Minutes of a Meeting of the Planning Committee held in the Council Chambers, the Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH on Thursday, 5th June, 2025 at 10.30am.

PRESENT

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

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

Councillor Terry Aldridge attended the Meeting as a Substitute.

OFFICERS IN ATTENDANCE:

Andrew Booth	-	Development Management Lead Officer
Graeme Hyde	-	Senior Planning Officer
Stephanie Watson	-	Planning Officer
Lisa Davies	-	Senior Planning Lawyer
Lynda Eastwood	-	Democratic Services Officer

3. APOLOGIES FOR ABSENCE:

Apologies for absence were received from Councillors Terry Knowles and Ru Yarsley.

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 Richard Cunnington 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 Daniel McNally asked it be noted that with regards to Item 5 he was the Ward Member.

- Councillors Dick Edginton, Stephen Eyre, Neil Jones, Sam Kemp and Daniel McNally asked it be noted that they were Members of the Lindsey Marsh Drainage Board.

5. MINUTES:

The Minutes of the Meeting held on 8 May 2025 and the Minutes of the Special Meeting held at the rising of the Annual General Meeting held on 21 May 2025 were confirmed and signed as a correct record.

6. UPDATE FROM PLANNING POLICY COMMITTEE

Councillor Terry Aldridge, Vice-Chairman of Planning Policy Committee, advised Members that the next Meeting would be taking place on Thursday 26 June 2025 at 6pm. Members were also reminded that there was an important briefing from National Grid taking place on Thursday 12 June at 6pm regarding the developed proposals for Grimsby to Walpole.

7. 00341/25/FUL:

Application Type: Full Planning Permission

Proposal: Planning Permission - Erection of a house on the site of former barn which is to be demolished.

Location: Land at Clyde House Farm, Sea Dyke Way, Marshchapel Lincolnshire.

Applicant: Mr. E Mossop

Members received an application for Full Planning Permission – Erection of a house on the site of former barn which is to be demolished at land at Clyde House Farm, Sea Dyke Way, Marshchapel, Lincolnshire.

The application was submitted by Councillor Edward Mossop and therefore determination required Committee consideration in the interests of transparency of decision making.

The main planning issues were considered to be:

- Principle of development
- Site specific flood risk
- Design
- Biodiversity

Members were referred to the additional information contained on pages 1 to 3 of the Supplementary Agenda.

Graeme Hyde, Senior Planning Officer, detailed site and surroundings information to Members at Paragraph 2, together with the description of the proposal at Paragraph 3, pages 17 to 18 of the report refer.

There were no speakers on this application.

Following which, the application was opened for debate.

- Following a query as to whether the trees could be taken down after 5 years, Paragraph 7, page 3 on the Supplementary Agenda refers, Members were advised that Condition 7 stated that the trees should be kept for a minimum of 5 years.

The Development Management Lead Officer advised Members that the trees could be removed after 5 years, however that timeframe allowed the trees to grow and become established.

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

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

Vote: 11 In favour 0 Against 0 Abstention

RESOLVED:

That the application be approved subject to the following conditions:

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

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

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

Plan No. 341 PL 101 REV B Received by the LPA on 16.05.25
Plan No .341 PL 100 REV A Received by the LPA on 16.05.25
Plan No .341 PL 105 REV A Received by the LPA on 16.05.25
Plan No. 341 PL 107 REV A Received by the LPA on 12.03.25
Plan No. 341 PL 106 Received by the LPA on 10.03.25
Plan No. 341 PL 108 Received by the LPA on 10.03.25
Plan No. 341 PL 109 Received by the LPA on 10.03.25

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

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

Reason: To ensure the development is appropriate to the site and surroundings having regard to Policies SP10 and SP23 of the East Lindsey Local Plan.

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

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

5) The dwelling must be constructed in accordance with the Flood Resilience Construction measures outlined in the Flood Risk Assessment, November G2024, Version 1 by RM associates, received with the application on the 10.03.25

Reason: To mitigate against the risk of flooding in accordance with SP18 of the East Lindsey Local Plan.

6) Prior to any development above damp-proof course, a scheme for the mitigation and enhancement of biodiversity must be submitted to the Local Planning Authority for written approval. It must be based on the mitigation measures outlined in the Updated Ecological Appraisal report prepared by Rod Strawson dated January 2025 (submitted with the application), at para 5.3.3, 5.3.4, 5.3.5, 5.3.6 and 5.8.3 relating to the provision of bat boxes, external lighting, timber treatments, roof membranes, provision of house sparrow boxes. The scheme must also include a timetable for implementation and the scheme must be fully implemented in accordance with the approved details.

Reason: To ensure the development protects and enhances biodiversity in accordance with SP24 of the East Lindsey Local Plan.

7) Prior to 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 a period of 12 months of 1st occupation. 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 the development is appropriate for the site and surroundings having regard to SP10 and SP23 of the East Lindsey Local Plan.

8. 00371/25/FUL:

Application Type: Full Planning Permission

Proposal: Planning Permission - Erection of a general purpose agricultural building.

Location: Land Off Middlemarsh Lane, Ashington End, Skegness, Lincolnshire, PE24 4TZ

Applicant: Mr. S Kirk

Members received an application for Full Planning Permission – Erection of a general purpose agricultural building at land off Middlemarsh Lane, Ashington End, Skegness, Lincolnshire, PE24 4TZ.

The application was presented to the Committee for determination in the interests of transparency in decision making as the applicant was East Lindsey District Councillor, Steve Kirk.

The main planning issues were considered to be:

- Impact on the character of the area
- Impacts on amenity
- Flood risk
- Other matters

Members were referred to the additional information contained on page 3 of the Supplementary Agenda.

Stephanie Watson, Planning Officer, detailed site and surroundings information to Members at Paragraph 2, together with the description of the proposal at Paragraph 3, page 29 of the report refers.

There were no speakers on this application.
The application was opened for debate and Members were invited to put their comments and questions forward. None were received.

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

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

Vote: 11 In favour 0 Against 0 Abstention

RESOLVED:

That the application be approved subject to the following conditions:

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

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

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

Plan no. 85825-01 Received by the LPA on 13.03.2025.
Plan no. 85825-03 Received by the LPA on 02.04.2025.
Plan no. 85825-04 Received by the LPA on 13.03.2025.

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

3) No development shall take place until a written scheme of archaeological investigation has been submitted to and approved by the Local Planning Authority. This scheme should include the following:

1. An assessment of significance and proposed mitigation strategy (i.e. preservation by
record, preservation in situ or a mix of these elements).
2. A methodology and timetable of site investigation and recording
3. Provision for site analysis
4. Provision for publication and dissemination of analysis and records
5. Provision for archive deposition
6. Nomination of a competent person/organisation to undertake the work

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

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in accordance with paragraphs 128 and 129 of the National Planning Policy Framework

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

Reason: To ensure satisfactory arrangements are made for the recording of possible archaeological remains in accordance with paragraphs 128 and 129 of the National Planning Policy Framework.

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

Reason: In order to ensure that satisfactory arrangements are made for the investigation, retrieval and recording of any possible archaeological remains on the site and in accordance with paragraphs 128 and 129 of the National Planning Policy Framework.

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

Reason: To ensure that the 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 SP17 of the East Lindsey Local Plan

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 3 July 2025.

The Meeting closed at 10.43am.