 368913
Proposal: Planning Permission - Extension to existing dwelling to provide additional living accommodation.
Location: OAKLANDS, HANBY LANE, WELTON LE MARSH, SPILSBY, PE23 5TQ

Application No: N/133/00548/24 Mr & Mrs. A. Turner,
Application Type: Full Planning Permission (RMV Design Ltd.,)
Decision: Approved decided on 24/05/2024
Grid Reference: 530036 398588
Proposal: Planning Permission - Extension to existing dwelling to provide additional living accommodation.
Location: BEECH HOUSE, STATION ROAD, NORTH THORESBY, GRIMSBY, DN36 5QS

Application No: N/118/00572/24 Mr. G. Kirwin,
Application Type: Full Planning Permission
Decision: Approved decided on 22/05/2024
Grid Reference: 537631 398820
Proposal: Planning Permission - Extension to existing dwelling to provide additional living accommodation.
Location: WILLOW TREE HOUSE, WILLOW TREE LANE, MARSHCHAPEL, GRIMSBY, DN36 5UD

Application No: N/105/00580/24/DC North Holt Limited,
Application Type: Discharge of Planning Condition (RJ Design Architecture Ltd.,)
Decision: Responded decided on 31/05/2024
Grid Reference: 533117 388362
Proposal: Discharge of condition no. 3 (Foul water strategy), condition no. 4 (Education facilities and NHS Services) and condition no. 7 (Boundary treatments) imposed on N/105/01303/22.
Location: LAND WEST OF KEDDINGTON HOUSE, KEDDINGTON ROAD, LOUTH

Application No: N/138/00585/24 Mr. S. Cooney,
Application Type: Full Planning Permission (C/O N. Burnett.)
Decision: Approved decided on 05/06/2024
Grid Reference: 533280 385149
Proposal: Planning Permission - Extension to existing dwelling to provide additional living accommodation.
Location: CANASTA, LONDON ROAD, RAITHBY CUM MALTBY, LOUTH, LN11 8QH

Application No: N/105/00589/24 Co-op Funeral care,
Application Type: Advertisement Consent (Astley Signs,)
Decision: Approved decided on 06/06/2024
Grid Reference: 532887 387615
Proposal: Consent to display - 3no. externally illuminated fascia signs and 2no. non-illuminated fascia signs.
Location: CO OP SUPERMARKET, NORTHGATE, LOUTH, LN11 0LT

Application No: N/089/00590/24 Allen & Flynn Developments,
Application Type: Reserved Matters (Simon Nicholson Design Ltd.,)
Decision: Approved decided on 18/06/2024
Grid Reference: 551051 376363
Proposal: Reserved Matters application relating to the erection of a detached bungalow (outline planning permission reference no N/089/2006/22 for the erection of a dwelling, granted on 12th December 2022).
Location: FORT TAB, 27 CHURCH LANE, HUTTOFT, ALFORD, LN13 9RD

Application No: N/067/00595/24 Mr. D. Grantham.
Application Type: Full Planning Permission (Lincs Design Consultancy Ltd.,)
Decision: Approved decided on 07/06/2024
Grid Reference: 538812 388455
Proposal: Planning Permission - Extension to existing domestic garage.
Location: WHITEGATE HOUSE, TINKLE STREET, GRIMOLDBY, LOUTH, LN11 8TF

Application No: N/098/00604/24 Sutterby Farm Partnership,
Application Type: Full Planning Permission (Robert Bell & Company,)
Decision: Refused decided on 11/06/2024
Grid Reference: 538658 372403
Proposal: Planning Permission - Change of use of existing detached building to provide a dwelling.
Location: SHOOT ROOM, SUTTERBY LANE, SUTTERBY, LN11 8RB

Application No: N/100/00606/24 Mr. R. Willey,
Application Type: Full Planning Permission
Decision: Approved decided on 06/06/2024
Grid Reference: 536549 384221
Proposal: Planning Permission - Extension to existing dwelling, which is a listed building, to provide additional living accommodation.
Location: THATCHED COTTAGE, POPLARS LANE, LEGBOURNE, LOUTH, LN11 8LY

Application No: N/100/00607/24 Mr. R. Willey,
Application Type: Listed Building Consent - Alterat
Decision: Approved decided on 06/06/2024
Grid Reference: 536549 384221
Proposal: Listed Building Consent - Extension to existing dwelling to provide additional living accommodation.
Location: THATCHED COTTAGE, POPLARS LANE, LEGBOURNE, LOUTH, LN11 8LY

Application No: N/100/00617/24 The Queens Head
Application Type: Full Planning Permission
Decision: Approved decided on 06/06/2024
Grid Reference: 537274 384560
Proposal: Planning Permission - Change of use of land for the siting of 4no. glamping pods for a temporary period of three years.
Location: THE QUEENS HEAD, STATION ROAD, LEGBOURNE, LOUTH, LN11 8LL

Application No: N/105/00628/24 Cyden Homes Ltd,
Application Type: Outline Planning Permission (Cyden Homes Ltd,)
Decision: Approved decided on 17/06/2024
Grid Reference: 533985 386346
Proposal: Outline erection of a dwelling (with means of access to be considered).
Location: LAND ADJACENT TO 23, LEGBOURNE ROAD, LOUTH

Application No: N/105/00631/24 Mr. M. Astall,
Application Type: Remove or Vary a condition (Lincs Design Consultancy Ltd,)
Decision: Approved decided on 07/06/2024
Grid Reference: 532187 386576
Proposal: Section 73 application to vary condition no. 2 (approved plans) and condition no. 3 (materials) as imposed on planning permission N/105/01568/22 which was for the erection of a detached gym and extension to existing dwelling to provide additional living accommodation to enable alterations to the garage including a pitched roof and increase in footprint.
Location: FAIRWAYS, 56 HORNCastle ROAD, LOUTH, LN11 9LD

Application No: N/155/00638/24 Mrs. S. Bloom,
Application Type: Full Planning Permission (Andrew Clover Planning and Design,)
Decision: Approved decided on 11/06/2024
Grid Reference: 545529 393405
Proposal: Planning Permission - Extension to existing dwelling to provide additional living accommodation.
Location: CONIFER DRIVE, MAIN ROAD, SALTFLEET, LOUTH, LN11 7SB

Application No: N/105/00641/24/DC Mr. R. Subberwal,
Application Type: Discharge of Planning Condition (Old School Architects,)
Decision: Responded decided on 12/06/2024
Grid Reference: 532828 387350
Proposal: Discharge of condition no. 3 (windows, door frames & overlight details) imposed on N/105/02655/21.
Location: 10 CORNMARKE T, LOU TH, LN11 9PY

Application No: N/110/00646/24 GeoProperty Ltd,
Application Type: Full Planning Permission (Lincs Design Consultancy Ltd.)
Decision: Approved decided on 17/06/2024
Grid Reference: 550486 385115
Proposal: Planning Permission - Change of use, conversion of and alterations to existing dwelling to provide a house of multiple occupation.
Location: 3 WATERLOO ROAD, MABLETHORPE, LN12 1JR

Application No: N/105/00652/24 Mr. & Mrs. R. Parsons,
Application Type: Full Planning Permission (RJ Design Architecture Ltd.)
Decision: Approved decided on 14/06/2024
Grid Reference: 533102 387835
Proposal: Planning Permission - Single storey extensions to existing dwelling to provide additional living accommodation.
Location: HIGH VIEW, CHARLES STREET, LOU TH, LN11 0LB

Application No: N/062/00654/24 Mrs. L. Hill,
Application Type: Full Planning Permission (Mr. N. Burnett,)
Decision: Approved decided on 18/06/2024
Grid Reference: 538448 399146
Proposal: Planning Permission - Erection of a detached triple garage/carport.
Location: SEA BANK FARM, COAL SHORE LANE, GRAINTHORPE, LOU TH, LN11 7JF

Application No: N/113/00663/24/DC Intercounty Supplies,
Application Type: Discharge of Planning Condition (For-Ward Planning Consultancy Ltd.,)
Decision: Responded decided on 20/06/2024
Grid Reference: 539435 387226
Proposal: Discharge of condition 3, (materials) imposed on N/113/01915/22.
Location: LYNX HOUSE, MANBY PARK, MANBY, LOU TH, LN11 8UT

Application No: N/159/00664/24 Airwave Solutions Ltd,
Application Type: Full Planning Permission (Galloway Estates Ltd.)
Decision: Approved decided on 13/06/2024
Grid Reference: 528903 390417
Proposal: Planning Permission - Installation of a replacement dish on existing telecommunications tower.
Location: TELECOMMUNICATIONS MAST, CHURCH LANE, NORTH ELKINGTON, LN11 0SE

Application No: N/105/00673/24 Mr. C. Burrows,
Application Type: Full Planning Permission (Lincs Design Consultancy Ltd.)
Decision: Approved decided on 12/06/2024
Grid Reference: 533186 389059
Proposal: Planning Permission - Erection of a detached double garage with ancillary living accommodation.
Location: LAND ADJ. TO OLD HALL, BRACKENBOROUGH ROAD, LOU TH, LN11 0NP

Application No: N/003/00674/24 Mr. M. Bishell,
Application Type: Full Planning Permission (Andrew Clover Planning and Design.)
Decision: Approved decided on 21/06/2024
Grid Reference: 545721 375713
Proposal: Planning Permission - Extension to existing technology classroom.
Location: JOHN SPENDLUFFE ACADEMY, HANBY LANE, ALFORD, LN13 9BL

Application No: N/108/00679/24 Mark Donner Ltd,
Application Type: Full Planning Permission (Heronswood Design Ltd.)
Decision: Approved decided on 13/06/2024
Grid Reference: 519719 389104
Proposal: Planning Permission - Erection of a storage shed (works already complete).
Location: RED BRICK YARD, MAGNA MILE, LUDFORD, MARKET RASEN, LN8 6AH

Application No: N/145/00693/24 Mr. H. Greenland,
Application Type: Full Planning Permission (Malcolm Clark Associates.)
Decision: Approved decided on 21/06/2024
Grid Reference: 545144 389461
Proposal: Planning Permission - Extension to existing dwelling to provide additional living accommodation.
Location: POPLAR FARM, CHURCH LANE, SALTFLEETBY, LOUTH, LN11 7TU

Application No: N/041/00745/24 Mr. R. & Mrs. Bradley,
Application Type: Non-Material Amendments (Mr. A. Culley.)
Decision: Approved decided on 07/06/2024
Grid Reference: 540612 371583
Proposal: Non-material amendment to that previously approved under Planning Permission ref no. N/041/02363/23.
Location: DEXTHORPE HOUSE, ALFORD ROAD, DALBY, SPILSBY, PE23 4PS

Application No: N/174/00763/24 GW Woolhouse & Sons Limited,
Application Type: Prior Approval - Agricultural/Fore (ELG Planning.)
Decision: Not required decided on 22/05/2024
Grid Reference: 531211 381826
Proposal: Determination of whether or not prior approval is required for the siting, design and external appearance of the agricultural fertiliser store to be erected.
Location: TATHWELL GRANGE FARM, GRANGE LANE, TATHWELL, LN11 9SP

Application No: N/110/00769/24/DC East Lindsey District Council,
Application Type: Discharge of Planning Condition (Hadron Consulting.)
Decision: Responded decided on 30/05/2024
Grid Reference: 550435 385061
Proposal: Discharge of condition no. 17 (external play area) previously imposed on planning permission ref. no. N/110/00978/22.
Location: STATION LEISURE AND LEARNING CENTRE, STATION ROAD, MABLETHORPE, LN12 1HA

Application No: N/217/00818/24 Mr. S. Abbott,
Application Type: Prior Approval - Agricultural/Fore (Design R)
Decision: Not required decided on 07/06/2024
Grid Reference: 526160 395631
Proposal: Determination of whether or not prior approval is required for the siting, design and external appearance of the equipment/crop storage building to be erected.
Location: PROPOSED BARN AT TOP FARM, CADEBY LANE, CADEBY

Application No: N/211/00855/24
Application Type: EIA - Screening Option
Decision: Not required decided on 07/06/2024
Grid Reference: 529416 385051
Proposal: Environmental Impact Assessment (E.E.C. Directive 85/337/E.E.C. as amended by Council Directive 97/11E.C.) for a screening opinion with respect to the erection of a replacement dwelling.
Location: POKES HOLE COTTAGE, HALLINGTON ROAD, HALLINGTON, LOUTH, LN11 9RN

Area: Southern Area

Application No: S/215/00658/23 Mr. M. & Mrs. L. Smithy,
Application Type: Full Planning Permission (Bark Oak Builders.)
Decision: Approved decided on 07/06/2024
Grid Reference: 519673 363099
Proposal: Planning Permission - Erection of roadside boundary gates.
Location: ALVERSTONE HOUSE, IDDESLEIGH ROAD, WOODHALL SPA, LN10 6SR

Application No: S/153/01030/23 Mr. M. Hawkins,
Application Type: Full Planning Permission (Andrew Clover Planning and Design.)
Decision: Approved decided on 19/06/2024
Grid Reference: 555924 363317
Proposal: Planning Permission - Change of use of existing 7 no. letting rooms into 2 no. first floor flats.
Location: ELYSIUM, 1 VICTORIA ROAD, SKEGNESS, PE25 3SB

Application No: S/086/01324/23 Mr. R. Bell,
Application Type: Full Planning Permission (Scorer Hawkins Architects.)
Decision: Approved decided on 21/06/2024
Grid Reference: 525960 369635
Proposal: Planning Permission - Alterations to existing building which is a listed building to provide UPVC windows and install new extractor vent.
Location: 8 HIGH STREET, HORNCastle, LN9 5BL

Application No: S/086/01325/23 Mr. R. Bell,
Application Type: Listed Building Consent - Alterat (Scorer Hawkins Architects.)
Decision: Approved decided on 21/06/2024
Grid Reference: 525960 369635
Proposal: Listed Building Consent - Alterations to existing building to provide UPVC windows and install new extractor vent.
Location: 8 HIGH STREET, HORNCastle, LN9 5BL

Application No: S/053/01341/23 Lusso Homes,
Application Type: Full Planning Permission
Decision: Approved decided on 20/06/2024
Grid Reference: 546314 355937
Proposal: Planning Permission - Siting of 22no. modular homes for over 55s and construction of a vehicular access.
Location: LAND OFF LOW ROAD, FRISKNEY, BOSTON, LINCOLNSHIRE, PE22 8NJ

Application No: S/177/01560/23 Tetford Country Cottages,
Application Type: Full Planning Permission
Decision: Approved decided on 17/06/2024
Grid Reference: 533306 374543
Proposal: Planning Permission - Filling in of 6 no. existing breeding ponds at existing fish hatchery.
Location: MANOR FARM, EAST ROAD, TETFORD, HORNCastle, LN9 6QQ

Application No: S/070/01772/23/DC Mr. A. Milburn,
Application Type: Discharge of Planning Condition (Maria Ferguson Planning Limited.)
Decision: Responded decided on 06/06/2024
Grid Reference: 535525 370288

Proposal:	Discharge conditions 3a and 3b (landscaping), 5 (Drainage), 6 (schedule of materials), 7 (archaeological report), 10 (external lighting), 11 (management plan) and 15 (biodiversity enhancements) imposed on S/070/00470/23.	
Location:	LAND EAST OF PEPPERS HOLT WOOD, HARRINGTON ROAD, HAGWORTHINGHAM	
Application No:	S/215/01796/23	Mr. P. Smith,
Application Type:	Full Planning Permission	
Decision:	Approved decided on 11/06/2024	
Grid Reference:	519015	363816
Proposal:	Planning Permission - Alterations to existing dwelling to provide replacement white PVCU windows.	
Location:	RIVENDELL, GREEN LANE, WOODHALL SPA, LN10 6QE	
Application No:	S/195/01935/23	Mr. C. Norwood,
Application Type:	Full Planning Permission	
Decision:	Approved decided on 31/05/2024	
Grid Reference:	550318	358711
Proposal:	Planning Permission - Erection of 2no. buildings to form 4no. additional holiday lets on site of former farm buildings (currently hardstanding).	
Location:	CHAINBRIDGE BARNS, WAINFLEET BYPASS, WAINFLEET ST MARY, PE24 4AF	
Application No:	S/090/02063/23	Laver Leisure Limited,
Application Type:	Full Planning Permission	
Decision:	Approved decided on 19/06/2024	
Grid Reference:	556880	370165
Proposal:	Planning Permission - Change of use of land for the siting of 16no. holiday static caravans to provide an extension to existing holiday park and erection of fencing.	
Location:	GOLDEN SANDS HOILDAY PARK, ANCHOR LANE, INGOLDMELLS, PE25 1LX	
Application No:	S/168/02225/23	Mr. & Mrs. Hadwick
Application Type:	Full Planning Permission	
Decision:	Approved decided on 14/06/2024	
Grid Reference:	535761	360005
Proposal:	Planning Permission - Extension to existing outbuilding to provide additional living accommodation.	
Location:	SHENZI, FEN ROAD, STICKFORD, BOSTON, PE22 8EX	
Application No:	S/153/02385/23	Sandbeck Estate & Tagg Family,
Application Type:	Full Planning Permission	
Decision:	Approved decided on 05/06/2024	
Grid Reference:	555186	363316
Proposal:	Planning Permission - Change of use of land for use as a touring caravan site, erection of an amenity block and construction of internal access roads.	
Location:	178 WAINFLEET ROAD, SKEGNESS, LINCS. PE25 2ER	
Application No:	S/083/00006/24	Quadzilla Ltd,
Application Type:	Certificate of Lawful Use or Devt	
Decision:	Approved decided on 20/06/2024	
Grid Reference:	529489	370617
Proposal:	Section 191 application to determine the lawful use of the application site as a mixed use site comprising of agriculture land and for the storage and distribution of off-road vehicles with associated buildings for sales offices and storage of parts.	
Location:	FAST TOYS LTD, LODGE FARM, TETFORD ROAD, HIGH TOYNTON, LN9 6NR	

Application No: S/083/00026/24
Application Type: Full Planning Permission
Decision: Approved decided on 24/06/2024
Grid Reference: 529465 370594
Proposal: Planning Permission - Erection of a warehouse/storage building, extension to existing warehouse, erection of a workshop, siting of 21no. storage containers and change of use of store into offices a fenced enclosure and installation of a septic tank (works already completed).
Location: LODGE FARM, TETFORD ROAD, HIGH TOYNTON, HORNCastle, LN9 6NR

Quadzilla Ltd,
(Neil Dowlman Architecture,)

Application No: S/039/00070/24/DC
Application Type: Discharge of Planning Condition
Decision: Responded decided on 14/06/2024
Grid Reference: 550250 362790
Proposal: Discharge of condition no. 3 (surface water), condition no. 4 (materials), condition no. 5 (landscaping) and condition no. 12 (bats) imposed on S/039/01967/23.
Location: LAND ADJACENT TO HOME FARM HOUSE, LOW LANE, CROFT, SKEGNESS, PE24 4SQ

Chilton Leisure,
(Andrew Clover Planning and Design,)

Application No: S/054/00084/24
Application Type: Full Planning Permission
Decision: Approved decided on 30/05/2024
Grid Reference: 532089 350342
Proposal: Erection of a replacement dwelling and detached garage on the site of an existing dwelling which is to be demolished . Conversion of, extensions and alteration to existing joiners workshop to form an attached annexe. Change of use of land from commercial to domestic to extend the existing domestic curtilage.
Location: WESTMEAD, WEST FEN DRAINSIDE, FRITHVILLE, BOSTON, PE22 7EU

Mr. & Mrs. Ackroyd,
(AF Architecture,)

Application No: S/204/00155/24
Application Type: Full Planning Permission
Decision: Approved decided on 28/05/2024
Grid Reference: 536685 362169
Proposal: Planning Permission - Extension to existing dwelling to provide additional living accommodation.
Location: MANOR FARM, MAIN ROAD, KEAL COTES, SPILSBY, PE23 4AQ

Mr. C. Starsmeare,

Application No: S/039/00160/24/DC
Application Type: Discharge of Planning Condition
Decision: Responded decided on 28/05/2024
Grid Reference: 550964 361513
Proposal: Confirmation that all conditions have been discharged imposed on S/039/00214/13.
Location: NOS 3A 4A 5A 6A, CHURCH LANE, CROFT

Ms. G. Benjamin,

Application No: S/086/00190/24
Application Type: Full Planning Permission
Decision: Approved decided on 24/06/2024
Grid Reference: 526513 368388
Proposal: Planning Permission - Alterations to the existing car park to provide EV charging points, alterations to existing vehicular access and provision of a pedestrian access.
Location: POLYPIPE CIVILS LIMITED, HOLMES WAY, BOSTON ROAD INDUSTRIAL ESTATE, HORNCastle, LN9 6JW

Polypipe Civils Ltd.
(Ryland Design Services Ltd,)

Application No: S/083/00192/24
Application Type: Full Planning Permission
Decision: Approved decided on 05/06/2024
Grid Reference: 528357 369884

High Toynton PCC,
(Soul Architects Limited,)

Proposal: Planning Permission - Alterations to existing church, which is a listed building, to re-build the south west corner of the church with a new stone entrance with solid wooden door and alterations to footpath to improve access.

Location: ST JOHN THE BAPTISTS CHURCH, CHURCH LANE, HIGH TOYNTON, LN9 6NN

Application No: S/165/00200/24
Application Type: Full Planning Permission

Spilsby Recreation Ground,
(LK2 Architects,)

Decision: Approved decided on 07/06/2024

Grid Reference: 539798 365722

Proposal: Planning Permission - Extension and alterations to existing sports pavilion, erection of a bike and bin store, alterations to existing internal access roads and provision of a new car park.

Location: SPILSBY SPORTS PAVILION AND PLAYING FIELDS, ANCASTER AVENUE, SPILSBY, PE23 5HL

Application No: S/175/00248/24
Application Type: Listed Building Consent - Alterat

Away Resorts Ltd
(A&M Architectural Partnership LLP)

Decision: Approved decided on 23/05/2024

Grid Reference: 520409 356844

Proposal: Listed Building Consent - External alterations to walls and alterations and part demolition to roof.

Location: THE OLD GOODS SHED, SLEAFORD ROAD, TATTERSHALL

Application No: S/215/00259/24/DC
Application Type: Discharge of Planning Condition

Jackson Brothers (Property) Ltd
(Cyden homes Ltd.)

Decision: Responded decided on 30/05/2024

Grid Reference: 518944 362596

Proposal: Discharge of conditions application in relation to condition no. 3 (Phasing scheme), condition no. 6 (Estate phasing), condition no. 10 (Landscape Management), condition no. 11 (Construction management plan), condition no. 12 (Ecology), condition no. 13 (Boundary treatment), condition no. 16 (Play equipment), condition 18 (archaeology) and condition no. 19 (Archeological deposition) as imposed on planning permission reference S/215/02508/22 (s73 application to 1572/16 - Outline erection for 150 dwellings with the means of access and the demolition of the existing bungalows at 99 and 101 Witham Road).

Location: PHASE 1 LAND REAR OF 99 AND 101, WITHAM ROAD, WOODHALL SPA

Application No: S/215/00260/24
Application Type: Remove or Vary a condition

Jackson Brothers (Property) Ltd

Decision: Approved decided on 10/06/2024

Grid Reference: 518944 362596

Proposal: Section 73 application to remove condition no. 8 (cycleway/emergency link details) as previously imposed on planning permission reference S/215/02508/22 for the section 73 application in relation to condition no. 10 (emergency access and cycle way) as imposed on planning permission reference S/215/01572/16 which was for Outline erection for 150 dwellings (with the means of access to be considered) to include the demolition of the existing bungalows at 99 and 101 Witham Road.

Location: PHASE 1 LAND REAR OF 99 AND 101, WITHAM ROAD, WOODHALL SPA

Application No: S/013/00277/24
Application Type: Full Planning Permission

Mr. R. Oliver,
(Lincolnshire Wildlife Trust,)

Decision: Approved decided on 14/06/2024

Grid Reference: 528069 374551

Proposal: Planning Permission - Excavation of land to form 6no. wildlife ponds.

Location: MANOR FARM, MAIN ROAD, BELCHFORD

Application No: S/215/00279/24
Application Type: Full Planning Permission

Ms. S. Julien,
(Steven Dunn Architects,)

Decision: Approved decided on 23/05/2024

Grid Reference: 519599 363086

Proposal:	Planning Permission - Extension and alterations to existing dwelling to provide additional living accommodation and alterations to existing outbuilding.	
Location:	HAREWOOD, 5 STANHOPE AVENUE, WOODHALL SPA, LN10 6SP	
Application No:	S/215/00311/24/DC	Jackson Brothers (Property) Ltd,
Application Type:	Discharge of Planning Condition	(Cyden Homes Ltd.,)
Decision:	Responded decided on 31/05/2024	
Grid Reference:	518794	362504
Proposal:	Discharge of condition 3 (emergency access and cycleway), condition 5 (phasing scheme), condition 8 (estate street phasing and completion plan), condition 11 (landscape management), condition 12 (construction management plan), condition 13 (ecology/protected species report), condition 14 (boundary treatments), condition 18 (childrens equipped play area) and condition 20 (archaeological written scheme of investigation).	
Location:	LAND REAR OF 101 WITHAM ROAD, WOODHALL SPA, LINCOLNSHIRE, LN10 6RB	
Application No:	S/090/00320/24	Mr. S. Sutton,
Application Type:	Full Planning Permission	
Decision:	Approved decided on 22/05/2024	
Grid Reference:	556147	368231
Proposal:	Planning Permission - Erection of a detached single storey lodge to be used as an annexe.	
Location:	LES NONAINS, BOLTONS LANE, INGOLDMELLS, SKEGNESS, PE25 1JJ	
Application No:	S/153/00331/24	The Vine Hotel,
Application Type:	Full Planning Permission	(Neil Dowlman Architecture Ltd,)
Decision:	Refused decided on 30/05/2024	
Grid Reference:	556374	361982
Proposal:	Planning Permission - Alterations to existing hotel to provide replacement ground floor windows to the restaurant (works partially completed).	
Location:	VINE HOTEL, VINE ROAD, SKEGNESS, PE25 3DB	
Application No:	S/215/00342/24	JJ's Garage Limited,
Application Type:	Full Planning Permission	(Steven Dunn Architects Limited,)
Decision:	Approved decided on 17/06/2024	
Grid Reference:	519177	363220
Proposal:	Planning Permission – Change of use of land for the siting of a shepherds hut for holiday use and demolition of existing portable building (works commenced).	
Location:	BANOVALLUM VETERINARY GROUP, STIXWOULD ROAD, WOODHALL SPA, LN10 6QH	
Application No:	S/023/00346/24	Mr. G. Houlden,
Application Type:	Full Planning Permission	(Andrew Clover Planning and Design,)
Decision:	Approved decided on 12/06/2024	
Grid Reference:	549521	364797
Proposal:	Planning Permission - Erection of a dwelling with attached garage and construction of a vehicular access.	
Location:	LAND OFF, WILDShED LANE, BURGH LE MARSH	
Application No:	S/023/00351/24	Mrs. A. Tuxworth,
Application Type:	Outline Planning Permission	(Mr. R. Cartwright,)
Decision:	Approved decided on 24/05/2024	
Grid Reference:	548669	365893
Proposal:	Outline erection of 1no. dwelling and detached garage. (with the means of access to be considered)	
Location:	COSEWAY, BRATOFT LANE, BURGH LE MARSH, SKEGNESS, PE24 5ER	

Application No: S/141/00354/24 Mr. G. Avison,
Application Type: Full Planning Permission (Andrew Clover Planning & Design Ltd.)
Decision: Approved decided on 06/06/2024
Grid Reference: 522529 365083
Proposal: Planning Permission - Erection of 2no. buildings comprising 4no. industrial units.
Location: AVISON SPRAYERS LTD, HORNCastle ROAD, ROUGHTON MOOR, WOODHALL SPA, LN10 6YQ

Application No: S/177/00359/24 Mrs. A. Baren,
Application Type: Full Planning Permission (Andrew Clover Planning and Design,)
Decision: Approved decided on 29/05/2024
Grid Reference: 533051 374334
Proposal: Planning Permission - Extensions and alterations to existing dwelling and detached outbuilding and erection of a boundary wall to the maximum height of 1.8 metres.
Location: JORDANS, SOUTH ROAD, TETFORD, HORNCastle, LN9 6QB

Application No: S/035/00385/24/DC Chestnut Homes Ltd,
Application Type: Discharge of Planning Condition
Decision: Responded decided on 24/05/2024
Grid Reference: 522948 358086
Proposal: Discharge condition 3 (Landscaping) and condition 8 (Local Area for Play (LAP)) imposed on S/035/01963/22.
Location: KINGS MANOR DEVELOPMENT PHASE 5, OLD BOSTON ROAD, CONINGSBY

Application No: S/051/00413/24 Mrs. S. Simmonds,
Application Type: Full Planning Permission
Decision: Approved decided on 30/05/2024
Grid Reference: 545632 363982
Proposal: Planning Permission - Construction of a gravel track and hardstanding area.
Location: THE OLD WHEELWRIGHTS, 45 STATION ROAD, FIRSBY, SPILSBY, PE23 5QR

Application No: S/086/00424/24 Mr. D. Baillie,
Application Type: Full Planning Permission (Studio Charrette,)
Decision: Approved decided on 21/05/2024
Grid Reference: 525498 370313
Proposal: Planning Permission - Extension to existing dwelling to provide a porch.
Location: 2 WILLOW CLOSE, HORNCastle, LN9 5BH

Application No: S/204/00453/24 Mr. & Mrs. J. Motley,
Application Type: Full Planning Permission (DC Architectural Services Ltd.,)
Decision: Approved decided on 05/06/2024
Grid Reference: 536998 363467
Proposal: Planning Permission - Alterations to existing vehicular access.
Location: MILL FARM, BOSTON ROAD, WEST KEAL, LINCOLNSHIRE, PE23 4BD

Application No: S/064/00454/24 Mr. F. & Mrs. Fourty,
Application Type: Full Planning Permission (DC Architectural Services Ltd.,)
Decision: Approved decided on 24/05/2024
Grid Reference: 543482 365323
Proposal: Planning Permission - Extension to existing dwelling to provide additional living accommodation.
Location: TOPOS FARM, GREAT STEEPING ROAD, MONKSTHORPE, SPILSBY, PE23 5PP

Application No: S/215/00456/24/DC Jackson Brothers Property Ltd
Application Type: Discharge of Planning Condition (Cyden Homes Limited,)
Decision: Responded decided on 05/06/2024
Grid Reference: 518794 362504
Proposal: Discharge condition 4 (surface water), condition 5 (foul water) and condition 7 (road construction) imposed on S/215/02508/22.
Location: LAND TO THE REAR OF 99-101 WITHAM ROAD, WOODHALL SPA, LINCOLNSHIRE,

Application No: S/215/00481/24 K. Keer,
Application Type: Full Planning Permission (A. D. R. Property Maintenance,)
Decision: Approved decided on 19/06/2024
Grid Reference: 519775 363192
Proposal: Planning Permission - Alterations and rebuilding of existing chimney.
Location: FLAT 1, MOORHAVEN HOUSE, 1 SYLVAN AVENUE, WOODHALL SPA, LN10 6SL

Application No: S/023/00489/24 Mr. J. Epton,
Application Type: Full Planning Permission (Andrew Clover Planning and Design,)
Decision: Approved decided on 06/06/2024
Grid Reference: 549442 365202
Proposal: Planning Permission - Erection of a detached house and construction of a vehicular access.
Location: 26 STATION ROAD, BURGH LE MARSH, SKEGNESS, PE24 5EL

Application No: S/215/00490/24 Mr. G. Wade,
Application Type: Full Planning Permission (Kingsmead Design Ltd,)
Decision: Approved decided on 24/05/2024
Grid Reference: 519890 363065
Proposal: Planning Permission - Extension to existing dwelling to provide additional living accommodation.
Location: LOW WOOD, ALVERSTON AVENUE, WOODHALL SPA, LN10 6SN

Application No: S/153/00492/24 Mr. N. Iqbal,
Application Type: Full Planning Permission (Heronswood Design Ltd)
Decision: Approved decided on 22/05/2024
Grid Reference: 556771 363099
Proposal: Planning Permission - Conversion of former residential space above existing cafe to provide 3no. apartments, with the provision of an external staircase.
Location: 132 LUMLEY ROAD, SKEGNESS, PE25 3NA

Application No: S/168/00497/24 Mr. B. Jee,
Application Type: Full Planning Permission (Neil Dowlman Architecture,)
Decision: Approved decided on 28/05/2024
Grid Reference: 535992 359801
Proposal: Planning Permission - Change of use of existing holiday accommodation to provide a residential annexe.
Location: BRIDGE HOUSE, FEN ROAD, STICKFORD, BOSTON, PE22 8HA

Application No: S/215/00502/24 Mr. A. Palfreyman,
Application Type: Full Planning Permission (Mr. B. Olson,)
Decision: Approved decided on 22/05/2024
Grid Reference: 520771 363663
Proposal: Planning Permission - Extension to existing dwelling to provide additional living accommodation, that will replace existing conservatory which is to be demolished.
Location: 42 HORNCastle ROAD, WOODHALL SPA, LN10 6UZ

Application No:	S/215/00507/24	Mr. & Mrs. Hudson,
Application Type:	Remove or Vary a condition	(XL Architects LLP,)
Decision:	Withdrawn decided on 03/06/2024	
Grid Reference:	517994 362349	
Proposal:	Section 73 application to vary condition no. 2 (approved plans - Plot 9 garage only) as previously imposed on planning permission reference S/215/0036/21 for the erection of 9 no. detached houses each with associated garages and construction of an entrance wall to the maximum height of 1.8 metres, interal road and a vehicular and pedestrian access.	
Location:	LAND REAR OF 24, MILL LANE, WOODHALL SPA	
Application No:	S/215/00508/24	Mr. & Mrs. Hudson,
Application Type:	Remove or Vary a condition	(XL Architects LLP)
Decision:	Approved decided on 07/06/2024	
Grid Reference:	517994 362349	
Proposal:	Section 73 application to vary condition no. 2 (approved plans - Plots 1, 3, 5, 8 and 9) as previously imposed on planning permission reference S/215/0036/21 for the erection of 9 no. detached houses each with associated garages and construction of an entrance wall to the maximum height of 1.8 metres, interal road and a vehicular and pedestrian access.	
Location:	LAND REAR OF 24, MILL LANE, WOODHALL SPA	
Application No:	S/153/00515/24	Mr. D. Scott,
Application Type:	Full Planning Permission	(Andrew Clover Planning and Design,)
Decision:	Approved decided on 22/05/2024	
Grid Reference:	557054 363950	
Proposal:	Planning Permission - Change of use of land to site a mobile catering kiosk.	
Location:	EX FUN CITY SITE, NORTH PARADE, SKEGNESS, PE25 1DB	
Application No:	S/153/00516/24	Mr. D. Scott,
Application Type:	Remove or Vary a condition	(Andrew Clover Planning and Design,)
Decision:	Approved decided on 07/06/2024	
Grid Reference:	557054 363950	
Proposal:	Section 73 application to vary conditions no. 2 (approved plans) and no. 3 (boundary treatments) as previously imposed on planning permission reference S/153/01503/23 for the change of use of land from former amusement park and arcade to a holiday lodge showground, siting of a mobile lodge to use as an office and construction of a vehicular access.	
Location:	EX FUN CITY SITE, NORTH PARADE, SKEGNESS, PE25 1DB	
Application No:	S/152/00527/24/DC	Chestnut Homes Ltd
Application Type:	Discharge of Planning Condition	
Decision:	Responded decided on 24/05/2024	
Grid Reference:	535345 351158	
Proposal:	Discharge condition 6 (refuse collection strategy) imposed on S/152/01348/21.	
Location:	MILLERS WALK DEVELOPMENT SITE, MAIN ROAD, SIBSEY	
Application No:	S/153/00529/24/DC	Mr. A. Hammet,
Application Type:	Discharge of Planning Condition	(Williams-Architects Ltd,)
Decision:	Responded decided on 21/06/2024	
Grid Reference:	555914 364406	
Proposal:	Discharge condition 4 (flood Warning & Evacuation Plan) imposed on S/153/02476/23.	
Location:	AIR TRAINING CORPS, CHURCHILL AVENUE, SKEGNESS, PE25 2RN	
Application No:	S/023/00544/24	Mr. A. Pritchard,
Application Type:	EIA - Screening Option	(Andrew Clover Planning and Design,)
Decision:	Not required decided on 06/06/2024	
Grid Reference:	550682 365036	

Proposal: Environmental Impact Assessment (E.E.C. Directive 85/337/E.E.C. as amended by Council Directive 97/11E.C.) for a screening opinion with respect to the erection of 10no. dwellings and construction of a vehicular access road.

Location: LAND OFF, SKEGNESS ROAD, BURGH LE MARSH

Application No: S/039/00553/24/DC
Application Type: Discharge of Planning Condition
Decision: Responded decided on 18/06/2024
Grid Reference: 550489 361874
Proposal: Discharge condition no. 3 (external materials) imposed on S/039/01848/23.
Location: CHURCH FARM ESCAPES, CROFT LANE, CROFT, SKEGNESS, PE24 4PA

Application No: S/215/00558/24
Application Type: Full Planning Permission
Decision: Approved decided on 28/05/2024
Grid Reference: 519340 362556
Proposal: Planning Permission - Extension to existing dwelling to provide additional living accommodation.
Location: GREEN RIDGES, TATTERSHALL ROAD, WOODHALL SPA, LN10 6TP

Application No: S/153/00560/24
Application Type: Full Planning Permission
Decision: Refused decided on 20/06/2024
Grid Reference: 556574 364048
Proposal: Planning Permission - Change of use from former retail shop to a takeaway, with the installation of an extraction system and flue.
Location: 149 ROMAN BANK, SKEGNESS, PE25 1RY

Application No: S/153/00573/24
Application Type: Advertisement Consent
Decision: Approved decided on 05/06/2024
Grid Reference: 556633 363198
Proposal: Consent to display 1no. internally illuminated fascia sign and 1no. internally illuminated double-sided projection sign.
Location: 75 LUMLEY ROAD, SKEGNESS, PE25 3LS

Application No: S/153/00574/24
Application Type: Full Planning Permission
Decision: Approved decided on 11/06/2024
Grid Reference: 556633 363198
Proposal: Planning Permission - Replacement of existing shop front.
Location: 75 LUMLEY ROAD, SKEGNESS, PE25 3LS

Application No: S/086/00582/24
Application Type: Full Planning Permission
Decision: Approved decided on 18/06/2024
Grid Reference: 525795 369534
Proposal: Planning Permission - Reinstatement of door into existing bricked up doorway.
Location: HORNCastle AND DISTRICT COMMUNITY CENTRE, MANOR HOUSE STREET, HORNCastle, LN9 5HF

Application No: S/087/00583/24
Application Type: Remove or Vary a condition
Decision: Approved decided on 03/06/2024
Grid Reference: 519061 368288

Application No: S/087/00583/24
Application Type: Remove or Vary a condition
Decision: Approved decided on 03/06/2024
Grid Reference: 519061 368288

Proposal: Section 73 application to vary condition no. 2 (approved plans) previously imposed on planning permission ref. no. S/087/01453/22 for erection of 1no. dwelling, detached single garage and construction of a vehicular access.

Location: LAND ADJACENT TO CORDELIA, MOOR LANE, HORSINGTON, WOODHALL SPA, LN10 5EJ

Application No: S/094/00593/24 **Mr. R. Peat,**
Application Type: Full Planning Permission **(Faber Architecture Ltd.)**
Decision: Approved decided on 28/05/2024
Grid Reference: 524003 362116
Proposal: Planning Permission - Extension and alterations to existing dwelling to provide a canopy over existing entrance area and replacement doors/windows.
Location: COURTLANDS, TATTERSHALL ROAD, KIRKBY ON BAIN, WOODHALL SPA, LN10 6YN

Application No: S/177/00594/24 **Mr. S. Green,**
Application Type: Full Planning Permission **(Lincs Design Consultancy Ltd.)**
Decision: Approved decided on 06/06/2024
Grid Reference: 532891 374102
Proposal: Planning Permission - Erection of a shed and garden room.
Location: THE HEDGEROWS, HIGH ROAD, SALMONBY, HORNCastle, LN9 6PX

Application No: S/215/00600/24 **Mr. A. Rinfret,**
Application Type: Full Planning Permission **(Mr. R. Cartwright,)**
Decision: Approved decided on 31/05/2024
Grid Reference: 520310 363478
Proposal: Planning Permission - Extension to existing dwelling to replace existing attached garage which is to be partially demolished and erection of a detached domestic garage.
Location: KIRKBY LODGE, THE BROADWAY, WOODHALL SPA, LN10 6RY

Application No: S/140/00601/24 **Mr. S. Bachelor,**
Application Type: Remove or Vary a condition **(Mr. A. Barton,)**
Decision: Approved decided on 11/06/2024
Grid Reference: 530558 360381
Proposal: Section 73 application in relation to condition no. 2 (approved plans) as imposed on S/140/00026/22, which was for planning permission for a rear extension to Bridge Cottage to provide additional living accommodation, to allow for alterations to the extension including a change in materials, alterations to the glazing and the inclusion of a wood burning stove and associated flue.
Location: BRIDGE COTTAGE, BOSTON ROAD, REVESBY, BOSTON, PE22 7NE

Application No: S/141/00602/24/DC **Mr. J. Crossley,**
Application Type: Discharge of Planning Condition
Decision: Responded decided on 06/06/2024
Grid Reference: 523735 366139
Proposal: Discharge of condition no. 3 (construction management plan) and condition no. 4 (archeology) imposed on S/141/00331/20.
Location: LAND OFF, HORNCastle ROAD, ROUGHTON MOOR

Application No: S/011/00612/24 **Mr. A. Strawson,**
Application Type: Full Planning Permission **(Lincs Design Consultancy Ltd.)**
Decision: Approved decided on 12/06/2024
Grid Reference: 521738 375791
Proposal: Planning Permission - Change of use of and alterations to existing agricultural offices to create staff accommodation.
Location: STAFF ACCOMMODATION, TOP YARD FARM, TOP YARD, BAUMBER, HORNCastle, LN9 5PB

Application No:	S/013/00613/24	Mr. & Mrs. Bond,
Application Type:	Full Planning Permission	(Rob Bradley Building Design,)
Decision:	Approved decided on 07/06/2024	
Grid Reference:	528674 375526	
Proposal:	Planning Permission - Extension to existing dwelling to provide additional living accommodation. Part of the existing dwelling to be demolished.	
Location:	ARROMANCHES VILLA, MAIN ROAD, BELCHFORD, HORNCastle, LN9 6LJ	
Application No:	S/047/00618/24	Mr. & Mrs. J. Sweetman,
Application Type:	Full Planning Permission	(Cynergi Ltd)
Decision:	Approved decided on 22/05/2024	
Grid Reference:	540273 356886	
Proposal:	Planning Permission - Extension and alterations to existing dwelling to provide additional living accommodation.	
Location:	THE MILL, STATION ROAD, EASTVILLE, BOSTON, PE22 8LS	
Application No:	S/152/00625/24/DC	Chestnut Homes Ltd,
Application Type:	Discharge of Planning Condition	
Decision:	Responded decided on 28/05/2024	
Grid Reference:	535345 351158	
Proposal:	Discharge condition 5 (refuse collection strategy) imposed on S/152/00023/23.	
Location:	MILLERS WALK DEVELOPMENT SITE, MAIN ROAD, SIBSEY	
Application No:	S/215/00630/24/DC	Woodland Estates,
Application Type:	Discharge of Planning Condition	
Decision:	Responded decided on 20/06/2024	
Grid Reference:	519621 364937	
Proposal:	Discharge condition 3 (schedule of materials) imposed on S/215/00194/24.	
Location:	WATERLOO FARM, MONUMENT ROAD, WOODHALL SPA, LN10 6UN	
Application No:	S/039/00634/24/DC	Spencer Farm Produce,
Application Type:	Discharge of Planning Condition	
Decision:	Responded decided on 06/06/2024	
Grid Reference:	549998 363104	
Proposal:	Discharge condition 1 (Full Planning Permission) imposed on S/039/00984/22.	
Location:	THE HOLLIES, HIGH LANE, CROFT, SKEGNESS, PE24 4SH	
Application No:	S/039/00635/24/DC	Spencer Farm Produce,
Application Type:	Discharge of Planning Condition	
Decision:	Responded decided on 13/06/2024	
Grid Reference:	549998 363104	
Proposal:	Discharge condition 1 (Full Planning Permission) imposed on S/039/02015/22.	
Location:	THE HOLLIES, HIGH LANE, CROFT, SKEGNESS, PE24 4SH	
Application No:	S/201/00639/24	Mrs. Whitehouse,
Application Type:	Full Planning Permission	(Fytche-Taylor Planning Ltd.)
Decision:	Approved decided on 12/06/2024	
Grid Reference:	526473 371897	
Proposal:	Planning Permission - Change of use of existing paddock to form an extension to the garden and the siting of a caravan to use as annexe both in connection with the existing dwelling (works already completed).	
Location:	LINDISFARNE, LOUTH ROAD, WEST ASHBY, HORNCastle, LN9 5PS	

Application No: S/082/00643/24 Scorer Hawkins Architects Ltd.
Application Type: Listed Building Consent - Alterat (Scorer Hawkins Architects Ltd.)
Decision: Approved decided on 14/06/2024
Grid Reference: 523716 374457
Proposal: Listed Building Consent - Alterations to existing dwelling to provide a replacement gable.
Location: ALMSHOUSES, CHURCH TERRACE, HEMINGBY, LN9 5QF

Application No: S/165/00644/24 Hawkes Ltd,
Application Type: Full Planning Permission (BG Planning,)
Decision: Approved decided on 13/06/2024
Grid Reference: 540237 366324
Proposal: Planning Permission - Change of use of existing paddock to form an extension to existing storage area and provision of hard standing (works already started).
Location: ASHBY ROAD BUSINESS PARK, ASHBY ROAD, SPILSBY, PE23 5DW

Application No: S/086/00659/24 Mr. M. Lake,
Application Type: Full Planning Permission (R. Cartwright,)
Decision: Approved decided on 12/06/2024
Grid Reference: 526160 369172
Proposal: Planning Permission - Extension to existing dwelling to provide additional living accommodation.
Location: SWALLOWDALE, MAREHAM ROAD, HORNCastle, LN9 6HA

Application No: S/215/00672/24 Mr. & Mrs. Bussell,
Application Type: Full Planning Permission (Mr. D. Killick,)
Decision: Approved decided on 18/06/2024
Grid Reference: 520338 363055
Proposal: Planning Permission - Extension to existing dwelling to provide an entrance porch with canopy.
Location: STILNAVIN, 29 WOODLAND DRIVE, WOODHALL SPA, LN10 6YG

Application No: S/153/00675/24 Mr S. Gardner,
Application Type: Full Planning Permission (A. E. Culley,)
Decision: Approved decided on 18/06/2024
Grid Reference: 556211 361957
Proposal: Planning Permission - Erection of a detached single garage.
Location: 26 SEACROFT DRIVE, SKEGNESS, PE25 3AP

Application No: S/153/00676/24 Mr R. Smith,
Application Type: Full Planning Permission (A. E. Culley,)
Decision: Approved decided on 21/06/2024
Grid Reference: 556445 362645
Proposal: Planning Permission - Extension and alterations to existing bungalow to provide additional living accommodation and extension and alterations to existing garage.
Location: 82 BERESFORD AVENUE, SKEGNESS, PE25 3JQ

Application No: S/141/00677/24/DC Mr. S. Craddock,
Application Type: Discharge of Planning Condition (Studio Mills Design Ltd,)
Decision: Responded decided on 20/06/2024
Grid Reference: 521660 363900
Proposal: Discharge of condition no. 6 (surface water drainage strategy) imposed on S/141/02289/21.
Location: BAINLAND PARK, HORNCastle ROAD, ROUGHTON MOOR, WOODHALL SPA, LN10 6UX

Application No: S/153/00678/24/DC Burney Property Group,
Application Type: Discharge of Planning Condition (Dovetail Architects Ltd.)
Decision: Responded decided on 07/06/2024
Grid Reference: 556898 362889
Proposal: Discharge of condition no. 2 (railing method statement) imposed on S/153/01675/22.
Location: FORMER CRAZY GOLF SITE, SOUTH PARADE, SKEGNESS

Application No: S/153/00686/24/DC Burney Property Group
Application Type: Discharge of Planning Condition (Dovetail Architects Ltd.)
Decision: Responded decided on 07/06/2024
Grid Reference: 556898 362889
Proposal: Discharge of condition no. 14 (railing method statement) imposed on S/153/01059/22.
Location: FORMER CRAZY GOLF SITE, SOUTH PARADE, SKEGNESS

Application No: S/086/00697/24 Mr. S. White,
Application Type: Full Planning Permission (Lincs Design Consultancy Ltd.)
Decision: Approved decided on 21/06/2024
Grid Reference: 526358 370207
Proposal: Planning Permission - Extension to existing dwelling to provide additional living accommodation.
Location: 60 LOUTH ROAD, HORNCastle, LN9 5EN

Application No: S/215/00702/24/DC Ms. R. Castledine,
Application Type: Discharge of Planning Condition
Decision: Responded decided on 28/05/2024
Grid Reference: 519189 363182
Proposal: Discharge condition 4 (external cladding) and condition 5 (brick panel) imposed on S/215/00852/23.
Location: 9 STIXWOULD ROAD, WOODHALL SPA, LN10 6QH

Application No: S/203/00707/24 Dyson Farming Ltd,
Application Type: Prior Approval-Agricultural to Mu (Guy Forman Architect Ltd.)
Decision: Approved decided on 21/06/2024
Grid Reference: 530940 359691
Proposal: Determination of whether or not prior approval is required for the
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 for the change of a building and any land within its curtilage from use as an agricultural building to a flexible use falling within Class E (g)(iii) (Commercial, Business and Service), Class B8 (Storage and Distribution) of the Schedule to the Use Classes Order.
Location: LAND AT LAPWATER FARM, MEDLAM BANK, REVESBY

Application No: S/090/00722/24/DC Butlin's Skyline Limited,
Application Type: Discharge of Planning Condition (A&M Architectural Partnership LLP.)
Decision: Responded decided on 21/06/2024
Grid Reference: 556934 367544
Proposal: Discharge condition 2 (landscaping) and condition 6 (detailed layout of caravans) imposed on S/090/01280/97.
Location: SKYLINE CARAVAN VILLAGE, BUTLINS FUNCOAST WORLD, ROMAN BANK, INGOLDMELLS

Application No: S/215/00723/24 Mr. & Mrs. Evans,
Application Type: Full Planning Permission (Mr. N. Reynolds.)
Decision: Approved decided on 24/06/2024
Grid Reference: 520824 363758
Proposal: Planning Permission - Extension to existing dwelling to provide additional living accommodation.
Location: THE CEDARS, 29 HORNCastle ROAD, WOODHALL SPA, LN10 6UY

Application No:	S/047/00733/24	Mrs. B. Priddle-Ralph,
Application Type:	Full Planning Permission	(Neil Dowlman Architecture,)
Decision:	Approved decided on 21/06/2024	
Grid Reference:	540320 357395	
Proposal:	Planning Permission - Extensions to existing dwelling to provide additional living accommodation.	
Location:	FAIR HAVEN, SPILSBY ROAD, EASTVILLE, BOSTON, PE22 8JR	
Application No:	S/168/00760/24	Mr. D. Wright,
Application Type:	EIA - Screening Option	(JHG Planning Consultancy Ltd,)
Decision:	Not required decided on 29/05/2024	
Grid Reference:	535450 361214	
Proposal:	Environmental Impact Assessment (E.E.C. Directive 85/337/E.E.C. as amended by Council Directive 97/11E.C.) for a screening opinion with respect to erection of a free range egg production poultry unit with ancillary structures and hardstanding.	
Location:	LAND AT POPLAR FARM, MAIN ROAD, KEAL COTES	
Application No:	S/174/00773/24	Mr R. Greetham,
Application Type:	EIA - Screening Option	(Lee Holmes,)
Decision:	Not required decided on 29/05/2024	
Grid Reference:	532247 383138	
Proposal:	Environmental Impact Assessment (E.E.C. Directive 85/337/E.E.C. as amended by Council Directive 97/11E.C.) for a screening opinion with respect to the erection of a garage with the part demolition of existing outbuilding, erection of a bridge, construction of internal access road with an access gate, erection of a wall and associated landscape works.	
Location:	ROOKERY FARM, HAUGHAM ROAD, TATHWELL, LOUTH, LN11 9ST	
Application No:	S/195/00811/24	Mr. J. Smithson Whitehead,
Application Type:	EIA - Screening Option	
Decision:	Not required decided on 07/06/2024	
Grid Reference:	547230 358650	
Proposal:	Environmental Impact Assessment (E.E.C. Directive 85/337/E.E.C. as amended by Council Directive 97/11E.C.) for a screening opinion with respect to the change of use from arable land to a be used as a burial site, with provision of a parking area, wooden reflection shelter.	
Location:	LAND ADJACENT TO ST MARYS CHURCH, CHURCH LANE, WAINFLEET ST MARY	
Application No:	S/120/00812/24	A R Craven Farms Ltd,
Application Type:	EIA - Screening Option	(Acorus Rural Property Services,)
Decision:	Not required decided on 07/06/2024	
Grid Reference:	535499 357784	
Proposal:	Environmental Impact Assessment (E.E.C. Directive 85/337/E.E.C. as amended by Council Directive 97/11E.C.) for a screening opinion with respect to the extension to existing poultry building to provide a free range egg laying unit and provision of a detention basin.	
Location:	LAND ADJACENT TO POULTRY HOUSE AT POPLARS FARM, MIDVILLE LANE, STICKNEY	
Application No:	S/096/00848/24	Grant Farming Ltd,
Application Type:	Prior Approval - Agricultural/Fore	(Keir Architecture Ltd,)
Decision:	Not required decided on 14/06/2024	
Grid Reference:	526253 349414	
Proposal:	Determination of whether or not prior approval is required for the siting, design and external appearance of the agricultural storage shed to be erected.	
Location:	LAND ADJACENT ANAEROBIC DIGESTION PLANT, LABURNUM HOUSE, MAIN ROAD, LANGRICK, BOSTON, PE22 7AN	

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