

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: Monday, 22 December 2025

Dear Councillor,

Planning Committee

You are invited to attend a Meeting of the **Planning Committee** on **Thursday, 8th January, 2026 in the Council Chambers at The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6P** 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 Robert Watson.

PLANNING COMMITTEE AGENDA

Thursday, 8 January 2026

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 4 December 2025.	1 - 10
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>03255/25/RVC:</u> 03255/25/RVC : 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: ACIS Group Ltd Location: Land off Stanley Avenue, Mablethorpe Recommendation: Approval Subject to Conditions. Officer: Michelle Walker	11 - 24
6.	<u>APPEALS DECIDED:</u>	25 - 58
7.	<u>DELEGATED DECISIONS:</u>	59 - 90
8.	<u>DATE OF NEXT MEETING:</u> The programmed date for the next Meeting of this Committee will be 5 February 2026.	

Minutes of a Meeting of the Planning Committee held in the Council Chambers at the Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH on Thursday, 4th December, 2025 at 10.30am.

PRESENT

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

Councillors Richard Cunnington, Dick Edginton, David Hall, Neil Jones, Terry Knowles, Steve McMillan, Daniel McNally, Kate Marnoch, Terry Taylor and Robert Watson.

Councillor Ru Yarsley attended the Meeting as a Substitute.

Councillor Terry Aldridge attended the Meeting as an Observer.

OFFICERS IN ATTENDANCE:

Andrew Booth	- Development Management Lead Officer
Michelle Walker	- Deputy Development Manager
Lindsey Stuart	- Principal Planning Officer
Stephanie Watson	- Planning Officer
Lisa Davies	- Senior Planning Lawyer
Lynda Eastwood	- Democratic Services Officer

64. APOLOGIES FOR ABSENCE:

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

65. 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 Ru Yarsley asked it be noted that with regards to Item 5 she was Ward Member and would leave the Meeting during that item.
- Councillor Neil Jones asked it be noted, that in relation to Item 8 he knew the applicant, however he remained of an open mind.
- Councillors Dick Edginton, Stephen Eyre, Alex Hall, Neil Jones, Daniel McNally and Ru Yarsley asked it be noted that they were Members of the local internal drainage boards.

66. MINUTES:

The Minutes of the Meeting held on 6th November 2025 were confirmed and signed as a correct record.

67. UPDATE FROM PLANNING POLICY COMMITTEE

Councillor Terry Aldridge, Vice Chairman of Planning Policy Committee, advised Members that on Thursday 20th November 2025, a workshop on greater energy efficiency and energy regeneration had taken place instead of the programmed Planning Policy Committee Meeting.

68. S/216/01812/24:

N.B. Having declared an interest for the following item, Councillor Ru Yarsley left the Meeting at 10:35am.

Application Type: Full Planning Permission

Proposal: Erection of an anaerobic digestion (AD) facility with office, access and associated infrastructure.

Location: Land West of B1202, Wragby Road, Wragby

Applicant: Ms G McMurray

Members received an application for Full Planning Permission - Erection of an anaerobic digestion (AD) facility with office, access and associated infrastructure at land West of B1202, Wragby Road, Wragby.

The application had been the subject of a significant number of representations and was therefore considered appropriate for determination by the Planning Committee.

The main planning issues were considered to be:

- Principle of Development
- Landscape Character and Visual Amenity
- Impact on Amenity of Neighbouring Residents
- Highways and Traffic
- Flood Risk and Drainage
- Ecology and Biodiversity
- Archaeology

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 11 to 16 of the report refer.

Mr Philipp Lukas (Applicant) spoke in support of the application.

Members were invited to put their questions to the speaker.

- A Member queried the destination and use of captured carbon dioxide, to which Mr Lukas confirmed the initial use would be in food and agriculture sectors.
- A Member further queried how much bio methane would be generated from the plant. Mr Lukas informed Members that it would generate around 150 terawatt-hours, the equivalent of supplying electricity to 35,000 homes.
- Concerns were raised about proximity to Wragby village, however Mr Lukas stated it was comparable to other operational sites.
- Following a query with regards to how the public right of way would be maintained, Mr Lukas confirmed that there would be no change to the public right of way and signage and safe crossing provision would be put in place.
- In response to a query on the installation of a pipeline from Wragby to the proposed carbon capture site in Theddlethorpe, Mr Lukas informed Members that the carbon dioxide would be shipped in liquid form and would generate 1 to 1.5 lorry loads per day.
- A Member queried how the liquid would be transferred to the lorries. Mr Lukas advised that field transfer trailers would be used for this purpose.

Following which, the application was opened for debate.

N.B. Councillor Daniel McNally left the Meeting at 10:49am.

- Members discussed haulage hours and requested clarification on the proposed 9pm cut-off for deliveries. Officers confirmed a Delivery Management Plan would address that concern, as detailed at page 1 of the Supplementary Agenda.

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

- Members expressed support for the application, noting alignment with national energy policy and local economic benefits.

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

Upon being put to the vote, the proposal for approval in line with officer recommendation and subject to conditions including a Delivery Management Plan was carried.

Vote: 10 In favour 0 Against 1 Abstention

RESOLVED:

That the application be approved subject to the following conditions:

69. 02594/25/OUT:

N.B. Councillors Ru Yarsley and Daniel McNally returned to the Meeting at 10:55am.

Application Type: Outline Planning Permission

Proposal: Outline planning application (with all matters reserved except for means of access) for the erection of up to 200 dwellings, with public open space, landscaping, sustainable drainage system (SuDs) and associated infrastructure.

Location: Land West of Tothby Close, Alford.

Applicant: Gladman Developments Ltd and St Andrew's Healthcare

Members received an application for Outline Planning Permission (with all matters reserved except for means of access) for the erection of up to 200 dwellings, with public open space, landscaping, sustainable drainage system (SuDs) and associated infrastructure at land West of Tothby Close, Alford.

A previous application for a similar scheme at the site was refused by Planning Committee on 6th December 2018, Minute No 86 refers and the application was recommended for approval.

The main planning issues were considered to be:

- Site History and the current housing supply position.
- Principle of Development
- Impact of the Development on the Character of the Area
- Impact of the Development on the Amenity of the Neighbours.
- Highway Safety and Capacity.
- Flood Risk and Drainage.
- Ecology and Biodiversity Net Gain.
- Impact of the Development on Local Services.
- Other Issues (Contamination and archaeology).

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

N.B There was a short break at 10:57am to rectify an IT issue. The Meeting Recommenced at 11:01am.

Lindsey Stuart, Principal Planning Officer, detailed site and surroundings information to Members at Paragraph 2, together with the description of the proposal at Paragraph 3, pages 51 to 52 of the report refer.

Peter Fawcett (Applicant) spoke in support of the application.

Dr Lynnette Pryke spoke on behalf of Alford Town Council.

Members were invited to put their questions to the speakers.

- A Member queried whether there was a high demand for housing in Alford. Dr Pryke confirmed that there was and requested that preference for the housing was given to those with a local connection to Alford.
- A Member commented that the play area would be better placed in the centre of the development. Mr Fawcett responded that the layout would be considered during the reserved matter stage.

Following which, the application was opened for debate.

- A Member queried whether local connection criteria could be applied to affordable housing. The Development Management Lead Officer confirmed that this could be secured through the legal agreement.
- Following a concern regarding the NHS contributions and the distance of the proposed surgeries from Alford, the Principal Planning Officer informed Members that the NHS had been consulted and had chosen a wider area so that the contribution would not be lost.

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

- Concerns were raised about traffic impact and flood risk. The Principal Planning Officer advised that assessments had been undertaken, and mitigation measures proposed.

Upon being put to the vote, the proposal for approval in line with officer recommendation subject to conditions and Section 106 obligations was carried.

Vote: 11 In favour 0 Against 1 Abstention

RESOLVED:

That the application be approved subject to the following conditions:

70. 03149/25/OUT:

Application Type: Outline Planning Permission
Proposal: Outline erection of 46no. dwellings (with site layout and means of access to be considered).
Location: Land Adjacent to William Lovell Church of England Academy, Main Road, Stickney.
Applicant: Mr & Mrs P Cash

Members were advised that this item had been withdrawn from the Agenda.

71. 02819/25/FUL:

Application Type: Full Planning Permission
Proposal: Change of use of land for the siting of holiday lodges, erection of a cycle store, excavation of land to provide a commercial fishing pond with the construction of a vehicular access, access gates, internal access roads and bin store.
Location: Land Adjacent Sanctuary, Croft Lane, Croft
Applicant: Seaside Leisure Parks Ltd

Members received an application for Full Planning Permission - change of use of land for the siting of holiday lodges, erection of a cycle store, excavation of land to provide a commercial fishing pond with the construction of a vehicular access, access gates, internal access roads and bin store at land adjacent Sanctuary, Croft Lane, Croft.

The application was considered appropriate for Committee consideration due to the planning history of the site. A similar proposal was refused permission by the Council's Planning Committee on 5th September 2019, Minute No 43 refers. The application proposed a larger scale of development but was recommended for approval.

The main planning issues were considered to be:

- Principle of development
- Impact on the character of the area
- Impact on amenity

- Other matters

Members were referred to the additional information contained on pages 4 to 5 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, pages 101 to 102 of the report refer.

Mr Andrew Clover (Agent) spoke in support of the application.

Mr Howard Watson spoke in objection to the application.

Members were invited to put their questions to the speakers.

- A Member queried the lack of a noise management officer residing on site when the proposal was so close to a neighbouring property.

Mr Clover advised that a proposal for a dwelling onsite would not be possible due to the policy on flood risk. He further advised that the applicant lived close by and would act as a noise officer.

- A Member sought clarification on distances between the nearest lodge and the neighbouring property. Mr Watson advised Members that the site was approximately 25m from his front door. He further explained that the site would ruin his garden and the lifestyle that he and his wife enjoyed from living in that property.
- Following a query on whether any discussion had occurred between the applicant and Mr Watson on the location of the lodges, Mr Clover confirmed that there had been no direct discussion but that the applicant had tried to be as considerate as they could be with the placement of the lodges.
- A Member queried what the plan was for the foul water system as it was placed too far from the sewer. Mr Clover advised Members that it was not always straight forward to connect to the mains, therefore there would be a package treatment system on the site.
- A Member made reference to the previous application for the site in 2019 and the fact that it was refused, in part to there not being a pedestrian footpath link to Croft. Following which, it was queried what had changed since then for highway safety not to be an issue at the present time.

Mr Clover informed Members that applications were now assessed differently and a physical connection was not always considered essential. He further questioned whether visitors would choose to walk into Croft, given that there was a pub adjacent to the site and cycle hire would be available on site.

A Member raised a concern on the screening and queried whether any improvements could be made. Mr Clover informed Members that the proposal included a combination of screening using medium-sized native species which should avoid any issues of overshadowing.

- In response to a query about why Phase one, the fishing pond had not been implemented, Mr Clover advised that a change in ownership had caused the delay.

Following which, the application was opened for debate.

- In response to a query on the Flood Risk Sequential and Exceptions Tests, the Development Management Lead Officer explained the Coastal Policy to Members and advised which developments he considered would pass the tests automatically. Members were further advised that following the assessments taken by the Environment Agency, year-round occupancy would be permitted up to 2049.

N.B. Councillor Alex Hall left the Meeting at 11:49am and returned at 11:51am.

- Members further debated whether additional conditions on the application would mitigate harm, including enhanced landscaping and annual submission of occupancy records.
- Members expressed concerns that the 2019 application had been refused following numerous objections and noted that they could not identify what had changed since then. In order to receive further information on the various outstanding issues and potential measures to mitigate the impact on the most affected neighbour, it was proposed that the application be deferred.

At this point in the Meeting, the Development Management Lead Officer addressed Members' concerns, providing clarification of the distances to the neighbouring property and the arrangements for foul water disposal, noting that the nearest sewer was some distance away. It was confirmed that a condition would be required to secure the installation of a treatment plant.

Members were further informed that the site's landscaping had matured since 2019 and that decisions had been taken regarding the necessity of segregating pedestrians from vehicular traffic.

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, including the amendment to condition 17, was lost.

Vote: 5 In favour 6 Against 1 Abstention

Following further discussion, Members agreed additional negotiations were required to address amenity concerns.

Following which, the application was Proposed and Seconded for deferral.

Upon being put to the vote, the proposal to defer the application for further consideration and to return to Committee was carried.

Vote: 6 In favour 5 Against 1 Abstention

RESOLVED:

That the application be deferred for further consideration of layout and landscaping to mitigate impact on neighbouring property.

N.B. The Committee adjourned for a comfort break at 12:07pm and reconvened at 12:18pm.

N.B. Councillor Terry Knowles left the Meeting at 12:16pm.

72. S/086/01357/24:

Application Type: Full Planning Permission

Proposal: Erection of 29no. dwellings with associated garages on the site of an existing dwelling and commercial building which are to be demolished.

Location: Land at Greystones, Lincoln Road, Horncastle

Applicant: Mr T Strawson

Members received an application for Full Planning Permission - erection of 29no. dwellings with associated garages on the site of an existing dwelling and commercial building which are to be demolished at land at Greystones, Lincoln Road, Horncastle.

The application was referred to Committee to consider the planning balance given the viability position and the mitigation requirements for the development.

The main planning issues were considered to be:

- The Principle of Development
- Visual and Amenity Impact
- Impact on Amenity of Neighbouring Residents
- Technical Matters (Highways, Flood Risk, Ecology, Contamination)
- Contributions and Viability

- Other Matters

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 123 to 124 of the report refer.

Members were referred to the information contained on pages 5 to 12 of the Supplementary Agenda.

There were no speakers on this item.

Following which, the application was opened for debate.

- Members welcomed the redevelopment of a derelict site and noted the reduction in dwelling numbers from a previous scheme.

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 1 Abstention

RESOLVED:

That the application be approved subject to the following conditions:

73. APPEALS DECIDED:

The Appeals Decided were noted.

74. DELEGATED DECISIONS:

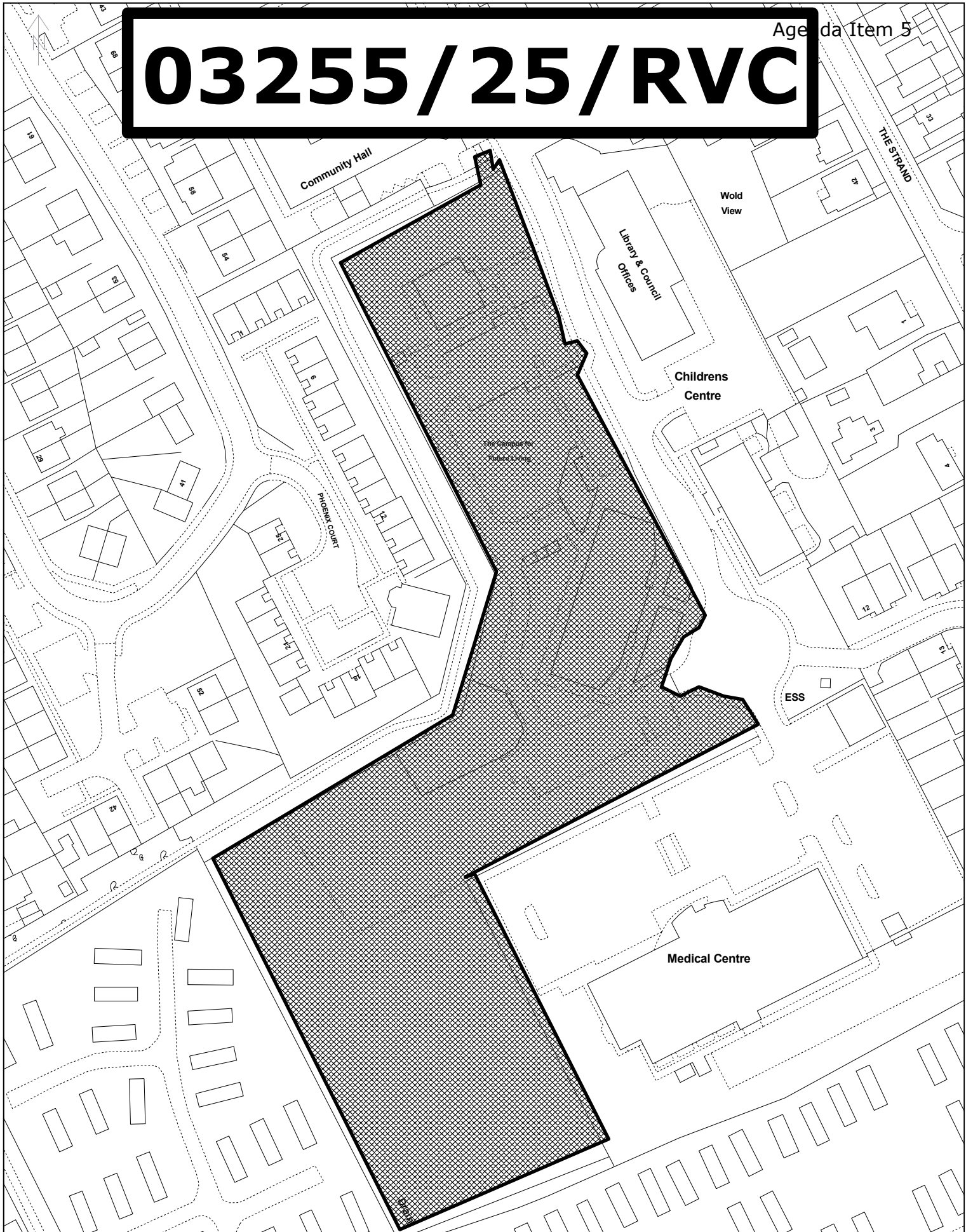
The Delegated Decisions were noted.

75. DATE OF NEXT MEETING:

The date of the next meeting was noted as Thursday 8th January 2026.

The Meeting closed at 12.26pm.

03255 / 25 / RVC



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[05]

03255/25/RVC

APPLICANT: ACIS Group Ltd

VALID: 07.10.2025

AGENT: Mrs S Sorrell, Oakley Estates

PROPOSAL: Section 73 application to carry out development without complying in full with condition 13 (living accommodation) as previously imposed on planning permission ref. no. N/110/00914/22 (erection of a faculty building housing laboratories, consultation spaces, lecture facilities and ancillary facilities including public facing cafe, 7 bedroom accommodation block for short term stay for researchers and associated public open space with play area, parking for 36 vehicles, mobility scooter parking/charging and new entrance road connecting to the existing roundabout).

LOCATION: Land off Stanley Avenue, Mablethorpe.

1.0 REASONS FOR COMMITTEE CONSIDERATION

1.1 The application site is owned by East Lindsey District Council and this application is submitted for committee consideration on the grounds of transparency.

2.0 THE SITE AND SURROUNDINGS

2.1 The application site lies at the southern end of the cul-de-sac that is Stanley Avenue in the town of Mablethorpe. The site measures about 1.57 hectares. The land is flat with roadside grassed bunds. The site has recently been developed for the Campus for Future Living which consists of a main two-storey building of modern design at the southern end of the site with a smaller two-storey building to the north designed to provide short-term living accommodation for those employed in connection with the use of the main building. The site is landscaped with areas of car parking and a buggy/cycle shelter and it is served from the existing roundabout on Stanley Avenue. The application site also includes an area of meadow with an attenuation pond to its south-west.

2.2 To the south of the site is the Marisco Medical Centre with car park and a caravan park, to the west is residential development off Phoenix Court with a public footpath in between which runs on the top of a drainage board culvert. To the east is the library and children's centre and to the north is a community centre beyond another leg of the public footpath.

2.3 Stanley Avenue is a two-lane road which is street lit with pavements either side of the carriageway. It features traffic calming measures with kerbside parking restrictions in force for the length of the road. Stanley Avenue ends at a roundabout at its southern end and connects to the A1104 at its northern end. The A1104 connects Mablethorpe with Alford.

2.4 The application site lies within Flood Zone 3 and the Coastal Zone.

3.0 DESCRIPTION OF THE PROPOSAL

3.1 The Campus for Future Living was granted planning permission in 2022. It has been built and the main building is occupied by ACIS. As set out above the development relates to two separate buildings. The first is the main building where most of the medical, health and well-being activities were approved to occur, and the second building was to provide 7 units of living accommodation in connection with people employed in those activities. The living accommodation was conditioned as set out in condition 13 which reads as follows:

"The accommodation block hereby approved shall be used for short-term living accommodation only and only by those employed by, carrying out research for, or a student at the main faculty building on site and no one person shall live in the building for any longer than 6 months at a time. In addition, the accommodation 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."

3.2 This current application is submitted under s73 to enable the accommodation block to also be used for offices, consulting/clinical rooms and service delivery space for health and wellbeing practitioners as well as for community activities in addition to a reduced number of units for ancillary living accommodation. This would necessitate a change to the wording of condition 13 on the original approval.

3.3 If allowed, there would be internal layout changes to create 3 study bedrooms on the first floor with a communal kitchen area on the ground floor, but there would also be rooms at both ground and first floors that could be used for offices, consulting rooms and health service delivery. These additional uses would all fall with Use Class E in the Town and Country Planning (Use Classes) Order 1987 (as amended). No external changes are proposed, but internal alterations would be needed to facilitate the proposed changes.

3.4 The applicant has submitted a supporting statement to accompany the application. This advises that:

"The Campus for Future Living is the landmark project within the Mablethorpe Town Deal, supported by the Government's Towns Fund. It represents a once-in-a-generation opportunity to tackle entrenched health inequalities, deprivation, and economic challenges on the Lincolnshire coast. Conceived as a national exemplar for rural and coastal health innovation, the Campus is intended to address the deep-rooted issues of low life expectancy, high levels of long-term illness, workforce shortages in health and care taking a collaborative community focused approach to addressing health inequalities....."

"...Since then, through further development of the business plan, governance arrangements, and strategic partnerships, the role of the accommodation block has been reconsidered. While short-stay provision remains important, it has become clear that the building is needed to support multi-functional day uses that address community needs, particularly by: - Health practitioners and allied service providers delivering outreach and direct services to the community; - Anchor tenants and strategic partners requiring a professional base on site; - Flexible office, meeting, and consulting space to support clinical placements, workforce development, and service integration; - Supporting the Campus' membership and tenancy model, which underpins financial sustainability. This change reflects the wider ambitions of the Campus, which has evolved from a narrowly defined research hub into a multi-sector centre for health, wellbeing, skills, and enterprise. It enables a testbed for new models of care, attracts and retains professionals, increases access to services locally, and supports inclusive socio-economic growth."

- 3.5 It is advised that service delivery hours in the block would be 8.30am to 6pm on weekdays and use of ground floor rooms during limited specific events at a weekend.

4.0 CONSULTATION

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

Publicity

- 4.2 The application has been advertised by means of a press notice and site notices and neighbours have been notified in writing.
- 4.3 The Ward Councillor has been made aware of the application via the Weekly List.

Consultees

- 4.4 MABLETHORPE AND SUTTON TOWN COUNCIL – object. Original Towns Fund did not state businesses or Trading in the building and maybe in breach of existing planning. It would be a loss of short-term accommodation.
- 4.5 ANGLIAN WATER – variation does not relate to drainage matters so no comments.
- 4.6 ENVIRONMENT AGENCY – no objection. Sleeping accommodation to remain upstairs, therefore, in-line with condition 8.
- 4.7 LINCOLNSHIRE POLICE – no objections.

- 4.8 LCC HIGHWAYS AND SUDS – no objections. Proposed uses are low-intensity and community focused, with controlled operating hours; no increase in trip rates or parking demand. No adverse impact on public highway or surface water flood risks.

Neighbours

- 4.9 None received.

5.0 RELEVANT SITE HISTORY

- 5.1 N/110/00935/22 - EIA screening opinion with respect to the New Campus for Future Living consisting of a faculty building housing laboratories, consultation spaces, lecture facilities and ancillary facilities including public facing cafe, 7 bedroom accommodation block for short term stay for researchers and associated public open space with play area, parking for 36 vehicles, mobility scooter parking/charging and new entrance road connecting to the existing roundabout. EIA not required. Opinion given on 27 May 2022.
- 5.2 N/110/00941/00914/22 - Planning Permission - New Campus for Future Living consisting of a faculty building housing laboratories, consultation spaces, lecture facilities and ancillary facilities including public facing cafe, 7 bedroom accommodation block for short term stay for researchers and associated public open space with play area, parking for 36 vehicles, mobility scooter parking/charging and new entrance road connecting to the existing roundabout. Approved 2 September 2022.
- 5.3 N/110/01895/22 - Discharge condition 3 (Remediation Strategy) & condition 5 (Construction Method Statement) imposed on N/110/00914/22. Pre-commencement elements discharged on 24 November 2022
- 5.4 N/110/02302/23 - Discharge condition 7 (landscaping) and condition 9 (boundary treatments) imposed on N/110/00914/22. Pre-commencement elements discharged on 29 January 2024.
- 5.5 N/110/03027/25 - Discharge condition 4 (validation report) imposed on N/110/00914/22. Condition fully discharged 23 September 2025.

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 - settlement hierarchy
SP2 - sustainable development
SP14 – town/village centres and shopping
SP17 - Coastal East Lindsey
SP18 - coastal housing
SP22 - transport and accessibility
SP24 - biodiversity and geodiversity

Neighbourhood Development Plan

Not applicable in Mablethorpe.

Lincolnshire Minerals and Waste Local Plan

Not applicable to this application.

National Planning Policy Framework Planning Practice Guidance

Background Documents

N/110/00914/22

7.0 OFFICER ASSESSMENT OF THE PROPOSAL

Main Planning Issues

- 7.1 The main planning issues in this case are considered to be:
- Principle
 - Flood risk
 - Other matters

Principle

- 7.2 In September 2022 full planning permission was granted for the erection of the Campus for Future Living in Mablethorpe. Following approval, the project was built on site. This development was one of a number of flag-ship projects commissioned by the Council using 'Towns Fund' monies.
- 7.3 Since its approval the intended project has evolved away from a laboratory/medical focus and ACIS has now taken possession of the site from where they provide health and wellbeing services alongside running a series of related community-based initiatives. The site is now known as the Campus Health Hub. The applicant wishes to refine the uses in the accommodation block to reflect "*the Campus' matured operational model and its mission to act as a national exemplar for rural and coastal health innovation*". This involves a reduction in the number of units of short stay living accommodation from 7 to 3 and an introduction of a variety of health, wellbeing and community services as an extension to those services offered in the main building.
- 7.4 SP1 in the Local Plan identifies Mablethorpe as a town and SP17 identifies it as being within the coastal zone. SP14 and SP17 both support the development of community buildings, with SP17 specifically supporting the provision of year-round employment and development

that contributes directly to local infrastructure. The text to SP17 identifies the *"need for an integrated approach to resolving social, health and economic issues in the coastal area including the need to diversify the economy and tackle the facets of multiple deprivation associated with low income."* It is considered that the approved development met this criteria and it is considered that the changes now proposed would equally do so. The principle of the development now proposed is, therefore, acceptable.

- 7.5 It is still considered that the living accommodation in this block needs to be controlled due to the site lying with an area of a high flood risk. However, the condition will need to be varied to reduce the number of units referred to and to ensure the occupancy of the units ties to the uses proposed on the wider site.
- 7.6 The Town Council has raised concerns about the loss of some of the units of short-stay living accommodation. The units of living accommodation were proposed to be used by those working in the main building and the number was determined as part of the business model proposed at that time. As has been said above, that model has evolved and the applicant no longer has a need for 7 such units, but a greater need for more floorspace for their other activities and services. The proposed internal sub-divisions within the building and the proposed times of operation of the non-residential elements should ensure that there is minimal conflict between the uses. A condition is proposed in relation to this.

Flood Risk

- 7.7 As the site lies within a high flood risk area the development is subject to the sequential and exception tests. Being within the Coastal Zone these tests are set out in Annex 2 of the Local Plan. It was considered that the proposed development in 2022 passed both the sequential and exception tests. A condition on that approval tied the construction and operation of the building to those safety and mitigation measures as set out in the Flood Risk Assessment submitted with that application.
- 7.8 The proposal before Members today would still meet those tests and would be subject to that condition and so there would be no increased safety risk, in fact the reduction in the number of living units would reduce that risk as there would be less people living in the building at any one time.

Other Matters

- 7.9 **Drainage.** Lincolnshire County Council as Lead Local Flood Authority is satisfied that the current drainage arrangements are acceptable in relation to the proposed changes. There is no reason to dis-agree with this stance.
- 7.10 **Highways.** Lincolnshire County Council as Highway Authority is satisfied that the proposed changes would be low impact and community focused and so would have no adverse impact on the existing parking and

highway arrangements. The site is located within the central area of Mablethorpe within easy reach of a large number of people on foot, bicycle or mobility scooter and relatively well served by public transport and so there is no reason to disagree with this opinion.

- 7.11 **Character of the Area.** As no external changes are proposed the proposal would have no additional impacts on the appearance of the street scene.
- 7.12 **Impact on adjoining residents.** The additional uses proposed for the accommodation block might lead to a greater number of comings and goings within the site, however, in view of the relationship of the building with the adjoining residential neighbours this is not expected to result in any harmful impacts on the amenities of those living alongside.

With a condition in place as suggested above there should be no harmful impacts between the new uses proposed and the amenity of those living in the short-stay accommodation.

- 7.13 **Contamination.** The conditions attached to the original approval dealt with known and unknown contamination on the site and those conditions have been satisfactorily discharged so this is not an issue of concern with this current proposal.
- 7.14 **Ecology.** There are no known impacts on matters of ecology.
- 7.15 **Biodiversity Net Gain.** As this is a s73 application relating to an application granted planning permission before 12 February 2024 the BNG requirements do not apply.

8.0 CONCLUSIONS

- 8.1 The changes proposed relate to the applicant's current business model which does not require as much short-term living accommodation as originally proposed, but does have a greater need for additional accommodation in relation to its wider functions on the site. This change is considered to be acceptable.
- 8.2 The impacts of this change are considered to be acceptable and policy compliant.
- 8.3 A condition with wording based on the existing condition 13 on the original approval is still required for reasons of flood safety, but it will need to be amended as set out above.
- 8.4 As an approval under s73 results in the issuing of a new planning permission the other conditions on the original approval will need to be re-imposed, but amended to reflect any condition discharge approvals or changes in policy/NPPF references.

9.0 OFFICER RECOMMENDATION

Planning Permission be granted subject to compliance with the following conditions:

CONDITIONS

1. The development hereby permitted must be begun not later than 1 February 2026.
Reason: To take account of the present restrictions on implementing permissions, in order to assist the recovery and in order to comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall only be undertaken in accordance with the following approved plans;

ELDC-LDM-XX-XX-DR-A-00-0001

Received on 12 May 2022

ELDC-LDM-XX-XX-DR-A-00-0004 rev E

Received on 21 June 2022

ELDC-LDM-XX_ZZ-DR-A-00-0010 rev B

Received on 12 May 2022

ELDC-LDM-XX_ZZ-DR-A-00-0011 rev but not in relation to the internal layout of the accommodation block.

Received on 21 June 2022

ELDC-LDM-XX_XX-DR-A-00-20

Received on 12 May 2022

ELDC-LDM-XX_XX-XX-DR-A-00-21 rev A

Received on 21 June 2022

ELDC-LDM-XX-XX-DR-A-00-0050

Received on 23 June 2022

ELDC-EBS-ZZ-XX-SK-E-0991 rev P01

Received on 21 June 2022

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

3. The layout of the accommodation block shall be as set out in Figure 3 of the "Campus for Future Living - s73 TCPA Variation Submission" (reference number CfFL/Var/09/2025, dated 09/09/2025). The non-living accommodation shall only be operated between the hours of 08:30-18:00 weekdays. In addition, the ground floor rooms may be used at weekends in connection with the conferences and workshops held on the wider site.

Reason: In order to ensure an acceptable standard of development and in the interests of safety from flood risk. This condition is imposed in line with SP10 and SP17 in the East Lindsey Local Plan.

4. The non-residential uses allowed in the accommodation block shall be restricted to health, welfare, care, training and community uses in association with those carried out in the main block.

Reason: To ensure that the accommodation block is occupied in accordance with the planning permission that exists for the wider site and to protect the amenities of those in the units of living accommodation and those living around the site. This condition is imposed in accordance with SP10, SP14 and SP17 in the East Lindsey Local Plan.

5. The landscaping scheme approved on 29 January 2024 under application reference number N/110/02302/23/DC shall be carried out in its entirety. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for a minimum of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

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

6. The development hereby permitted shall be carried out in accordance with the submitted Flood Risk Assessment (FRA) undertaken by Ellingham Consulting Ltd (ref: ECL03050/Sidebottom Richardson Cheng, dated: October 2020) and the following mitigation measures it details:
 - Finished floor levels shall be set a minimum of 300mm above existing ground levels;
 - Flood resilience measures shall be incorporated into the proposed development as stated in section 5.2;
 - There shall be no ground floor sleeping accommodation.

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

The evacuation of the building shall be as set out in the FRA.

Reason To reduce the risk of flooding to the proposed development and future occupants in accordance with SP17 in the East Lindsey Local Plan.

7. No play equipment or car park/site entry barrier shall be erected on site until such details have been first submitted to and approved in writing by the Local Planning Authority. They shall then be erected on site only in accordance with the approved details. The boundary treatments, bin store and cycle/scooter shelter shall be erected on site prior to occupation of the accommodation block, in accordance with the details approved under application number N/110/02302/23/DPC. All shall thereafter be so retained and maintained.

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

8. The disposal arrangements for both foul and surface water shall be based on the details shown on plan number 6743/100 rev P2 produced by Yorksills Ltd and dated March 22. Both systems must be fully operational before the development hereby approved is brought into use and shall thereafter be so retained and maintained.

Reason: In order to secure a satisfactory standard of development in the interests of the prevention of flooding and pollution. This condition is imposed in line with SP17 in the East Lindsey Local Plan.

9. The arrangements shown on the approved plan ELDC-LDM-XX-XX-DR-A-00-0004 rev E received on 21 June 2022 for the parking/turning/manoeuvring/loading/unloading of vehicles and for pedestrian movement through the site shall be available at all times. Furthermore, the footpath link to the existing footpath that runs alongside the western site boundary shall be provided in such a way as to exclude use by vehicles.

Reason: To enable calling vehicles to wait clear of the carriageway of Stanley Avenue, to allow vehicles to enter and leave the highway in a forward gear and to promote good, safe access and connectivity for pedestrians all in the interests of sustainability and pedestrian and highway safety in accordance with SP10 and SP22 of the East Lindsey Local Plan.

10. The development hereby approved shall incorporate the ecological enhancements as set out in the final paragraph of the Extended Phase 1 Habitat Survey produced by CBE Consulting (Ref: P2482/0222/02) before the development is brought into use or before the completion of the landscaping scheme required by condition 5 above, whichever is the later of the two.

Reason: To provide ecological enhancements and to mitigate against the loss of trees and grassland. This condition is imposed in line with SP10 and SP24 in the East Lindsey Local Plan.

11. The living accommodation hereby approved shall be used for short-term living accommodation only and only by those employed by, or a student at, or in connection with a conference/training event held at the main faculty building on site. No one person shall live in the building for any longer than 6 months at a time in any 12 month period or in accordance with a Scheme of Habitation which shall have been submitted to and approved in writing by the Local Planning Authority. In addition, the accommodation 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: The site is located in an area of high flood risk and the living accommodation has only been allowed in the special circumstances

listed. This condition is imposed in line with SP17 and SP18 of the East Lindsey Local Plan.

12. The ancillary living accommodation hereby approved shall be constructed to Building Regulation Part G(2)(b) standards limiting water consumption to 110 litres per person per day.

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

13. The Local Planning Authority has worked with the applicants and their agent in a positive and proactive manner to seek solutions to issues arising, prior to submission of the application and during consideration of the application and now considers the proposal to be acceptable and complies with the relevant Development Plan Policies and also with the National Planning Policy Framework.

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Appeal Reference	Appeal Case Reference	ADDRESS	DESCRIPT	DATEDECISS	Decision Level	Decision	APPEALPROC	dateappdec	Appeal Decision	COSTS_AWD	COSTS_DUE
AP/02023/25/REF	00396/25/FUL	94 Mount Pleasant Avenue Louth Lincolnshire LN11 9DJ	Planning Permission - Extension to existing dwelling to provide additional living accommodation.	12.09.2025	Delegated Decision	Refused	Written Representation	28.11.2025	Appeal Dismissed		
AP/02020/25/REF	02493/25/FUL	Land At Greetham Bottom Poultry Farm Somersby Road Ashby Puerorum Lincolnshire	Planning Permission - Erection of a dwelling to be used in association with previously approved hotel, with the demolition of an existing poultry shed.	13.08.2025	Delegated Decision	Refused	Written Representation	19.11.2025	Appeal Dismissed		
AP/02008/25/REF	S/079/01078/22	Land Adjacent Sotby Woods Sturton Road Hatton	Planning Permission - Installation of a temporary ground mounted 49.9MW solar farm with associated infrastructure, construction of vehicular accesses, CCTV cameras on 2.5m high poles a 15m high communications tower and security fencing to a maximum height of 2.2m.	31.10.2024	Committee Decision	Refused	Public Inquiry	12.12.2025	Appeal Allowed with Conditions		

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Appeal Decision

Site visit carried out on 11 November 2025

by **Jennifer Vyse DipTP DipPBM MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 28 November 2025

Appeal Ref: APP/D2510/D/25/3373219

94 Mount Pleasant Avenue, Louth, Lincolnshire LN11 9DJ

- 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 Nereina Siddle against the decision of East Lindsey District Council.
- The application No is 00396/25/FUL.
- The development proposed is described on the planning application form as the creation of a bay type area to the front of the property, with French doors to the front elevation.

Decision

1. For the reasons that follow, the appeal is dismissed.

Preliminary Matters

2. Whilst both the Design and Access Statement and the description of development set out above (which is taken from the application form) refer to French doors, the submitted plans show a window to the front, of similar dimensions to the existing front window at the property. I confirm, in this regard, that I have dealt with the appeal on the basis of the submitted plans.
3. The grounds of appeal indicate a willingness to use the same brick for the bay as is used on the house, to replace the existing pitched roof over the porch with a flat roof and to use a flat roof on the extension. However, I am required to deal with the appeal on the basis of the same plans that informed the Council's decision, which I have done. Any revised scheme would need to be the subject of a separate application which would need to be considered by the Council in the first instance.

Planning History

4. In 2024, planning permission was sought for an extension to the living room beneath a canopy across the frontage. The extension was the same depth as the existing porch and would have extended up to the shared boundary with No 96. Permission was refused on the grounds of harm to the character and appearance of the area (N/105/01520/24). The subsequent appeal was dismissed.¹

Main Issue

5. The main issue in this case relates to the effect of the proposed development on the character and appearance of the area.

Reasons for the Decision

6. No 94 comprises a two-storey dwelling within a short terrace of four properties. The street is characterised along both sides by similar, evenly spaced terraced

¹ APP/D2510/D/24/3358088 The decision records that the pitch-roofed canopy and supporting wall was unlawful.

blocks of four, the vast majority of which have simple, flat-roofed upvc porches to the front, arranged as pairs to the middle two properties in each terrace, with single porches to the properties at each end. As noted by the previous Inspector, the terraced blocks and their porches give the street scene a strong rhythm and homogenous character. Whilst there are some exceptions (including properties with no porches, or where the porches have been slightly altered) and notwithstanding that a couple have shallow bay windows, I saw that the street retains a distinctively cohesive and planned character and appearance that presents a strong visual harmony.

7. It is proposed to construct a bay extension to the front of the property, to the same depth as the existing porch, beneath a matching shallow mono-pitch roof. Unlike the previous scheme, which extended up to the shared boundary with the adjoining end terrace property to the north (No 95), the bay would be set in just over a metre from the shared boundary.
8. Although the canopy and wall referred to in the previous appeal were not in place at the time of my visit, the appeal property still differs markedly from the prevailing character of the street. The front wall of the property and the front boundary wall are painted cream. The porch, which is wider than most of the other porches, extending up to the side of the front window, is faced in cream painted stone and has a mono-pitch roof over - the adjoining porch to No 93, and the porches to the properties at each end of this terrace, are the smaller flat-roofed upvc porches that characterise the street. The boundary between No 94 and 95 comprises horizontal green coloured boarding with a trellis on top, extending to around half the height of the existing front window - other boundary treatments in the vicinity of the appeal property generally comprise low timber fencing or vegetation.
9. Whilst other streets may be visible from the appeal property, where the dwellings are of a different design, including semi-detached dwellings, they do not impact on the broadly consistent architectural style of the properties on Mount Pleasant Avenue. Whilst this is not a Conservation Area, the extension proposed would, nonetheless, comprise an incongruous addition to No 94 that would accentuate the already markedly different appearance of the dwelling. It would further disrupt the otherwise pleasing rhythm and design of this terraced block, with consequent harm to the generally cohesive appearance of the street. That brings the proposal into conflict with policy SP10 of the East Lindsey Local Plan Core Strategy (July 2018) which among other things seeks to maintain and enhance the character and appearance of an area. There would be conflict to with paragraph 135 of the National Planning Policy Framework, which seeks to protect similar interests.

Other Matters

10. The bathroom to the appeal property is on the ground floor, whilst the bedrooms are upstairs. Consequently, access to the bathroom can be tricky at night. I understand that the extension is required to help meet the needs of an individual family member in this regard. Whilst I do not know the nature of that need, I have treated it as relating to a disability, a protected characteristic under the Equality Act 2010 to which the Public Sector Equality Duty (PSED) applies and to which I have had due regard. I am also mindful of Article 1 of the First Protocol and Article 8 as set out under the Human Rights Act 1998 (HRA), which require that decisions ensure respect for private and family life and the home.

11. Whilst the proposed development may provide more suitable accommodation to meet the needs of a family member, it does not follow from the PSED that the appeal should necessarily succeed. I have very little evidence in this case as to how the extension proposed would meet any needs, nor how it would improve accessibility within the property. In the absence of any substantiated evidence in this regard, I have no way of knowing whether this proposal is the only means of improving the appellant's home to meet that need or to demonstrate that they could not be met in a less visually harmful way. In my view, the harm that would be caused to the character and appearance of the area outweighs the proposal's benefits in terms of eliminating discrimination against persons with a protected characteristic. Moreover, whilst dismissing the appeal could interfere with the appellant's human rights, these are qualified rights such that an interference may be justified where that is lawful and in the public interest. In this case, I consider that interference with those rights would be in accordance with the law and in pursuance of the well-established and legitimate aim of protecting the character and appearance of an area.
12. In support of the appeal, reference is made to the possibility of different porches being erected, or side extensions being constructed to the side of end of terrace properties in the street under permitted development rights which, it is argued, could potentially change the homogenous character and appearance of the area. It is also suggested that six foot fencing could be erected to either side of the front garden between the appeal site and its neighbours to either side and/or that other residents might choose to paint the fronts of their properties all of which, it is argued, would have a more damaging impact on the area than the extension proposed. I quite appreciate that the exercise of permitted development rights can change the character of properties. However, there is no substantiated evidence that any such extensions or alterations are currently envisaged, or that they would necessarily have the same impact on the established street scene as would the extension proposed. This is not a consideration therefore, that attracts any positive weight in favour of the proposal, which I have considered in the light of its current site-specific context.
13. I appreciate that no objections from neighbouring occupiers were received in relation to the planning application. However, that could be for any number of reasons and does not equate necessarily to support for a proposal. The absence of objections is thus a neutral factor in the determination of this appeal.

Conclusion

14. I have found that the development proposed would cause material harm to the established character and appearance of the area, contrary to the provisions of the development plan. Other material considerations in this case, including the personal circumstances of the appellant's family do not indicate that the appeal should be decided other than in accordance with the development plan. For the reasons stated above, I therefore conclude on balance that the appeal should not succeed.

Jennifer A Vyse
INSPECTOR

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Appeal Decision

Site visit made on 22 October 2025

by **J Hobbs MRTPI MCD BSc (hons)**

an Inspector appointed by the Secretary of State

Decision date: 19 November 2025

Appeal Ref: APP/D2510/W/25/3371234

Greetham Bottom Poultry Farm, Somersby Road, Ashby Puerorum, Lincolnshire LN9 6QU

- 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 Mr Andrew Bush against the decision of East Lindsey District Council.
 - The application Ref is 02493/25/FUL.
 - The development proposed is demolition of a large poultry shed, and erection of a self build dwelling house in association with existing hotel on site; new dwelling to be built within the footprint of the existing poultry shed.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is whether the appeal site is an acceptable location for residential development, having particular regard to the spatial strategy.

Application for Costs

3. An application for costs has been made by Mr Andrew Bush against East Lindsey District Council. This is the subject of a separate decision.

Reasons

4. Policy SP1 of the East Lindsey Local Plan, Core Strategy, July 2018 (LP) outlines a settlement hierarchy. The appeal site is not within a town or a village. Therefore, it is located within the 'open countryside' for the purposes of the development plan. LP Policy SP8 outlines three circumstances where housing would be supported in the open countryside. It is common ground that the proposal would not conform with exceptions 1 and 3.
5. Exception 2 supports applications for new houses for rural workers. However, it would need to be demonstrated that there is an established existing full-time functional need for a worker that requires a permanent presence on site; the activity should have been established for a minimum period of three years, be profitable for at least one of those years and be currently financially sound; and the housing need cannot be fulfilled by an existing unit on the site or in the surrounding area.
6. The appellant has indicated there would be numerous benefits associated with a worker living at the appeal site, including the improved management of the neighbouring hotel and surrounding land. However, these benefits could also be

provided by someone living nearby. It has not been demonstrated that there is a functional need for a worker that requires a permanent presence at the appeal site. Furthermore, whilst the prior approval for the hotel development may have been implemented, the hotel is not yet operational, and it has not been demonstrated that accommodation for a manager could not be provided as part of that development. Taking the above into account, the appeal proposal would not be in accordance with exception 2 specified within LP Policy SP8.

7. The National Planning Policy Framework (the Framework) is a material consideration. Paragraph 88 of the Framework offers support for the proposed development where it indicates that planning decisions should enable the sustainable expansion of all types of business in rural areas.
8. Whilst I note that the appellant never intended to comply with paragraph 84 of the Framework, this indicates that decisions should avoid isolated homes in the countryside, unless one of the stated exceptions applies. The term isolated is not defined within the Framework. However, it is established by caselaw that in this context, the word "isolated" connotes a dwelling that is physically separate or remote from a settlement. Consequently, the proposed dwelling would be an isolated home in the countryside. It would also not comply with any of the exceptions, specified in paragraph 84 of the Framework. Therefore, the proposal would be contrary to the Framework, when read as a whole.
9. The appeal site is not an acceptable location for residential development, having particular regard to the spatial strategy. The proposal would be contrary to LP policies SP1, SP2, SP3 and SP8 where they indicate the locations and types of development that would be acceptable in those locations, amongst other matters.

Other Matters

10. The appeal site is located within Lincolnshire Wolds National Landscape (LWNL) Under Section 85 of the Countryside and Rights of Way Act 2000 I have a statutory duty to further the purposes of conserving and enhancing the natural beauty of LWNL. The proposed dwelling would be well screened within the undulating and wooded landscape which is a defining feature of the area. The proposed dwelling would appear as a cottage within a wooded area which is identified as a key characteristic of the Hainton to Toyton All Saints Wolds Farmland area within the Landscape Character Assessment¹. Consequently, the proposal would conserve the natural beauty of LWNL. The Council does not dispute this.
11. A lack of objections from statutory consultees is a neutral factor and neither weighs in favour nor against the appeal proposal. I also acknowledge the appellant's comments in relation to the conduct of the Council during the determination of the planning application. However, these are matters between the appellant and the Council and it is not a matter for my consideration on the acceptability of the appeal proposal.

Planning Balance

12. The Council cannot demonstrate a five-year supply of deliverable housing land. As such the construction of a dwelling would provide a needed boost to housing

¹ East Lindsey District, Landscape Character Assessment, July 2009

delivery in the area. The proposed development would not have a harmful effect on the character and appearance of the area and would conserve the natural beauty of LWNL. Notwithstanding this, the proposed development would not conform with the spatial strategy.

13. As the spatial strategy is not delivering a five-year supply of deliverable housing land, the weight ascribed to the conflict with LP policies SP1, SP2, SP3 and SP8 is reduced. However, these policies are still in general accordance with the Framework as they seek to direct development toward settlements and reduce the need to travel for services and facilities. Therefore, I ascribe significant weight to the conflict with these policies. As such, the proposal would be contrary to the development plan when read as a whole.
14. In accordance with paragraph 11(d) of the Framework, as the Council cannot demonstrate a five year supply of deliverable housing land, the policies which are most important for determining the application are considered out-of-date. In this scenario, the Framework advises that permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations.
15. As above, the proposal would result in an isolated home in the countryside. It would also not conform with one of the identified exceptions where an isolated home in the countryside would be acceptable. Consequently, the proposal would be contrary to a key policy within the Framework. Given this and the distance to the nearest settlement, I ascribe significant weight to this harm.
16. The construction of a dwelling would support the Government's objective of boosting the supply of homes. The Framework identifies the important contribution that small and medium sites can make to meeting the housing requirement of an area. The proposed dwelling would be energy efficient and could include water saving features, high performance insulation, and other measures to reduce waste and energy demand. The dwelling would also be adaptable for all users. Moreover, with the rewilding of land next to the appeal site, the proposal may provide a biodiversity net gain.
17. The proposal would include the removal of a large poultry shed which has a utilitarian appearance. Nonetheless, agricultural development is expected in this area. Accordingly, the existing building is not a negative feature, and its removal alone would not be a benefit. However, the proposal would result in a development that is sympathetic to the local character and would preserve the natural beauty of LWNL.
18. The appellant has indicated that the proposed development would be self-build and has identified that they are on the local self-build register. Whilst I have no reason to doubt this, there is no mechanism before me to secure the proposed development as self-build or custom housebuilding. Therefore, the weight I ascribe this benefit is tempered.
19. Due to the scale of the proposal, I only ascribe moderate weight to the benefits of the proposal. Accordingly, the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Conclusion

20. The proposal conflicts with the development plan, and the material considerations, including the presumption in favour of sustainable development, do not indicate that the appeal should be decided other than in accordance with it. Therefore, the appeal should be dismissed.

J Hobbs

INSPECTOR



Appeal Decision

Inquiry held on 9 to 12, 16 September and 13 October 2025

Site visit made on 16 October 2025

by **S R G Baird BA(Hons) MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 12th December 2025

Appeal Ref: APP/D2510/W/25/3363157

land adjacent to Sotby Woods, Sturton Road, Hatton, Lincolnshire.

- 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 Hatton Solar Farm Limited against the decision of East Lindsey District Council.
- The application Ref is S/079/01078/22.
- The development proposed is the installation of a temporary ground mounted 49.9MW solar farm with associated infrastructure, construction of vehicular accesses, CCTV cameras on 2.5m high poles, a 15m high communications tower and security fencing to a maximum height of 2.2m.

Decision

1. The appeal is allowed and planning permission is granted for the installation of a temporary ground mounted 49.9MW solar farm with associated infrastructure, construction of vehicular accesses, CCTV cameras on 2.5m high poles, a 15m high communications tower and security fencing to a maximum height of 2.2m on land adjacent to Sotby Woods, Sturton Road, Hatton in accordance with the terms of the application, Ref S/079/01078/22, and the plans submitted with it, subject to the conditions in the attached Schedule of Conditions.

Preliminary Matters

2. Details of the site address and description of the proposal in the banner headline above, have been changed to ensure consistency with the site address and description used in the decision notice and appeal form. Permission is sought for a temporary period of 40 years.
3. At the inquiry, the appellant requested that the appeal be determined based on a suite of amended plans, which the appellant consulted on in April 2025. The proposed amendments involve, (1) the removal of 7 rows of solar panels in the field to the north of Sturton Corner Farm, (2) additional planting and (3) boundary corrections on the eastern and southern boundaries and at the DNO substation to ensure consistency of the red line boundary.
4. The appellant accepted there were significant shortcomings in the April consultation exercise and that a decision on, the acceptability of determining the appeal based on the amended plans could not reasonably be made. Following the completion of the evidence, the inquiry was adjourned to allow for further consultation. Further to guidance in Section 16 of the Procedural Guide: Planning Appeals – England June 2025 and having regard to the nature of the amendments

and the extent of the consultations undertaken, no party would be prejudiced by deciding the application based on the amended plans.

5. Further to Regulations 14(1) and 7(5) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (SI 571/2017), this development is not an Environmental Impact Assessment development. This conclusion is consistent with that made by the lpa.
6. The Hatton Action Group (THAG) raised concerns about the accuracy of the OS grid reference attributed to Viewpoint (VP) 3 in the submitted photomontage (PM). The appellant confirmed that whilst the OS reference was incorrectly stated on the PM, the correct OS reference had been used in modelling the PM. While the PMs provided by the appellant and others have been of assistance as reference material, my assessment of the landscape and visual effects is based on observations and judgements formed during the site visits.

Main Issues

7. These are, (1) the effect on heritage assets and (2) the landscape and visual impact of the proposal.

Reasons

Development Plan and National Policy

8. The development plan includes the East Lindsey Local Plan Core Strategy adopted July 2018 (LP). National planning policy is set out in the National Planning Policy Framework (Framework), Planning Practice Guidance (PPG) and relevant Written Ministerial Statements (WMS). Although this project falls below the threshold¹ to be treated as a Nationally Significant Infrastructure Project, given its scale, at some 49.9MW, National Policy Statements² (NPS) EN-1 and EN-3 are material considerations. Other relevant documents, include Clean Power 2030 and Solar Roadmap - June 2025.

Issue 1 - Heritage Assets

9. LP Policy SP11 says that development proposals will be supported where they preserve or enhance heritage assets (HA) and their settings. The Framework indicates that, a HA should be conserved in a manner appropriate to its significance (paragraph 202). Great weight should be given to the asset's conservation and the more important the asset, the greater the weight should be irrespective of whether any harm to significance would be substantial, or less than substantial harm (LSH) (paragraph 212). Where a development would lead to LSH to significance, this should be weighed against the public benefits of the proposal (paragraph 215).
10. The reason for refusal refers to one designated HA, the Grade 2 listed Sturton Corner Farmhouse (SCF). All parties agree that the proposal would result in the LSH to the significance of SCH. What is not agreed is where on the spectrum of LSH the harm falls. Whilst the appellant says that the harm lies at the low end of the spectrum of LSH, the lpa and THAG place the harm towards the upper end.

¹ 50MW.

² NPS EN-1 Overarching National Policy Statement for Energy & NPS EN-3 National Policy Statement for Renewable Energy.

11. The farmstead comprises the former farmhouse and a U-shaped range of single and 2-storey outbuildings. The house lies to the south of these outbuildings, creating a central courtyard. Whilst the 2-storey barn has been altered over the years, it retains the simple utilitarian appearance of a 19th century vernacular farm building. Planning permission, which is still extant has been granted for the conversion of the barn to holiday accommodation.
12. The 2-storey former farmhouse is the principal listed building, listed for its special architectural and historic significance. The curtilage barn/sheds are not listed in their own right. As such their relevance lies not in their own merit, but in the contribution, they make to the special architectural and historic interest of SCF.
13. This farmstead lies within National Character Area (NCA) 44 - Central Lincolnshire Vale. Historic England (HE) has produced a Farmstead and Landscape Statement for this NCA. One purpose of the statement is to help identify the historic character of traditional farmsteads and how they relate to their surrounding landscape. Features of historic character include isolated courtyard farmsteads dating mostly from the 19th century. The statement notes that Lincolnshire has a below average survival rate of traditional farmsteads. This suggests that the significance of farmsteads that retain their historic form is heightened. As an isolated farmhouse with an intact courtyard layout that has remained largely unchanged since at least 1886, SCF displays these attributes.
14. HE has also produced a Farmstead Assessment Framework, again to help in, identifying significance. The Farmstead Framework highlights that the greater the survival of the historic form of the group and the detail of individual buildings, the greater will be its significance. Whilst some of the detail of the 2-storey barn has changed over time, those changes are not material. OS maps from the 1800s to now, show no material change to the historic layout. Given the above, SCF exists as a good and well-preserved example of a 19th century isolated courtyard farmstead of heightened significance as a HA.
15. When assessing the impact of a development on the significance of a HA, the Framework establishes that setting can contribute to its significance and can allow that significance to be appreciated. Moreover, the decision-maker has an obligation³ to have special regard to the desirability of preserving listed buildings and their setting.
16. In itself, setting is neither a HA nor a heritage designation. The importance of a setting is what it contributes to the significance of the HA or the ability to appreciate that significance. NE guidance⁴ notes that the setting of a HA that closely resembles the setting at the time of construction is likely to contribute particularly strongly to significance. Here, historic maps show that the land, around SCF shows little or no change in terms of use or field layout. The proposal would not have a direct impact on the fabric of SCF. As such, the impact on the significance of this asset would be indirect resulting from the change of use of historically associated land and its rural setting.
17. The significance of SCF is, as an intact example of an isolated Lincolnshire farmstead that can be appreciated from several vantage points in its wider setting. These vantage points include the road approaches, the road junction, the

³ S66(1) Planning (Listed Buildings and Conservation Areas) Act 1990.

⁴ The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition).

permissive path along the southern edge of Sotby Woods and from points on footpaths and bridleways to the north, east and north-east of the site. Views from the highway approaches and road junction would, even in the early years post construction, remain largely unaffected. Currently many of the views experienced in the wider setting are obtained through hedgerow gaps or across fields over the tops of hedgerows and limited to the upper floors and roofs of the barn and house. Immediately post construction, whilst these views would remain, they would be seen in the context of drifts of solar panels. This would detract from the ability to appreciate SCF as an isolated rural farmstead. The hedgerows and gap planting are proposed to be maintained to a height of around 3m. Thus, as the planting matures, views that are currently obtained from paths immediately adjacent to existing and proposed hedgerows would be lost. In longer distance views, particularly from paths on rising ground, the drifts of panels would be largely screened, and users of these paths and bridleways would continue to appreciate the significance of SCF as an isolated farmstead.

18. Drawing the above together, the proposal would result in temporary, albeit for 40-years, LSH to the significance of SCF and that harm would, in the early years of development and operation, fall in the middle of that spectrum, reducing to mid to low LSH as the mitigation planting matures.

Issue 2 - Landscape and Visual Impact

19. Given their nature and scale, it is inevitable that large scale solar farms may result in some landscape and visual harm. National and LP policy adopts a positive approach indicating that development will be approved where the harm would be outweighed by the benefits of a scheme. LP SP10 supports development that maintains and enhances the character of the countryside. Guided by Landscape Character Assessments, LP Policy SP 23 seeks to protect and enhance local landscapes. LP SP27 supports renewable energy proposals where the landscape and visual impacts are, when weighed against the benefits, acceptable.
20. Framework, paragraph 187, indicates that the intrinsic character and beauty of the countryside should be recognised. That said, the Framework does not seek to protect, for its own sake, all countryside from development; rather it concentrates on protecting and enhancing valued landscapes in a manner commensurate with their statutory status or identified quality in the development plan.
21. The application was accompanied by a Landscape and Visual Impact Assessment (LVIA) – December 2021, which identified Moderate Adverse harm to landscape character during construction and at Year 1. As for visual impact at Year 15, the LVIA concluded that there would be limited Major to Moderate Adverse effects at 3 Viewpoints (VP). The lpa agrees with these conclusions and did not submit evidence on landscape and visual impact.
22. The site does not form part of a designated landscape and the lpa acknowledges that for the purposes of the Framework, the site is not a valued landscape. Here, it is agreed that the site is not within the setting of the Lincolnshire Wolds National Landscape, and the duty placed on the decision maker under S85 of the Countryside and Rights of Way Act 2000 is not engaged.
23. Of the various landscape character documents referred to, the most relevant is, the East Lindsey District Landscape Character Assessment 2009. This document locates the site within Landscape Character Area E1: Wragby to Horsington Vale

and Farmland. The landscape characteristics of the site and immediate surroundings are consistent with the those listed for this LCA. These are, a predominantly arable agricultural landscape with medium to large-scale fields with some smaller pasture fields, field boundaries comprising well-maintained hedgerows with some mature hedgerow trees albeit fragmented in places, blocks of woodland and linear sections of woodland along field boundaries. Topography is gently undulating and rounded with medium to long distance skyline views enclosed by hedgerows and woodland. Landscape character sensitivity is considered Moderate to High.

24. The landscape character description of LCA E1 notes, but does not explain the justification for the designation, of part of its eastern edge as an Area of Great Landscape Value (AGLV). A previous version of the LP contained a policy guiding decisions within AGLVs. However, that policy is not retained in the current LP. Notwithstanding, the lack of a designation, THAG submits that the assessment of the landscape and visual effects of this scheme should be carried out in the context that the site forms part of a valued landscape. This is largely based on the reference to the AGLV referred to in LCA E1, the proximity to LCA G3: Hainton to Toynton All Saints Wold Farmland, which adjoins a National Landscape and the sensitivity accorded to these areas. In this context, THAG submits that here, the landscape should be accorded substantial protection.
25. The Framework does not define what constitutes a valued landscape. However, given that all landscapes are valued by someone at some time, the term, valued landscape, must mean a landscape that is of value because of attributes that takes it to a level of more than just open countryside. GLVIA3⁵ at Box 5.1, and the complementary advice in TGN 02/21⁶ seek to assist the decision maker in determining the value of a landscape. Albeit using a different scoring system, both the appellant and THAG use TGN 02/21 to assess value. When attributing value to the assessment criteria, THAG uses a scale of low/medium/high, and the appellant uses the terms, community or regional value. Here, given the value the community places on the landscape, the appellant's use of community/regional value is an appropriate measure to identify whether the site sits within a valued landscape.
26. I acknowledge the strong feelings eloquently and passionately expressed at the inquiry and in writing by residents about their attachment to and the value they place on their surroundings. Based on my assessment of the criteria in TGN 02/21, an extensive walk through the immediate landscape of the site, an appreciation of the wider landscape context and the answers given by THAG's landscape witness in cross-examination, there are, on balance, no features or characteristics here that would elevate this site and its surroundings to anything above ordinary countryside or suggest that it would fall to be considered as a Framework paragraph 187a valued landscape.

Landscape Character

27. The solar panels and associated infrastructure, would, sit lightly on the affected fields, with no material change to topography or the removal of significant areas of boundary planting. During construction and early operation of the solar farm there would be, within the site, a Major Adverse effect on landscape character reducing

⁵ Guidelines for Landscape and Visual Impact Assessment Third Edition 2013.

⁶ Assessing Landscape Value Outside National Designations May 2021.

to Minor Adverse within some 0.6km east and west of the site. To the south and north, changes in landscape character would be limited to Minor Adverse by the localised ridgeline hedgerows along Sturton Road/Lane and the extensive and dense Sotby Wood. There would be no significant adverse effects on the landscape character of the wider LCA or adjoining LCAs. Although the construction period would be short, and at a time when the mitigation planting would be young, these adverse impacts cannot realistically be avoided. Thus, the weight attached to these early adverse effects is reduced.

28. During the 40-year life of the solar farm, the adverse landscape character changes within the site boundaries would inevitably remain; that is the nature of the beast. However, as the mitigation planting matures, changes in landscape character beyond the site would be small and, in places, imperceptible. After decommissioning, the mature landscape mitigation would be retained and maintained to allow for the agricultural reuse of the site. This would be a significant landscape and biodiversity benefit.

Visual Effects

29. My assessment of visual impact is based on views from a significant number of VPs provided by the appellant and THAG. In concluding on visual impact, I acknowledge that, (a) the views obtained from these VPs are a snapshot of the site and do not fully reflect the experience of walkers/riders as they proceed along the road/public footpaths/bridleways and (b) the photographs were taken mostly when the deciduous trees and hedgerows were in full leaf. No important or protected views were identified. My attention was drawn to views of Lincoln Cathedral. However, these views are distant, almost imperceptible and restricted mostly to Sturton Road/Lane. Given the proposed height of boundary hedgerows, the orientation and height of the solar panels, the development would have no material effect on these limited views.
30. Visual receptors consist primarily of walkers, riders and drivers using Sturton Road/Lane and the network of public/permissive footpaths and bridleways. Walkers and riders are of the highest sensitivity and would experience the greatest effect when using the footpaths and bridleways, particularly where they adjoin the boundary of the site. When walking the paths and roads around the site, what is noticeable is the existing high degree of screening provided by hedgerows on field boundaries and the dense woodland blocks within and next to the site. Where hedgerows have been allowed to grow to some 3m these limit views into the site. Where views would be obtained, particularly from the east, where the rolling topography allows for medium distance views, some drifts of panels would be seen even over the landscape mitigation, but against the dense backdrop of Sotby Woods. The impact on these limited views would be Medium Adverse.
31. Two bridleways run northwards from Sturton Road/Lane to Roman Road/Wass Lane. The westerly bridleway/path runs for the most part along the boundary of the easternmost fields and joins the permissive path running along the southern edge of Sotby Wood. The permissive path also runs along the western boundary with Sotby Woods and links to Roman Road. These routes are wide and, in some areas, have dense planting or tall hedges on one side for most of their length. Long stretches of these paths/bridleways have open views to one side, which would be curtailed by the mitigation planting comprising hedgerow planting with deer fencing on the inside. During construction and, taking a conservative view of

potential growth, during Years 1 to 10, walkers and riders would experience a Major Adverse visual effect.

32. Existing hedgerows provide an effective screen and as the mitigation planting matures the degree of screening would be enhanced. Beyond Year 10, adverse visual effects would decrease to Moderate to Minor Adverse, decreasing as the planting matures in density. Regular walkers on these routes fear the creation of a tunnel effect. However, for the most part the existing paths are wide, and they would remain wide post mitigation planting. Overall, whilst there would be an effect on the amenity of these paths, it would not lead to walkers/riders being oppressively enclosed.
33. The second bridleway is located further to the east and runs in a dog-leg fashion northward to Wass Lane. For most of its length, existing hedgerow and tree planting would effectively screen the site. Only at a limited number of points, particularly on higher ground, would parts of the solar farm be visible. Given the degree of separation, in Years 1 to 10, the scheme would result in Moderate Adverse effects reducing to Minor Adverse as the mitigation planting matures.
34. To the west, a public footpath exits Hatton on raised ground that drops gently to join Sturton Road at Park Farm. During construction and at Year 1, the visual effect on walkers would be Major Adverse. As the mitigation planting matures, given the topography, some views across the drifts of panels would still be obtained. Thus, from Year 10 onwards the visual effect on walkers would reduce to Moderate Adverse albeit for a short length of the path.
35. Along Sturton Road/Lane there is a mature boundary hedge that has, in parts, been allowed to grow to some 3m plus. The hedge is punctured in 3 places by field accesses of varying width. During construction and at Year 1, the visual effects on walkers, riders and drivers would be Major Adverse but limited to short glimpses from the field accesses. Beyond Year 10, when the existing hedges and any gaps that have been filled along with the dense block of planting in the field to the north of SCF, the visual impacts would reduce to Minor to Moderate Adverse.

DNO Substation

36. The DNO substation would be constructed off-site next to an existing substation and close to an existing gas plant. The existing facilities are well screened, and the substation sits unobtrusively in the landscape. Post construction there would be a Major Adverse effect, albeit localised, to landscape character. A suggested condition relates to the submission of a landscape scheme, which would include the site of the substation. Additional landscaping in this area would materially reduce the landscape character impact of this feature reducing the landscape and visual effects to Minor Adverse. Whilst close an existing gas plant and next to an existing substation, the DNO substation would not, as some suggest, lead to the industrialisation of the rural area.
37. Drawing all of the above together, it is inevitable that located in a countryside location a solar farm of this scale would have some adverse landscape character and visual impacts. However, through a combination of topography, existing screening and the introduction of mitigation planting, the adverse effects would be limited and localised. As the existing and proposed planting matures, the adverse effects, would be acceptably mitigated. The 40-year lifetime of the scheme is significant, and I acknowledge that its presence would extend beyond the lives of

some residents. However, in relative terms only a small part of the countryside would be affected, the remainder would be untouched and remain for residents to enjoy. Following decommissioning, there would be no residual adverse landscape or visual effects, rather the scheme would leave an enhanced landscape.

Other Matters

Agricultural Land

38. The Framework defines Best and Most Versatile (B&MV) agricultural land as Agricultural Land Classification (ALC) Grades 1, 2 and 3a, which covers about 79% of the site. National policy does not place a bar on the use of agricultural land. Rather, they and LP Policies SP10 and SP27, encourage prioritising brownfield or lower-quality land for development. Where significant development of agricultural land is necessary, areas of poorer quality should be preferred with due weight⁷ given to the use of B&MV agricultural land.
39. Key factors in solar farm site selection are, (a) the availability of a network connection and (b) the viability of the connection route. NPS EN-3 highlights that, *“The capacity of the local grid network to accept the likely output from a proposed solar farm is critical to the technical and commercial feasibility of a development.”* Here the landowner had a previously approved grid connection for a 60MW gas fuelled power plant. To change from gas to solar generation, the Network Operator requires that the project remains within the land ownership area of the approved gas grid connection, i.e. the Sturton Estate. Inevitably, this requirement limits the extent of the search area.
40. The site has a firm connection date from August 2025 and is eighth on a list of schemes in the pipeline. However, as I understand it, this is not a queue. The combined export capacity of projects listed ahead of this site amounts to some 4.7GW. Given the regional capacity of some 13.9GW, I have no reason to doubt that if one scheme can complete ahead of the others, it would not have to wait its turn. Thus, at 49.9MW, the scheme, would make a significant and early contribution to the 2030 Solar Roadmap targets.
41. Based on a search area determined by the Network Operator’s requirements, the Site Search Document (SSD), records that there are no, previously developed, brownfield, contaminated or industrial sites available. The SSD assessed 6 parcels of Sturton Estate land that could potentially accommodate a solar farm of this scale. For various reasons, including land quality, the operational requirements of the farm, the presence of significant HAs, multiple gas pipelines and proximity to the point of connection, the appeal site came out as the preferred option. It is reasonable to conclude that the use of agricultural land is necessary.

Economic Benefits of B&MV Land and Food Security

42. Framework paragraph 187b indicates that planning decisions should recognise the economic and other benefits of B&MV agricultural land. World events have brought the issue of food security into sharper focus. The May 2024 WMS recognises the tension between delivering food security and energy security and the need to address the cumulative impacts of solar farms.

⁷ Solar and Protecting our Food Security and Best and Most Versatile (BMV) Land, Written Ministerial Statement 15 May 2024.

43. Whilst use of the site as a solar farm for 40 years is a significant period of time, it is not permanent, nor does it necessarily take the land completely out of agricultural use. Whilst the proposal allows for the land to be used for sheep grazing, there is nothing in planning law that prevents the landowner leaving the land fallow.
44. Modern solar farms sit lightly on the ground with minimal effect on land/soil quality. As grassland and “rested” from intensive arable use, soil health and structure would improve for when the land would revert to agricultural use. It is recognised, that resting land can lead to increased numbers of pollinators, that can increase productivity on adjacent agricultural land⁸. A Soil Management Plan would ensure that there would be minimal impact on soil quality.
45. Currently, the land is mostly used for non-food production. Wheat is grown for bio-ethanol production or animal feed and winter/spring barley, which depending on quality is sold for malting. To maintain viability, the farm is diversifying to a mixture of non-food and biodiversity management. Solar farming is one form of diversification and the Solar Roadmap, coins the term “agrivoltaics”, the integration of solar with arable farming.
46. The unchallenged conclusion on the financial implications of lost production is that there would be a limited impact on farm revenue, with a potential reduction across the site of about £20,500 before, fixed costs, labour and maintenance are included. This loss of variable and weather dependant revenue would be outweighed by the stable revenue generated through solar farming, thus contributing to the long-term viability of the Estate.
47. At the end of 2022, sometime after the Ukraine conflict started, DEFRA identified that the UK’s food supply chain remained highly resilient, displaying a high degree of food security built on diverse sources of supplies. A DEFRA report⁹ in 2024 indicated that the UK food supply chain continued to show resilience. In terms of food, the balance of trade and production was broadly stable with the production to supply ratio for food grown in the UK at around 75%, up from 74% in 2021.
48. The Clean Power Action Plan 2030 and the Solar RoadMap set ambitious targets for the deployment of clean energy capacity by 2030. This includes some 45 to 47GW of solar power. At this scale, it is recognised that the use of agricultural land is inevitable. The 2024 WMS noted that although the total area of agricultural land used for solar is very small and the most ambitious of scenarios for solar generation would result in less than 1% of the nation’s agricultural land being occupied, cumulative impact is an important consideration.
49. Although Lincolnshire is an important agricultural region and has seen a clustering of solar projects, the evidence suggests that the cumulative loss of productive land is minor. In 2023, DEFRA calculated that the UK produced some 14 million tonnes of wheat. In this context, the loss of 100 tonnes would be negligible. As for the county, some 253,856ha was used for cereal crops of which the production on the site would amount for some 0.03%, a negligible loss compared to UK or County production totals. As such there would be no material effect on national or local food security.

⁸ Page 20, Solar Roadmap: United Kingdom Powered by Solar.

⁹ United Kingdom Food Security Report 2024.

Gas Pipeline and Fire Risk

50. A high-pressure gas pipeline crosses the site, and the layout allows for a grassed buffer zone either side of the pipeline. Local concern about locating panels and inverters near the pipeline is understandable. However, solar farms represent a low fire risk and are commonly developed alongside such infrastructure. Here, the inverter/transformer cabinets would be set back from the pipeline. National Gas Transmission plc has, subject to conditions, has no objection. The Statement of Common Ground confirms that the buffer zone would be sufficient, and any practical issues could be addressed by condition. Solar farms are a low fire risk and there is no gas safety reason to refuse permission.

Traffic and Access

51. The Highway Authority and Ipa have no objection to the proposal on traffic grounds. Deliveries to the site would be made by heavy commercial vehicles (HCV) over a 20-week construction period. The intention is that HCVs would use a one-way route arriving from the A158 and departing to the east along Sturton Road/Lane to join the B1225. The largest HCV flows would occur in weeks 2 to 13, totalling some 400 vehicles. This would equate to some 6 one-way HCV movements per day. Staff trips would be made by car, minibus or light commercial vehicles. The number of staff trips would vary depending on the construction schedule and mainly occur at the start and end of the working day.
52. Sturton Road/Lane, which is already used by HCVs, is a 2-way single carriageway some 4.5m wide with grass verges of varying depth. To mitigate the impact of additional HCV traffic, 3 conditions are proposed. Passing places would be provided, which, after decommissioning, would remain as a benefit to local road users. A Highways Method Statement would provide for pre- and post-construction highway dilapidation surveys and the subsequent mitigation of any damage. Finally, a Construction Transport Management Plan would provide for, the routing of construction vehicles, the timing of deliveries and the implementation of a temporary signing strategy.
53. A concern raised is the potential impact of construction traffic on the ability of aged persons and those with limited mobility to use the highways for access and exercise. Whilst the development would result in increased traffic, this would be for a temporary period, 20 weeks, and limited to Sturton Road/Lane. Given the limited duration and daily extent of traffic movements and the suite of conditions proposed, the proposal would not have an unacceptable impact on the safety and free flow of traffic on the local highway network including its use by walkers and horse riders. The relatively low level of daily HCV movements, the limited duration of these movements and the ability to control their timing would not place an unacceptable burden on or prevent those with limited mobility from safely using the highway for access and exercise.

Living Conditions

54. There are several isolated dwellings and groups of residences in the area, including some used as holiday accommodation. A Glint and Glare Assessment and a Noise Assessment indicate that no residential property would be adversely affected. I have no reason to disagree with those conclusions. Several properties, including those used as holiday lets, would have views over the site and, until the proposed screen planting matured sufficiently, would have direct views of the

panels. That said, given the degree of separation and the likely limited duration of visual impacts, the development would not materially affect the living conditions of residents to the extent that those dwellings would be unacceptable places to live in. Nor, given the highly localised effect on the landscape, should there be an unacceptable effect on the attractiveness or use of properties as holiday accommodation. There would be no conflict with LP Policy SP10.

Community Consultation

55. PPG¹⁰ encourages pre-application community consultation. The applicant followed the PPG guidance and carried out consultation before submission. Once submitted, the Ipa was responsible for publicising the application, and there is no criticism of how it did so. Although the appellant's handling of the initial consultation on the amended plans was, to put it mildly, problematic, this was corrected, and residents were given a further opportunity to comment. Overall, the community has had sufficient opportunity to participate in the process.

Benefits

56. The solar farm would have an installed capacity of some 49.9MW, with the capacity to generate some 70GWh of electricity per annum. The proposal could power some 21,000 homes, displace some 12,500 tonnes of CO₂ emissions annually and potentially displace up to 500,000 tonnes over the 40-year life of the solar farm. These figures are not disputed and represent a significant contribution to mitigating the adverse effects of climate change.
57. Framework paragraph 168a indicates that significant weight should be attached to the benefits of renewable energy. The Ipa and the appellant attach very substantial weight to the benefits associated with renewable energy and the contribution to a net zero future of this scheme. The Framework reference to significant weight refers to renewable energy in the widest sense and I see no reason why, as a matter of planning judgement, greater than significant weight can be attached to the benefits of a particular proposal.
58. The Climate Change Act set as a binding target the achievement of net-zero by 2050 and more recently committed the UK to reducing emissions by 78%, compared to 1990 levels, by 2035. The Clean Growth Strategy - 2017, the 2020 Energy White Paper, the British Energy Security Strategy - 2022, NPSs, Powering Up Britain - 2023, Clean Power - 2030, and the Solar Road Map - 2025 all identify solar power as a key part of the strategy to achieve net-zero. The foreword to the Solar Roadmap highlights the huge potential of solar generation in achieving energy independence and tackling the climate crisis. Solar farms can be built quickly and are recognised as one of the most established renewable electricity technologies in the UK providing the cheapest form of electricity generation. The Government expects a 5-fold increase in solar deployment by 2035, and the ambition is to deliver 45 to 47GW of solar power by 2030. The Council and County Council have committed to lowering the climate impact of their operations. The achievement of these objectives locally and nationally requires positive action. Accordingly, it is appropriate to attach very substantial weight to the benefits of this proposal in contributing to, energy security, the achievement of net-zero and mitigating the effects of climate change.

¹⁰ Before Submitting an Application Paragraph:010 Reference ID: 20-010-20150326.

59. Biodiversity mitigation measures would provide substantial Biodiversity Net Gains (197% in habitat units and 284% in hedgerow units) as required by LP Policy SP24 and Framework paragraph 187(d). These gains and their maintenance are to be secured by condition. As a benefit, these gains attract significant weight.
60. The appellant submits that economic benefits would arise during construction and contribute to the economic stability and viability of the farm unit through diversification. In the context of little or no local manufacturing or construction jobs being created, the Ipa and THAG qualify the weight to be attached to such benefits. Whilst local benefits would be desirable, there is, as far as I am aware, no requirement to just consider local benefits. Whilst the scale of the local economic benefits flowing would be limited, there would be some benefit to the wider UK economy. On balance, the economic benefits attract moderate weight.

Planning Balance and Conclusions

61. Addressing the adverse effects of the climate crisis is recognised as a generational challenge. Delivering clean power by 2030 is a flagship policy of the Government. Framework paragraphs 161 and 168a support the transition to a low carbon future and enjoins the decision maker to give significant weight to the benefits of renewable energy and the contribution to a net zero future.
62. NPSs EN-1 and EN3 highlight that solar is one of the lowest cost ways of generating electricity and that a secure reliable, affordable, net zero consistent energy generating system in 2050 is likely to be composed predominantly of solar and wind. Solar is a key part of the Government's strategy/policy for low-cost decarbonisation of the energy sector and has a role in delivering greater energy independence. This proposal, given a guaranteed grid connection, would make an early and material contribution to achieving local and national objectives relating to tackling climate change, achieving net zero and providing energy security. As such very substantial weigh to these benefits. The Biodiversity Net Gains and economic benefits attract significant and moderate weight respectively.
63. Both national and development plan policy recognise that large scale solar farms may result in some landscape and visual impact harm. However, both adopt a positive approach indicating that development can be approved where the harm is outweighed by the benefits. This is a planning judgement. The adverse landscape impacts identified would be temporary and reversible and relate to highly localised harms that do not go beyond Major Adverse effects at Year 1 reducing to Minor to Moderate Adverse as the proposed planting matures i.e. Years 10 and beyond. As to the effect on users of the public footpaths/bridleways, the visual impacts would be Major Adverse, reducing to Moderate to Minor Adverse as the mitigation planting matures. Overall, taking an in the round view of the degree of landscape and visual harm that would occur over the lifetime of the solar farm, I attach moderate weight to these harms.
64. When considering the effect of a proposal on the setting of a listed building, the decision-maker is required to have special regard to the desirability of preserving its setting. In line with Framework paragraph 212, when weighing the public benefits of the proposal and my conclusion on the heightened significance SCF, I have attached considerable weight to the asset's conservation. Here, the temporary nature of the proposal, the public benefits of this proposal in terms of clean energy generation and mitigating climate change (very substantial weight),

biodiversity net gain (significant weight), and local economic benefits (moderate weight) clearly outweigh the time-limited less than substantial harm to the significance of the Grade 2 listed Sturton Corner Farmhouse. Whilst the heritage effect does not, on its own, justify dismissing the appeal, this harm adds to the landscape harm identified above.

65. Although most of the site is B&MV land, the proposal would, in addition to solar farming, ensure that the land remains available for food production. The appellant has justified the use of B&MV land. The proposal accords with national and development plan policies regarding the use of B&MV land. The proposal would not result in unacceptable harm to the safety of pedestrians and vehicles on the adjoining highway. These matters attract neutral weight.
66. Whilst there would be time-limited localised landscape/visual harm in conflict with the relevant development plan policies and some harm to the significance of a HA, the imperative to tackle climate change, achieve net zero targets and contribute to energy security as recognised in legislation and energy policy, and the other benefits of the scheme clearly and decisively outweigh those harms. Accordingly, and having taken all other matters into account, the appeal is allowed.

Conditions

67. The list of conditions includes pre-commencement conditions and are acceptable to the appellant. Where necessary in the interests of precision and enforceability, several of the conditions have been amended. To ensure consistency with Condition 19 - External Lighting, I have deleted the reference to details of temporary lighting from Condition 12 - Construction Method Statement.
68. In the interests of clarity and certainty, conditions 2 and 3 are necessary. In the interests of the appearance of the area, conditions 4, 5, 7, 16 and 19 are reasonable and necessary. In the interests of maintaining and enhancing biodiversity, conditions 13, 14 and 15 are reasonable and necessary. In the interest of mitigating the effect on buried archaeology, conditions 8, 9 and 10 are reasonably necessary. In the interests of protecting neighbours' living conditions, condition 12 is reasonable and necessary. To mitigate the potential for flooding and to mitigate water pollution, conditions 17 and 18 are reasonable and necessary. In the interests of highway safety, conditions 6 and 11 are reasonably necessary. To mitigate the impact of the development on soil structure, condition 20 is reasonable and necessary.
69. THAG suggested 2 conditions relating to noise and glint and glare complaints. Both the appellant and the lpa indicated that the supporting information supplied with the application demonstrated that there would be no material adverse impacts relating to either of these matters and that other legislation and controls are available to the Council should concerns arise. I have no reason to disagree with those conclusions, and the suggested conditions are unnecessary.

George Baird

INSPECTOR

SCHEDULE OF CONDITIONS

1. The development hereby permitted shall be commenced before the expiration of 3 years from the date of this permission.

Drawings

2. The development hereby permitted shall be carried out in accordance with the following approved plans.
 - Site Location Plan (PPP044.300.05)
 - Site Layout Plan (PPP044.301.06)
 - Consolidated Landscape Masterplan (21-393-SK03 Rev C)
 - Mounting Structure Details (P044.306.00)
 - Private Substation Details (P044.308.00)
 - Storage Container Details (P044.311.00)
 - Pad Mount Transformer Details (P044.312.00)
 - Communication Cabinet Details (P044.310.00)
 - Inverter and Transformer Details (P044.309.00)
 - Compound Plan (P044.305.00)
 - DNO Substation Details (P000.307b.01)
 - Private Substation Details (P044.307c.01)
 - DNO Substation Plan (P000.307.00)
 - DNO Substation Compound Plan (LTP/4899/T3/01.01.0).

Temporary Permission

3. The planning permission hereby granted shall be for a temporary period only, expiring 40 years after the First Export Date of the development, with the exception of the substation and associated grid connection infrastructure, which are permitted to remain on site beyond that period. Written confirmation of the First Export Date shall be provided to the local planning authority within 14 days of the event.

Decommissioning and Restoration

4. In the event the development ceases to export electricity to the grid for a continuous period of 12 months, a scheme of restoration for the removal of the solar panels and any associated equipment, shall be submitted to and approved in writing by the local planning authority within 6 months from the end of the 12-month period. The restoration scheme shall include details of the retention of any approved boundary treatment(s) and planting. The approved scheme of restoration shall then be fully implemented within 18 months of written approval being given.
5. Not less than 18 months before the expiry of 40 years from the first export of electricity, a Scheme for the Decommissioning of the solar farm, including land restoration, shall be submitted for written approval by the local planning authority. The approved scheme shall provide for the dismantling and removal of the solar farm, and all associated above and below ground infrastructure, with the exception of the substation and any associated grid connection infrastructure

which are permitted to remain in situ thereafter, and for the land to be restored in accordance with the approved scheme and timescales. The scheme for decommissioning shall also include the management and timing of any works, a Traffic Management Plan to address likely traffic impact issues during the decommissioning period, an environmental management plan to include details of measures to be taken during the decommissioning period to protect wildlife and habitats, and details of site restoration measures.

Road Widening

6. No part of the development hereby permitted shall be commenced before the works to improve the public highway by means of road widening to all areas as shown on Drawings Nos. [LTP 4899 T2 00 01, T3 01 01, T1 01 04, 01 05, 01 06, 01 07 and 01 09] including 7 passing places to and from the substation and solar farm routes have been certified complete by the local planning authority.

Highways Method Statement

7. No development shall take place and no construction traffic shall enter the site until a Highways Method Statement setting out the details for pre-development and post-construction highway dilapidation surveys, along the section of Sturton Road from the junction of the road with the proposed substation to the proposed site access has been submitted to and approved in writing by the local planning authority.

No development shall take place, and no construction traffic shall enter the site until a pre-development highway dilapidation survey undertaken in accordance with the approved Highways Method Statement has been submitted to and approved in writing by the local planning authority.

Within one month of the written date of the first export date referred to in condition 3, a post-construction highway dilapidation survey shall be undertaken in accordance with the approved Highways Method Statement, and a scheme of mitigation works including a timetable for their implementation shall be submitted to and approved in writing by the local planning authority. The scheme of mitigation works shall be carried out in accordance with the approved timetable for implementation.

Archaeology

8. No development shall take place until a written scheme of archaeological investigation has been submitted to and approved in writing by the local planning authority. This scheme should include the following:
 - a. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).
 - b. A methodology and timetable of site investigation and recording.
 - c. Provision for site analysis.
 - d. Provision for publication and dissemination of analysis and records.
 - e. Provision for archive deposition.
 - f. 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.

9. The archaeological site work must be undertaken only in full accordance with the approved written scheme referred to in Condition 8. The applicant will notify the local planning authority of the intention to commence at least 14 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.
10. A report of the Archaeologists' 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.

Construction Traffic Management Plan

11. No development shall take place (including any ground works, site or vegetation clearance) until a Construction Transport Management Plan (CTMP) has been submitted to and approved in writing by the local planning authority. The CTMP shall include, as a minimum, details of:
 - a) The routing of construction vehicles to and from the site.
 - b) Parking and turning areas for vehicles of site operatives and visitors.
 - c) Timing of deliveries.
 - d) Wheel washing facilities.
 - e) Temporary traffic management and signage.
 - f) Measures to prevent surface water discharge onto the public highway.
 - g) The provision of a bound surface for the first 5 metres of the site access.
 - h) Completion and maintenance of the access prior to use.
 - i) Visibility splays.
 - j) Measures to ensure the safety of public rights of way, including signage and repair/reinstatement arrangements, and
 - k) Removal of all temporary works.

The approved CTMP shall be strictly adhered to throughout the construction period.

Construction Method Statement

12. No development shall take place (including any ground works, site or vegetation clearance) until a Construction Method Statement (CMS) has been submitted to and approved in writing by the local planning authority. The CMS shall include, as a minimum:
 - a) Construction hours.
 - b) Procedures for reporting and responding to complaints, and
 - c) Measures to control dust emissions during construction.

The CMS shall be produced in accordance with the Code of Construction Practice, BS 5228: Noise and Vibration Control on Construction and Open Sites, the BRE/DTi Control of Dust from Construction Sites (February 2003), and the Institute of Air Quality Management Guidance on the Assessment of Dust from Demolition and Construction.

The development shall be carried out in accordance with the approved CMS.

Biodiversity Method Statement

13. No development shall take place (including any ground works, site or vegetation clearance) until a Biodiversity Method Statement has been submitted to and approved in writing by the local planning authority. The approved Biodiversity Method Statement will inform the Construction Environment Management (Biodiversity) Plan to be submitted under Condition 14 and will be based on the information within the Preliminary Ecological Appraisal submitted with the application by James Blake Associates.

The Biodiversity Method Statement shall include the following:

- a. Precautionary mitigation methods to be implemented for the protection of protected and priority species, including breeding birds, great crested newts, water vole, and otter.
- b. A schedule detailing seasonal timing for precautionary works and surveys.
- c. An update site walk-over within 3 months of commencement to:
 - confirm that the condition/management of the onsite habitats is consistent with that recorded during the ecological assessment, such that the potential for protected species to occur has not significantly changed or reflect changes that have occurred, and
 - identify any changes to or additional badger setts. Should new setts be identified during the pre-works walk over and/or monitoring during the construction period, all required surveys, layout changes and/or mitigation/licensing will be implemented prior to further works being undertaken in the vicinity of the sett/s.
- d. Precautionary methods for reptiles during vegetation clearance.
- e. Precautionary methods to avoid capture of animals within open trenches and use of temporarily stored materials as refugia.
- f. Precautionary measures for badger and their setts.
- g. Procedure to be followed should a protected species be found within the construction area.

The works shall be carried out in accordance with the approved details and shall be retained in that manner thereafter for the duration of the construction phase.

Construction Environment Management Plan (Biodiversity)

14. No development shall take place (including any ground works, site or vegetation clearance) until a Construction Environment Management Plan for Biodiversity (CEMP (Biodiversity)) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:

- a) Purpose and objectives for the proposed works.
- b) Reference to the Biodiversity Method Statement submitted and approved under Condition 13.
- c) The identification of biodiversity protection zones and the use of protective fences, exclusion barriers and warning signs.
- d) Detailed design(s) and/or working method(s) necessary to achieve stated objectives.
- e) Sensitive lighting proposal with reference to the Bat Conservation Trust 'Guidance Note 8: Bats and Artificial Lighting 08/23'.
- f) Extent and location of proposed works shown on appropriate scale maps and plans for all relevant species and habitats.
- g) Reference to any environmental permits required and any relevant mitigation measures.
- h) Reference to the arboricultural method statement to protect retained trees and hedgerows.
- i) Timetable for implementation, demonstrating that mitigation works are aligned with the proposed phasing of construction.
- j) Persons responsible for implementing the mitigation works, including times during construction when specialist ecologists need to be present on site to undertake/oversee works.
- k) Initial aftercare and reference to a long-term maintenance plan (where relevant).
- l) Disposal of any wastes for implementing work.

The works shall be carried out in accordance with the approved details and shall be retained in that manner thereafter for the duration of the construction phase.

Landscape and Ecological Management Plan

15. No development shall take place (including any ground works, site or vegetation clearance) until a Landscape and Ecological Management (and Monitoring) Plan (LEMP) has been submitted to and be approved in writing by the local planning authority. The content of the LEMP will be based on the information submitted within the Preliminary Ecological Appraisal, James Blake Ecology (JBA/21/393), Great Crested Newt EdNA Report, James Blake Ecology (JBA 21/393), Water Vole & Otter Survey, James Blake Ecology (Ref: JBA 21/393), Breeding Bird Survey, James Blake Ecology (Ref: JBA 21/393), Consolidated Landscape Masterplan (Ref: 21-393-SK03 Rev C) and Biodiversity Net Gain Assessment, James Blake Ecology (JBA 21/393). The Plan will include the following:
 - a. Description and evaluation of features to be managed.
 - b. Constraints on site that might influence management.
 - c. Demonstrate the ability to deliver an overall Biodiversity Net Gain of at least 197.18% in habitat units and a net gain in hedgerow units of at least 284.67%.
 - d. Details of additional biodiversity enhancements to be provided for priority and red/amber list bird species, bats, reptiles and invertebrates.
 - e. Measures to be implemented to ensure habitat connectivity for protected and priority species.
 - f. Appropriate management prescriptions for achieving aims and objectives (including detailed grazing proposals where relevant).
 - g. Information regarding remedial measures.

- h. Precautionary measures for protected species to be followed during operation (e.g. during replacement of damages panels or fencing).
- i. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a 5-year period, for the 40-year duration of the development).
- j. Details of the body or organisation responsible for implementation of the plan.
- k. Details of a long-term monitoring program for all habitats and for breeding birds. The methodology for breeding bird surveys will align with that of the original surveys as documented within the breeding bird, Great Crested Newts, Water Vole and Otter Surveys to enable meaningful comparison with the baseline. Locations will be detailed for fixed point photographs to evidence habitat creation/enhancement. A timetable for monitoring surveys will be included. Habitat/Biodiversity Net Gain and species monitoring including breeding bird surveys will be undertaken in years 3, 5, 10 and 15. Copies of all monitoring reports, including details of any proposed remedial measures and a timetable for their implementation, shall be submitted to and approved in writing by the local planning authority.
- l. The LEMP will include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer, with details of the management body or bodies responsible for its delivery.

The LEMP shall thereafter be implemented in accordance with the approved details.

Landscaping

16. No development shall take place (including any ground works, site or vegetation clearance) until a scheme for the soft landscaping of the site, in accordance with Landscape Masterplan Consolidated (21 393-SK03 Rev C) (incorporating existing flora and using native species), and a timetable for its implementation has been submitted to and approved in writing by the local planning authority. The soft landscaping details shall include:
 - a. Proposed tree and shrub species (native species to be used where possible).
 - b. Planting densities and sizes at planting.
 - c. Grassland, meadow, or wildflower mixes (if applicable).
 - d. Hedgerow layout, species mix, and management prescriptions.
 - e. Timetable for planting (e.g., within the first planting season after completion of development).
 - f. Measures for protection during establishment (stakes, guards, irrigation if required).

The soft landscaping of the site shall be implemented in accordance with the approved details and shall be maintained and managed for the lifetime of the development in accordance with a Landscape Management Scheme to be submitted to and approved in writing by the local planning authority. Any trees or plants which within a period of 15 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Sustainable Drainage

17. No development shall take place (including any ground works, site or vegetation clearance) until a detailed sustainable surface water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The detailed drainage scheme shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100-year storm) can be accommodated and disposed of without increase to flood risk on or off-site. The drainage scheme shall also demonstrate (with reference to published guidance):
- a. That silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.
 - b. Appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker.

The drainage scheme shall be implemented in accordance with the approved details.

18. Prior to the first export of energy from the site, a Verification Report, pertaining to the surface water drainage system and prepared by a suitably competent person, shall be submitted to and approved in writing by the local planning authority. The Report shall demonstrate that the drainage system constructed is consistent with that which was approved. The Report shall contain:
- a. Information and evidence (including photographs) of details and locations of inlets, outlets and control structures.
 - b. Landscape plan.
 - c. Full as built drawings.
 - d. Information pertinent to the installation of those items identified on the critical drainage assets drawing. and
 - e. the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed.

External Lighting

19. Except for the approved DNO Substation emergency lighting, no external lighting shall be installed on the site at any time, during construction or operation.

Soil Resources Management Plan

20. No development, except for Enabling Works, shall take place until a written Soil Resources Management Plan has been submitted to and approved in writing by the local planning authority. The submitted details shall include:
- a) Areas of soil to be protected from earthworks and construction activities.
 - b) The areas and types of topsoil and subsoil to be stripped, stockpile locations.
 - c) The methods for stripping, stockpiling, re-spreading and ameliorating landscape soils. and,

d) Details for the sustainable re-use of soils.

The submitted Soil Resources Management Plan shall specifically take into account the Defra Construction Code of Practice for the Sustainable Use of Soils on Construction Sites. The development shall proceed in accordance with the approved plan.

APPEARANCES

FOR THE APPELLANT

Richard Kimblin KC instructed by Philip Kratz, Seddons GSC.

He called:

Gail Stoten BA (Hons) PG Cert Res MCI[®]A FSA.
Heritage Executive Director, Pegasus Planning Group.

Mary Fisher BSc MA CMLI.
Partner, Abseline LLP Landscape Planning Consultants.

Robert Shaw BSc (Hons), Dip TP, MRTPI.
Managing Director, Third Revolution Projects Limited.

FOR THE LOCAL PLANNING AUTHORITY

Freddie Humphreys, Counsel instructed by Lisa Davies, South Holland District Council.

He Called:

Emilie Wales, BA (Hons) MSc.
Heritage Consultant.

David Wordsworth, BSc (Hons), Dip TP, MRTPI,
Connekt Planning Limited.

Jane Baker MRTPI.
Principal Planning Officer, East Lindsey District Council.

FOR THE HATTON ACTION GROUP

Daniel Stedman-Jones, Counsel instructed by The Hatton Action Group.

He called:

Elizabeth Mayle BA (Hons), MA, IHBC.
Heritage Consultant.

Peter Radmal MA, B.Phil, CMLI.
Peter Radmall Associates.

Michael Spence BA (Hons), MLD, CMLI, REIA, FRGS.
Principal MSEnvision.

Melvin Grosvenor.
Grosvenor Consultancy.

INTERESTED PERSONS

Cllr N Oliver.
Cllr W Gray.
Cllr D Simpson.
Cllr R Yarsley.
Cllr L Codrington.
Ms Belstead.
Ms D Hoban.
Ms A Howarth.
Ms J Gough
Ms K Coll.
Ms E MacPherson.
Mr A Clark.
Mr M Gough.
Ms A Watson.
Ms S Goulsbra.
Mr N Pierce.
Ms C MacPherson.
Mr B King.
Ms J Dows.
Ms L Clark.

DOCUMENTS SUBMITTED AT THE INQUIRY

Doc 1 - Letter from the Rt Hon Victoria Atkins MP.
Doc 2 - Lincolnshire County Council, Energy Infrastructure Position, 5/12/23.
Doc 3 - Lincolnshire County Council, Energy Infrastructure Position, Resolution.
Doc 4 - Guidance – Principles of Selection for Listed Buildings.
Doc 5 - CRoW Act Guidance.
Doc 5 - Biodiversity Net Gain Update Statement.
Doc 6 - Signed Statement of Common Ground.
Doc 7 - Notes on Points of Law.
Doc 7 - Reconsultation Letter dated 12 September 2025.
Doc 8 - Reconsultation Timeline Note prepared by the appellant.
Doc 9 - List of Suggested Planning Conditions.
Doc 10 - Reasons for Suggested Planning Conditions.
Doc 11 - Appellants Agreement to Pre-Commencement Conditions.
Doc 12 - Written Statement from Cllr N Oliver.
Doc 13 - Written Statement from Cllr W Gray.
Doc 14 - Written Statement from Cllr D Simpson.
Doc 15 - Written Statement from Cllr R Yarsley.
Doc 16 - Written Statement from Cllr L Codrington.
Doc 17 - Written Statement from Written Statement from Ms D Hoban.
Doc 18 - Written Statement from Ms A Howarth.
Doc 19 - Written Statement from Ms J Gough
Doc 20 - Written Statement from Ms K Coll.
Doc 21 - Written Statement from Ms E MacPherson.
Doc 22 - Written Statement from Mr A Clark.
Doc 23 - Written Statement from Mr M Gough.
Doc 24 - Written Statement from Ms A Watson.

- Doc 25 - Written Statement from Ms S Goulsbra.
- Doc 26 - Written Statement from Mr N Pierce.
- Doc 27 - Written Statement from Ms C MacPherson.
- Doc 28 - Written Statement from Mr B King.
- Doc 29 - Written Statement from Ms J Dows.
- Doc 30 - Written Statement from Ms L Clark.

APPLICATIONS DETERMINED UNDER DELEGATED POWERS - DATED 18/11/2025 - 15/12/2025

Application Number: S/181/01013/23

Applicant: Mr. R. Cox,

Application Type: Full Planning Permission

Agent: Mr. J. Capek,
Scorer & Hawkins Ltd,

Decision: Approved decided on 15.12.2025

Grid Reference: E:523406 N:370010

Proposal: Planning Permission - Change of use, conversion of, extension and alterations of existing barn which is a listed building to form a dwelling.

Location: VILLAGE FARM, MAIN ROAD, THIMBLEBY, HORNCastle, LN9 5RE

Application Number: S/181/01014/23

Applicant: Mr. R. Cox,

Application Type: Listed Building Consent - Alterations

Agent: Mr. J. Capek,
Scorer & Hawkins Ltd,

Decision: Approved decided on 15.12.2025

Grid Reference: E:523406 N:370010

Proposal: Listed Building Consent - Conversion of, extension and alterations of existing barn to form a dwelling.

Location: VILLAGE FARM, MAIN ROAD, THIMBLEBY, HORNCastle, LN9 5RE

Application Number: S/153/01686/24

Applicant: Mrs. J. K. Lawler,
North Star SIPP,

Application Type: LDC - Section 192

Agent: Mr. W. Topley,
Vanguard-3D,

Decision: Approved decided on 24.11.2025

Grid Reference: E:557031 N:366712

Proposal: Section 192 application to determine the proposed lawfulness of the application site to operate from 1st March until 30th November.

Location: SUMMERLANDS CORNER PARK, ROMAN BANK, INGOLDMELLS, PE25 1HZ

Application Number: N/162/00082/25

Applicant: RJL

Application Type: Full Planning Permission

Agent:

Decision: Approved decided on 19.11.2025

Grid Reference: E:542458 N:394230

Proposal: Planning Permission - Erection of 5no. stables, siting of a caravan and excavation of land to form a pond (works completed) change of use of land from agricultural to equestrian, installation of roof mounted solar panels to the existing stables and caravan, installation of wooden cladding to existing caravan, excavation of land to provide an extension to existing pond, construction of an equestrian arena, vehicular access and internal access roads, with associated landscaping.

Location: Land At Saxe Bridge, East Row, South Somercotes, Lincolnshire,

Application Number: 02224/25/DPO

Applicant: Mr & Mrs Nickson

Application Type: Discharge of Planning Obligation

Agent: Mr G Stent
AFA Planning Consultants

Decision: Approved decided on 01.12.2025

Grid Reference: E:547123 N:374463

Proposal: Discharge of planning obligation relating to section 106 agreement dated 25th March 2003 for planning permission N/050/01957/02.

Location: Kindesella House, Alford Road, Farlesthorpe, Lincolnshire, LN13 9PH

Application Number: 02356/25/FUL

Applicant: Mr K Palmer

Application Type: Full Planning Permission

Agent: Mr A Clover
Andrew Clover Planning And Design,

Decision: Approved decided on 01.12.2025

Grid Reference: E:553836 N:371709

Proposal: Planning Permission - Change of use of land to form an extension to an existing holiday park to provide 41no. static caravans, excavation of land to form 2no. wildlife ponds and construction of an internal access road.

Location: Land Adjacent Hill View Lakes, Skegness Road, Hogsthorpe, Lincolnshire,

Application Number: 02409/25/FUL

Applicant: Mr C Norwood
C W Parker (Wainfleet) Ltd

Application Type: Full Planning Permission

Agent: Mr Robert Doughty
Robert Doughty Consultancy Limited

Decision: Approved decided on 02.12.2025

Grid Reference: E:549609 N:358471

Proposal: Planning Permission - To use 2no. holiday cottages as unrestricted C3 dwellinghouse use.

Location: Land At Granary And Chestnut Cottages, Boston Road, Wainfleet St Mary, Lincolnshire,

Application Number: 02436/25/FUL

Applicant: Mrs M Benney

Application Type: Full Planning Permission

Agent: For-Ward Planning Consultancy Ltd
For-Ward Planning Consultancy Ltd

Decision: Approved decided on 27.11.2025

Grid Reference: E:520794 N:382036

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

Location: The Paddock, Church Lane, Benniworth, Lincolnshire, LN8 6JP

Application Number: 02463/25/RVC

Applicant: Snape Properties Ltd

Application Type: Remove or Vary a condition
Agent: Mr Richard Likupe
Palmleaf Architects

Decision: Approved decided on 25.11.2025

Grid Reference: E:532094 N:387925

Proposal: Section 73 application to vary condition no. 1 (approved plans) previously imposed on planning permission ref. no. N/105/00213/25 (reserved matters approval for the erection of 90no. dwellings).

Location: Westfield Park Development, Grimsby Road, Louth, Lincolnshire,

Application Number: 02571/25/FUL
Applicant: Mr A Smith

Application Type: Full Planning Permission
Agent:

Decision: Approved decided on 18.11.2025

Grid Reference: E:539530 N:363159

Proposal: Planning Permission - Change of use of land to provide an extension to the existing garden.

Location: 98 Main Road, Toynton All Saints, Lincolnshire, PE23 5AQ

Application Number: 02780/25/FUL
Applicant: Mr E Dyer

Application Type: Full Planning Permission
Agent: Mr M Clark
Malcom Clark Associates

Decision: Approved decided on 11.12.2025

Grid Reference: E:534560 N:352748

Proposal: Planning Permission - Construction of a manege.

Location: South View, Fenside, Sibsey, Lincolnshire, PE22 0UQ

Application Number: 02821/25/FUL

Applicant: Mr G Keep

Application Type: Full Planning Permission

Agent:

Decision: Withdrawn decided on 05.12.2025

Grid Reference: E:530769 N:358234

Proposal: Planning Permission - Siting of a lodge to be used as a self contained dwelling.

Location: The Homeland, Main Road, New Bolingbroke, Lincolnshire, PE22 7LN

Application Number: 02831/25/OUT

Applicant: Mrs L Mumford

Application Type: Outline Planning Permission

Agent: Andrew Clover Planning And Design
Andrew Clover Planning And Design,

Decision: Approved decided on 25.11.2025

Grid Reference: E:518239 N:376525

Proposal: Outline application for the erection of 2no. dwellings.

Location: Land Adjacent The Orchard, Sturton Road, Hatton, Lincolnshire,

Application Number: 02849/25/RVC **Applicant:** S Boulton

Application Type: Remove or Vary a condition **Agent:** Mr R Newton
Lincs Design Consultancy Ltd,

Decision: Approved decided on 18.11.2025

Grid Reference: E:549671 N:365164

Proposal: Section 73 application to remove condition no.2 (occupancy restriction) imposed on planning permission Ref. E23/556/81 for Change of use and conversion of part of existing farm buildings to 4 no. holiday flats and alteration to existing vehicular access.

Location: The Hollies, 38 West End, Burgh Le Marsh, Lincolnshire, PE24 5EF

Application Number: 02923/25/RVC **Applicant:** Blue Anchor Leisure Ltd

Application Type: Remove or Vary a condition **Agent:** Ms B King
Bella King Design,

Decision: Approved decided on 11.12.2025

Grid Reference: E:556313 N:370720

Proposal: Section 73 application to vary condition no. 6 (landscaping) as previously imposed on planning permission reference N/031/01059/23 for the change of use of land for the siting of 43 static caravans, 5 no. lodges, excavation of land to form a lake, construction of roads, siting of associated sheds and deckings.

Location: Buttercup Meadow, Golden Anchor Caravan Park, Trunch Lane, Chapel St Leonards, Lincolnshire, PE24 5TU

Application Number: 02935/25/FUL **Applicant:** Merton College

Application Type: Full Planning Permission **Agent:** Mr R Doughty
Robert Doughty Consultancy Ltd,

Decision: Approved decided on 28.11.2025

Grid Reference: E:534877 N:401015

Proposal: Planning Permission - Erection of 7no. dwellings, excavation of land to provide an attenuation basin, construction of internal access roads, landscaping and the demolition of existing grain stores.

Location: Land Adjacent 1 Montgomery Terrace, Lock Road, North Cotes, Lincolnshire,

Application Number: 03073/25/FUL **Applicant:** Mr J Taylor

Application Type: Full Planning Permission **Agent:** Miss L Taylor
JB Taylor Construction Ltd

Decision: Approved decided on 04.12.2025

Grid Reference: E:535617 N:350617

Proposal: Planning Permission - Erection of a garage.

Location: Segard , Station Road, Sibsey, Lincolnshire, PE22 0SB

Application Number: 03236/25/LBPW **Applicant:** Louth Navigation Trust Ltd

Application Type: Listed Building - proposed works **Agent:** Chou Lee
Ecovril

Decision: Refused decided on 01.12.2025

Grid Reference: E:535010 N:388921

Proposal: Certificate of lawfulness of proposed works to a listed building to determine whether those works would be lawful for the repairs to the brickwork of the canal lock and the installation of coping stones.

Location: Land Adjacent Ticklepenny Lock, Ticklepenny Lock Road, Keddington, Lincolnshire,

Application Number: 03148/25/OUT

Applicant: Mr & Mrs R Roche

Application Type: Outline Planning Permission

Agent: Mr Neil Dowlman
Neil Dowlman Architecture Ltd

Decision: Approved decided on 25.11.2025

Grid Reference: E:535924 N:391389

Proposal: Outline erection of 2no. dwellings.

Location: Silverwell Cottage , Yarburgh Road, Alvingham, Lincolnshire, LN11 0QG

Application Number: 03159/25/RVC

Applicant: Mill Stream Retreat Ltd

Application Type: Remove or Vary a condition

Agent: Kate Kelly
Kelly & MacPherson Architects

Decision: Refused decided on 09.12.2025

Grid Reference: E:536821 N:384024

Proposal: Section 73 application to vary condition no. 11 (holiday occupancy) (for 8 person accommodation unit only) as previously approved on Section 73 application ref no. N/100/1741/24 for the for the change of use of existing fish farm and paddock to holiday let accommodation including the erection of 8no. holiday cabins.

Location: Cawthorpe Springs Trout Farm, Wood Lane, Legbourne, Lincolnshire, LN11 8LU

Application Number: 03187/25/FUL **Applicant:** Mr Paul Bowyer

Application Type: Full Planning Permission **Agent:**

Decision: Approved decided on 10.12.2025

Grid Reference: E:519941 N:361424

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

Location: Fernwood , Tattershall Road, Kirkstead, Lincolnshire, LN10 6UQ

Application Number: 03196/25/LBA **Applicant:** Mrs A Bullock

Application Type: Listed Building Consent - Alterations **Agent:** Mr W Burkitt
Lincs Design Consultancy Ltd,

Decision: Approved decided on 18.11.2025

Grid Reference: E:537997 N:363482

Proposal: Listed Building Consent - Extension to existing outbuilding to form a carport.

Location: Brick Cottage, Fen Lane, East Keal, Lincolnshire, PE23 4AY

Application Number: 03219/25/FUL

Applicant: Mr James Lascelles

Application Type: Full Planning Permission

Agent: Online Drawing UK
Online Drawing UK

Decision: Refused decided on 19.11.2025

Grid Reference: E:519740 N:363088

Proposal: Planning Permission - Extension to existing dwelling to provide an external staircase.

Location: Rivendell Lodge , Iddesleigh Road, Woodhall Spa, Lincolnshire, LN10 6SR

Application Number: 03241/25/FUL

Applicant: Mr M Thompson & Mrs S Bourne

Application Type: Full Planning Permission

Agent:

Decision: Approved decided on 25.11.2025

Grid Reference: E:527451 N:363978

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

Location: Lothlorien, Main Road, Wood Enderby, Lincolnshire, PE22 7PQ

Application Number: 03250/25/FUL

Applicant: Mr Jeremy Avison

Application Type: Full Planning Permission

Agent: Mr Lee Pittam
LP17 Design

Decision: Approved decided on 26.11.2025

Grid Reference: E:525704 N:356754

Proposal: Planning Permission - Erection of a detached annexe, existing outbuilding to be demolished and the erection of a fence to a height of 1.8 metres.

Location: Plot At The Woodlands, Chapel Road, Tumby Woodside, Lincolnshire,

Application Number: 03265/25/FUL

Applicant: Mr Tony Whitehorn

Application Type: Full Planning Permission

Agent:

Decision: Approved decided on 24.11.2025

Grid Reference: E:550271 N:359678

Proposal: Planning Permission - Change of use of paddock to form a commercial dog exercise paddock.

Location: Land Rear Of Elijahs Place, Croft Lane, Croft, Lincolnshire,

Application Number: 03274/25/FUL

Applicant: South Ormsby Estate

Application Type: Full Planning Permission

Agent: Mr Andrew McDowall
Evans McDowall Architects

Decision: Approved decided on 15.12.2025

Grid Reference: E:537257 N:374908

Proposal: Planning Permission - Change of use of an existing agricultural building to mixed use for agricultural use and as an educational facility.

Location: Proposed Farm School At Wood Farm, Brinkhill Road, South Ormsby, Lincolnshire,

Application Number: 03277/25/RVC

Applicant: Mr M Hall

Application Type: Remove or Vary a condition

Agent:

Decision: Approved decided on 01.12.2025

Grid Reference: E:544692 N:373624

Proposal: Section 19 application to vary condition no. 6 (materials to be used internally) as previously imposed on Listed Building Consent ref no. N/198/1868/23 for alterations to existing building to provide new door and windows, internal alterations including insulation.

Location: The Coach House , Low Lane, Well, Lincolnshire, LN13 0ET

Application Number: 03291/25/FUL

Applicant: Mr R Cox

Application Type: Full Planning Permission

Agent: Mr A Clover
Andrew Clover Planning And Design Ltd,

Decision: Approved decided on 24.11.2025

Grid Reference: E:543309 N:392763

Proposal: Planning Permission - To use existing residential annex as a self-contained holiday unit.

Location: Ings Farmhouse, Ings Lane, Skidbrooke, Lincolnshire, LN11 7DH

Application Number: 03308/25/192

Applicant: Mr J Casswell

Application Type: LDC - Section 192

Agent: Rands Consulting
Rands Consulting

Decision: Approved decided on 18.11.2025

Grid Reference: E:531046 N:399961

Proposal: Section 192 application to determine the lawfulness of the proposed access track.

Location: Second Holme Farm , Grainsby Lane, Tetney, Lincolnshire, DN36 5JP

Application Number: 03317/25/FUL

Applicant: Mr W Lenton

Application Type: Full Planning Permission

Agent: Andrew Clover Planning And Design
Andrew Clover Planning And Design,

Decision: Refused decided on 21.11.2025

Grid Reference: E:538234 N:369383

Proposal: Planning Permission - Erection of 2no. dwellings and construction of vehicular accesses.

Location: The Magpies, Aswardby Road, Sausthorpe, Lincolnshire, PE23 4JZ

Application Number: 03322/25/FUL

Applicant: Mr & Mrs Rice Mundy

Application Type: Full Planning Permission **Agent:** Mr A Clover
Andrew Clover Planning And Design,

Decision: Approved decided on 04.12.2025

Grid Reference: E: N:

Proposal: Planning Permission - Erection of a dwelling with detached double garage and stores and construction of a vehicular access.

Location: Land Rear Of Laburnum Cottage,, Beesby Road,, Maltby Le Marsh,, ALFORD,, Lincolnshire., LN13 0JH

Application Number: 03325/25/192 **Applicant:** 2 Agriculture Breeding Ltd.

Application Type: LDC - Section 192 **Agent:** Mr James Brama
JB Architectural Design Services

Decision: Approved decided on 04.12.2025

Grid Reference: E:533126 N:350463

Proposal: Section 192 application to determine the lawfulness of the proposed rear extension to existing dwelling.

Location: Frithville Farmhouse , Hale Lane, Frithville, Lincolnshire, PE22 7EG

Application Number: 03327/25/FUL **Applicant:** Mr Stephen Gilbey

Application Type: Full Planning Permission **Agent:**

Decision: Approved decided on 11.12.2025

Grid Reference: E:540225 N:357155

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

Location: The Cottage , Spilsby Road, New Leake, Lincolnshire, PE22 8JT

Application Number: 03326/25/FUL

Applicant: South Ormsby Estate

Application Type: Full Planning Permission

Agent: Mr Andrew McDowall
Evans McDowall Architects

Decision: Approved decided on 28.11.2025

Grid Reference: E:535565 N:377799

Proposal: Planning Permission - Change of use of existing agricultural building to use for storage and workshop (Use Class B2 - General Industrial).

Location: Low Farm, Main Road, Walmsgate, Lincolnshire, LN11 8QN

Application Number: 03329/25/FUL

Applicant: Ms Rosemary Diamond

Application Type: Full Planning Permission

Agent: Mr Richard Jones
Richard Jones Associates Ltd.

Decision: Refused decided on 26.11.2025

Grid Reference: E:532746 N:387457

Proposal: Planning Permission - Replacement of first and second floor windows of existing property on the front and side elevations.

Location: 18 Chequergate, Louth, Lincolnshire, LN11 0LH

Application Number: 03335/25/FUL

Applicant: Mr Jason Hand

Application Type: Full Planning Permission

Agent: Mr Glenn Jeffrey
Faber Architecture Ltd

Decision: Approved decided on 27.11.2025

Grid Reference: E:533309 N:388463

Proposal: Planning Permission - Extension to existing dwelling to provide additional living accommodation and erection of a boundary fence to the height of 1.8 metres (works commenced).

Location: 2 Jubilee Crescent, Louth, Lincolnshire, LN11 0AJ

Application Number: 03341/25/OUT

Applicant: E. Reetham _ Son

Application Type: Outline Planning Permission

Agent: Miss Fay Benson
BPM-Architecture Ltd

Decision: Approved decided on 01.12.2025

Grid Reference: E:541159 N:385157

Proposal: Outline erection of 1no. dwelling.

Location: 2 Farm Cottage , Vicarage Road, Great Carlton, Lincolnshire, LN11 8JP

Application Number: 03352/25/FUL
Application Type: Full Planning Permission
Decision: Approved decided on 27.11.2025
Grid Reference: E:552133 N:382163
Proposal: Planning Permission - Extension to existing dwelling to provide additional living accommodation.
Location: 4A Marine Avenue, Sutton On Sea, Lincolnshire, LN12 2ND

Applicant: Mr R Bonello
Agent: Mr Gavin Farrand
G F Design Services Ltd

Application Number: 03366/25/FUL
Application Type: Full Planning Permission
Decision: Approved decided on 08.12.2025
Grid Reference: E:516466 N:381477
Proposal: Planning Permission - Extension to existing dwelling to provide additional living accommodation.
Location: The Paddocks, Torrington Lane, East Barkwith, Lincolnshire, LN8 5RY

Applicant: Mr A Tacey
Agent: Mr Chris Wilson
Mr Chris Wilson

Application Number: 03380/25/FUL
Application Type: Full Planning Permission
Decision: Approved decided on 26.11.2025

Applicant: C Waller & Sons
Agent: Mr D Nelson
Dieter Nelson Planning Consultancy

Grid Reference: E:532064 N:393848

Proposal: Planning Permission - Change of use of existing farm building to form a holiday cottage and associated works.

Location: Barn At Grove Farm, Holywell Lane, Utterby, Lincolnshire,

Application Number: 03388/25/FUL

Applicant: Mr A Kingham

Application Type: Full Planning Permission

Agent: Mr R Cartwright,
R. Cartwright,

Decision: Approved decided on 09.12.2025

Grid Reference: E:554208 N:375875

Proposal: Planning Permission - Rear single storey extension to existing dwelling to provide additional living accommodation.

Location: Martell Cottage, Sea Road, Anderby, Lincolnshire, PE24 5XY

Application Number: 03389/25/FUL

Applicant: Mr R Green

Application Type: Full Planning Permission

Agent: Mr R Cartwright,
R. Cartwright,

Decision: Approved decided on 26.11.2025

Grid Reference: E:523035 N:358519

Proposal: Planning Permission - Erection of a dwelling with a link to the existing garage.

Location: Plot At 30, Marmion Road, Coningsby, Lincolnshire,

Application Number: 03387/25/FUL **Applicant:** Mr Dene Paddison

Application Type: Full Planning Permission **Agent:**

Decision: Refused decided on 12.12.2025

Grid Reference: E:532905 N:387083

Proposal: Planning Permission - Replacement of existing wooden windows with PVC windows.

Location: 1 Newmarket, Louth, Lincolnshire, LN11 9HH

Application Number: 03392/25/FUL **Applicant:** Mr & Mrs R Cragg

Application Type: Full Planning Permission **Agent:** Mr Guy Forman
Guy Forman Architect Ltd

Decision: Approved decided on 27.11.2025

Grid Reference: E:543218 N:370298

Proposal: Planning Permission - Installation of ground mounted free standing solar array.

Location: The Old Vicarage , Dalby Road, Skendleby, Lincolnshire, PE23 4QA

Application Number: 03401/25/OUT **Applicant:** Mr & Mrs David Cook

Application Type: Outline Planning Permission **Agent:** Mr Peter Saxby
Saxby Design

Decision: Refused decided on 15.12.2025

Grid Reference: E:536390 N:363042

Proposal: Outline erection of 1no. dwelling.

Location: Land Adjacent To Corner Cottage, Main Road, West Keal, Lincolnshire, PE23 4BE

Application Number: 03412/25/FUL

Applicant: Mr E Short

Application Type: Full Planning Permission

Agent:

Decision: Approved decided on 11.12.2025

Grid Reference: E:533346 N:388238

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

Location: 3 Brackenborough Road, Louth, Lincolnshire, LN11 0AD

Application Number: 03416/25/FUL

Applicant: Mr D Newton

Application Type: Full Planning Permission

Agent: Mr Andrew Clover
Andrew Clover Planning And Design,

Decision: Approved decided on 10.12.2025

Grid Reference: E:542638 N:388485

Proposal: Planning Permission - Excavation of land to form a wildlife pond with embankments to a maximum height of 1m.

Location: Green Lane Farm, Main Road, Saltfleetby, Lincolnshire, LN11 7SS

Application Number: 03417/25/ADV

Applicant: InstaVolt Ltd.

Application Type: Advertisement Consent

Agent:

Decision: Approved decided on 03.12.2025

Grid Reference: E:556895 N:362887

Proposal: Consent to Display - 1no. internally illuminated freestanding double sided totem sign.

Location: Former Crazy Golf Site, South Parade, Skegness, Lincolnshire,

Application Number: 03423/25/FUL

Applicant: Mrs S Bloom

Application Type: Full Planning Permission

Agent: Mr A Clover
Andrew Clover Planning And Design,

Decision: Approved decided on 09.12.2025

Grid Reference: E:545529 N:393405

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

Location: Conifer Drive, Main Road, Saltfleet, Lincolnshire, LN11 7SB

Application Number: 03418/25/FUL

Applicant: Micronclean

Application Type: Full Planning Permission **Agent:** Mr Leon Armstrong
Mosaic Town Planning

Decision: Approved decided on 02.12.2025

Grid Reference: E: N:

Proposal: Planning Permission - Erection of an ancillary industrial building for the cleaning, storing and distributing of items.

Location: Micronclean , Lincoln Way, Fairfield Industrial Estate, Louth, Lincolnshire, LN11 OLS

Application Number: 03427/25/ADV **Applicant:** InstaVolt Ltd.

Application Type: Advertisement Consent **Agent:**

Decision: Approved decided on 01.12.2025

Grid Reference: E:512875 N:378019

Proposal: Consent to Display - 1no. non-illuminated freestanding single sided totem sign.

Location: Proposed Totem Sign Adjacent Starbucks, Millbrook Lane, Wragby, Lincolnshire,

Application Number: 03440/25/FUL **Applicant:** Mrs Sara Coulson

Application Type: Full Planning Permission **Agent:** Mr Andrew Clover
Andrew Clover Planning And Design,

Decision: Approved decided on 08.12.2025

Grid Reference: E:542315 N:396445

Proposal: Planning Permission - Extensions and alterations to existing dwelling to provide additional living accommodation.

Location: Albion House, Keeling Street, North Somercotes, Lincolnshire, LN11 7QU

Application Number: 03441/25/FUL

Applicant: Mr Chris Bourn

Application Type: Full Planning Permission

Agent: Mr Andrew Clover
Andrew Clover Planning And Design,

Decision: Approved decided on 02.12.2025

Grid Reference: E:513251 N:378047

Proposal: Planning Permission - Change of use, conversion of and alterations to part of existing ground floor of public house, which is a listed building to form a residential flat.

Location: Turnor Arms, Market Place, Wragby, Lincolnshire, LN8 5QU

Application Number: 03443/25/RVC

Applicant: Mr A & Mrs G Walker

Application Type: Remove or Vary a condition

Agent: Ms. Barbara Griffin-Wright
ADSDF Ltd

Decision: Approved decided on 01.12.2025

Grid Reference: E:514515 N:375195

Proposal: Section 73 application to vary condition 2 (approved plans) as previously imposed on planning permission ref. no. S/099/01233/24 for extensions and alterations to existing dwelling to provide additional living accommodation.

Location: Hoop Lane Farm , Hoop Lane, Langton By Wragby, Lincolnshire, LN8 5QB

Application Number: 03451/25/RVC

Applicant: Mr A Wrisdale

Application Type: Remove or Vary a condition

Agent: Mr G Farrand
G F Design Services Ltd

Decision: Approved decided on 12.12.2025

Grid Reference: E:533928 N:402346

Proposal: Section 73 application to vary condition no. 2 (approved plans) and condition no. 3 (area of siting) as previously imposed on planning permission reference N/178/02521/22 for the excavation of land to form a commercial fishing lake and embankments and to use land for the siting of touring caravan pitches (as amended by Non-material amendment (change to description) 03450/25/NMA.

Location: Yew Tree Farm , Tetney Lock Road, Tetney Lock, Lincolnshire, DN36 5UW

Application Number: 03471/25/LDC

Applicant: Mr & Mrs Maclean

Application Type: LDC - Section 192

Agent: Mr R Bradley
Rob Bradley Building Design Ltd

Decision: Approved decided on 10.12.2025

Grid Reference: E:513892 N:377697

Proposal: Section 192 application to determine the lawful use of the proposed extension to the existing dwelling to provide additional living accommodation.

Location: 5 Routland Close, Wragby, Lincolnshire, LN8 5SN

Application Number: 03473/25/ESO

Applicant: Harrison Pick Ltd

Application Type: EIA - Scoping Option

Agent:

Decision: Responded decided on 10.12.2025

Grid Reference: E:521595 N:369383

Proposal: Environmental Impact Assessment (E.E.C. Directive 85/337/E.E.C. as amended by Council Directive 97/11E.C.) for a scoping opinion with respect to the erection of 8no. poultry units and associated infrastructure.

Location: Land South Of, Poolham Lane, Poolham, Lincolnshire,

Application Number: 03484/25/LDC

Applicant: Mr Keith Shields

Application Type: Certificate of Lawful Use or Development

Agent: Charles Rose
City Planning

Decision: Approved decided on 12.12.2025

Grid Reference: E:556634 N:363439

Proposal: Section 191 to determine the lawful use of the application site as a self-contained dwelling.

Location: 29 Ida Road, Skegness, Lincolnshire, PE25 2AU

Application Number: 03530/25/ABC **Applicant:** Ms Debbie Anderson

Application Type: Prior Approval - Agricultural/Forestry **Agent:** Mr Jack Lawrence
Mr Jack Lawrence

Decision: Not required decided on 18.11.2025

Grid Reference: E:539976 N:358445

Proposal: Determination of whether or not prior approval is required for the siting, design and external appearance of the agricultural storage building to be erected.

Location: Rojan , Bellwater Bank, New Leake, Lincolnshire, PE22 8LA

Application Number: 03602/25/ESR **Applicant:** Willes Farming Ltd.

Application Type: EIA - Screening Option **Agent:** Mr I Pick
Harrison Pick Ltd

Decision: Not required decided on 27.11.2025

Grid Reference: E:553111 N:370708

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 2 no. livestock buildings for cattle and associated infrastructure and construction of an attenuation basin.

Location: Land At Howlett House, South Ings Lane, Slackholme End, Hogsthorpe, Lincolnshire,

Application Number: 03618/25/ESR **Applicant:** Lincolnshire Wildlife Trust

Application Type:	EIA - Screening Option	Agent:	Mr Samuel Valman East Mercia Rivers Trust
Decision:	Not required decided on 21.11.2025		
Grid Reference:	E:525546 N:369508		
Proposal:	Environmental Impact Assessment (E.E.C. Directive 85/337/E.E.C. as amended by Council Directive 97/11E.C.) for a screening opinion with respect to the change of use of land to form wetland with associated landscaping to include bunding, swales and erection of a viewing platform and fencing.		
Location:	Land Off, Jubilee Way, Horncastle, Lincolnshire,		
Application Number:	03604/25/ESR	Applicant:	Mr S Hawkes
Application Type:	EIA - Screening Option	Agent:	Mr J. Smith Lincs Design Consultancy Ltd,
Decision:	Not required decided on 19.11.2025		
Grid Reference:	E:538125 N:369842		
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 house and detached double garage, existing dwelling on site to be demolished.		
Location:	Gibbet Hill Cottage, Aswardby Road, Sausthorpe, Lincolnshire, PE23 4JZ		
Application Number:	03591/25/ABC	Applicant:	Mr Steve Bradley
Application Type:	Prior Approval - Agricultural/Forestry	Agent:	Mr Shaun Dennington S Dennington Construction Ltd.

Decision: Not required decided on 02.12.2025

Grid Reference: E:550160 N:360905

Proposal: Determination of whether or not Prior Approval is required for the siting, design and external appearance of the steel framed building to be erected.

Location: Land At The Thorndale Farm House, Wedland Lane, Thorpe St Peter, Lincolnshire,

Application Number: 03615/25/ESR

Applicant: Abbey Farming Limited

Application Type: EIA - Screening Option

Agent: Fytche-Taylor Planning Ltd
Fytche-Taylor Planning Ltd

Decision: Not required decided on 28.11.2025

Grid Reference: E: N:

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 residential development.

Location: Land Rear Of Hall Farm Cottages, Tattershall Road, Woodhall Spa, Lincolnshire,

Application Number: 03620/25/ESR

Applicant: Mr Simon Hawkes

Application Type: EIA - Screening Option

Agent: Mr Ben Gibson
Studiopad LTD

Decision: Not required decided on 28.11.2025

Grid Reference: E:542677 N:369932

Proposal: Environmental Impact Assessment (E.E.C. Directive 85/337/E.E.C. as amended by Council Directive 97/11E.C.) for a screening opinion with respect to the change of use of land to site 20no. holiday lodges with associated infrastructure.

Location: Thorpe Farm, Dalby Road, Skendleby, Lincolnshire, PE23 4QG

Application Number: 03661/25/ESR

Applicant: Ms Rachel Stevens

Application Type: EIA - Screening Option

Agent: Maria Koeva
Arkiplan Architectural Ltd

Decision: Not required decided on 20.11.2025

Grid Reference: E:532418 N:373493

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 and alterations to existing dwelling to provide additional living accommodation.

Location: 2 The Cottages, Salmonby House Lane, Salmonby, Lincolnshire, LN9 6QT

Application Number: 03719/25/ESR

Applicant: Mr R & Mrs J Folwell

Application Type: EIA - Screening Option

Agent: Mr A Clover
Andrew Clover Planning And Design,

Decision: Not required decided on 10.12.2025

Grid Reference: E:531124 N:371412

Proposal: Environmental Impact Assessment (E.E.C. Directive 85/337/E.E.C. as amended by Council Directive 97/11E.C.) for a screening opinion with respect to the change of use of part of existing building, used as a holiday cottage to form managers accommodation.

Location:

Greetham Retreat, Tetford Road, Greetham, Lincolnshire, LN9 6PT

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