

[07] Full Planning Permission

N/037/01064/20 **APPLICANT:** Mr. D. Baker,

VALID: 01/07/2020 **AGENT:** Lincs Design Consultancy Ltd,

PROPOSAL: Planning Permission - Extension and alterations to the existing dwelling (which is a listed building) to provide a ground floor enlarged dining room, erection of a detached barn and construction of a manege.

LOCATION: HAITHS FARM, MAIN ROAD, COVENHAM ST BARTHOLOMEW, LOUTH, LN11 0PF

1.0 REASONS FOR COMMITTEE CONSIDERATION

1.1 The application is presented to Committee due to the contentious nature of the application.

2.0 THE SITE AND SURROUNDINGS

2.1 The application site lies within the medium village of Covenham St Bartholomew, situated on the main road running through the village. The application site comprises a large detached grade II listed farmhouse, to the north-west of the farmhouse is a paddock currently used for the grazing of horses. The applicant also owns additional land which adjoins the paddock to the north wrapping round to the east. To the east and west of the farmhouse are a number of residential properties to the south of the application site lies the church of St Bartholomew which is grade II* listed. To the south-west and spreading north-west of the paddock are also a number of residential properties. The site lies within flood zone 1.

3.0 DESCRIPTION OF THE PROPOSAL

3.1 Planning Permission is sought for an extension and alterations to the existing dwelling (which is a listed building) to provide a ground floor enlarged dining room, erection of a detached barn and construction of a manege. Listed Building Consent for the alterations and extension to the dwelling has been granted under separate application.

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, site notice and neighbours have been notified in writing.

Consultees

- 4.3 PARISH COUNCIL - Object, distance from neighbouring properties will result in overlooking into homes and gardens. No reference as to whether for personal or commercial use. Lighting will result in light pollution. Flood risk concerns. Waste management details required.
- 4.4 LCC HIGHWAYS AND LEAD LOCAL FLOOD AUTHORITY - Does not wish to restrict the grant of permission.
- 4.5 ENVIRONMENTAL SERVICES (Environmental Protection) - Initial objection as further information required. Considers lighting should be excluded by condition. Makes advisory comments and observations in respect of site of manege. Advised that the applicant must carefully consider the rubber surface specification to avoid odours, and need to ensure used for private purposes only. Waste management details and boundary treatment details required. Suggests hours of use condition and that pest management needs to be managed correctly. Further details in relation to waste management also required but following clarification from the applicant, now satisfied that waste/manure from the site can be dealt with in an acceptable manner and controlled via condition. Day lights hours condition not acceptable. No objection to access provided no increase in frequency of movements.
- 4.6 ENVIRONMENTAL SERVICES (Drainage) - Initial objection - aware of drainage issues in Covenham. Advised that further information was required including in relation to pipe size, location of pipe and condition of pipe and location of discharge. Following additional information showing the requested information the Drainage strategy details are confirmed as acceptable in principle subject to condition ensuring the details shown are followed.
- 4.7 ENVIRONMENTAL SERVICES (Contamination) - No comments received.
- 4.8 ENVIRONMENT AGENCY - Does not wish to make any comments.
- 4.9 HISTORIC ENVIRONMENT OFFICER (LCC) - The site has a high potential to contain archaeological remains. Archaeology conditions required. Notes that an evaluation report has been submitted, however this relates to work 22 years ago on the adjacent site. Previous advice requiring a programme of archaeological work applies.
- 4.10 HISTORIC ENVIRONMENT OFFICER (ELDC) - Initially advised that further details required to determine level of harm as well as justify any enhancements that may be considered to outweigh any harm. However, considered that if proposal detailed correctly could be a betterment. Window details subsequently considered as acceptable but considers use of render may draw attention (also notes that the heritage statement advises that removal of the existing render as being difficult and potentially harmful to justify use of render). The rear 1st floor windows are considered an enhancement.

- 4.11 LINDSEY MARSH DRAINAGE BOARD - The site is at risk of surface water flooding - advises that a drainage strategy is required.
- 4.12 ANGLIAN WATER - Advises that the preferred method of surface water disposal would be to a sustainable drainage system (SUDS) with connection to sewer seen as a last option. Request a condition requiring a drainage strategy. Confirms that foul water can be accommodated. Following reconsultation on revised drainage strategy, notes that surface water does not now relate to Anglian Water operated assets, therefore unable to provide comments.

Neighbours

- 4.13 Approximately 16 letters of objection received raising the following concerns:
- Site is of archaeological importance
 - Loss of privacy to garden areas, and a sense of being over looked
 - Dust, odour and noise from stables and manege
 - Change in the level of activity at the site
 - Flooding of gardens of nearby properties
 - Scale of stable and manege excessive
 - Close proximity to residential properties
 - Impact on nearby Listed Buildings
- 4.14 The Ward Councillor is aware of the application via the Weekly List.

5.0 RELEVANT SITE HISTORY

- 5.1 N/037/1065/20 - Listed Building Consent - Listed Building Consent - Extension and alterations to the existing dwelling to provide a ground floor enlarged dining room. Approved 23.10.2020.
- 5.2 N/037/0006/07 - Listed Building Consent - Demolition of 2no. attached outbuilding and erect extension to dwelling to provide domestic store. Approved 28.02.2007.
- 5.3 N/037/0007/07 - Planning Permission - Extension to existing dwelling, which is a listed building, to provide a domestic store, partly on the site of an existing outbuilding which is to be demolished, a further outbuilding is also to be demolished. Approved 28.02.2007.
- 5.4 N/037/1862/98 - Detailed particulars relating to the erection of 3 no. houses with integral double garages, 1 no. house with integral double garage and a detached outbuilding and construction of vehicular access, alterations to existing vehicular access (granted outline planning permission for the erection of 4 no. dwellings on 27th January 1998 under ref: N37/1928/97) Approved 07.01.1999.

- 5.5 N/037/340/96 - Outline erection of 4 no. dwellings and garages partly on the site of existing agricultural buildings which are to be demolished, in accordance with the amended layout plan received by the Local Planning Authority on 9th February 1993, varying condition 1 imposed on outline approval reference N/37/735/92, in accordance with applicants agent letter dated 13th May 1996. Approved 30.5.1996.
- 5.6 N/0337/735/92 - Outline erection of 4 no. dwellings and garages partly on the site of existing agricultural buildings which are to be demolished, in accordance with amended layout plan received by the Local Planning Authority on 9th February, 1993. Approved 04.03.1993.

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 - Sustainable pattern of places
SP2 - Sustainable development
SP10 - Design
SP11 - Historic Environment
SP16 - Inland Flood Risk
SP26 - Open Space, Sport and Recreation

National Planning Policy Framework

7.0 OFFICER ASSESSMENT OF THE PROPOSAL

Main Planning Issues

- 7.1 The main planning issues in this case are considered to be:
- **Impact of the development on the Historic Character and Significance of the Listed Building;**
 - **Impact on the character of the area and impact on nearby residents;**
 - **Archaeology;**
 - **Drainage;**
 - **Tree Preservation Orders.**

Impact of the development on the Historic Character and Significance of the Listed Building

- 7.2 In determining applications involving listed buildings there is a statutory requirement (sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act, 1990) for Local Planning Authorities to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.
- 7.3 Chapter 16 of the National Planning Policy Framework (NPPF) refers to conserving and enhancing the historic environment. The NPPF refers specifically to heritage assets and requires that LPA's should take this into account. Para 194-198 states that great weight should be given to the heritage assets conservation when considering the impact of development on significance. It goes on to say that any harm to significance of a designated heritage asset should require clear and convincing justification. Paragraphs 199-203 discuss the consideration of proposals resulting in substantial and less than substantial harm to designated heritage assets. Local Plan policy SP11 supports NPPF objectives and generally encourages support for proposals that preserve or enhance heritage assets and their setting.
- 7.4 In this case the proposal relates to a site within the village of Covenham St Bartholomew. The site consists of a late 18th century two storey, three bay front, red brick detached farmhouse known as 'Haiths Farm' set within a large plot. To the north of Haiths Farm is an area of field currently used for the grazing of horses and provides access to the additional land the applicant owns. To the south of the application site lies the Church of St Bartholomew which is a grade II* listed, which dates to the late 14th early 15th century, and is one of two church's within Covenham. Haiths Farm sits prominently within the street scene and due to its aesthetic, historical and archaeological values positively contributes to the surrounding area.
- 7.5 The application is supported by a Statement of Significance and Heritage Impact Assessment which looks at the evolution of the buildings on the site and nature and extent of significance, the findings of which are accepted.
- 7.6 This application seeks permission to provide a single storey flat roof (plus skylight) extension in the junction between the two storey modern extension and the north side of the rear wing. It is also proposed to erect a manege for exercising and an agricultural barn to house the applicants horses. The barn will be located along the eastern boundary of the paddock with the manege to the front.

- 7.7 When assessing the impact a proposed development will have on a heritage asset, it is necessary to identify how the site and proposal contributes to the significance of that heritage asset. Where the significance of the heritage asset has been compromised in the past by unsympathetic development (as in this case), consideration needs to be given as to whether the additional change will make a positive, negative or neutral contribution to the asset.
- 7.8 The proposed extension is considered to follow the proportions and is commensurate in scale with the existing dwelling. The elevations of the existing building affected by the extension contribute little to the overall significance of the farm house such that the extension will also have no impact on key views. It is considered, however, that the proposed alterations, including the replacement of the first floor rear windows will actually result in modest improvement.
- 7.9 The Council's Historic Environment Officer has raised some concerns with the proposal to render the side elevation of the existing flat roofed extension, potentially making the extension more prominent than it currently is. However, given that the elevations to be rendered will not affect the key views of the farmhouse, and that those elevations contribute little to the overall significance of the farm house (and that it will replace the existing unsympathetic concrete render currently on the rear of the property), it is considered that the harm would be minor/at the lower level of 'less than substantial harm' test required by national policy. Furthermore the colour of the render proposed is muted in colour and is not uncommon within the district.
- 7.10 In this case, therefore given that the aesthetic significance of the farmhouse has already been weakened with previous unsympathetic extensions and alterations it is considered that the limited harm from use of render is outweighed by the improvement the extension and alterations will provide to Haiths Farm overall. It is consequently considered that the proposed alterations to the building are acceptable.
- 7.11 The area of the proposed manege and barn form part of the wider setting of Haiths Farm, which originally is understood to have been part of a much larger field to the north of the house that was traditionally separate from the farmhouse and its immediate grounds. The manege and barn will still retain that traditional separation from the farmhouse and given that the barn will be single storey, and set back with views within the street scene obscured by the roadside residential properties, it is considered that they will not have a detrimental impact on the character or setting of Haiths Farm.
- 7.12 To the south of the application site lies the church of St Bartholomew which is a grade II*, however given the distance, nature of the proposal and interrupted views it is not considered that the proposal would be harmful to the setting of the church.

7.13 In view of the above and subject to conditions to ensure that the detailing indicated is followed through appropriately, it is considered that the proposals will sit comfortably alongside the main building and will have a neutral impact on the significance of Haiths Farm and will preserve the significance of the building. The proposal therefore complies with SP11 and policy guidance in the NPPF in respect of the above issues.

Impact on the character of the area and impact on nearby residents;

7.14 Strategic Policy 10 of the East Lindsey Local Plan Core Strategy relates to the design of new development. It sets out criteria by which the Council will support well-designed sustainable development which maintains and enhances the character of the District's towns, villages and countryside. This advice is reiterated in the National Planning Policy Framework at paragraph 130.

7.15 As mentioned above, in addition to the extension to the dwelling the application also seeks permission for the erection of a barn to house the applicants 4no. horses and provision of a manege for their exercise. The location of the barn and manege are within close proximity to a number of residential properties which border the application site to the west, and two properties which border the site to the east.

7.16 Private stables and associated facilities (including manege's) are not an uncommon feature in rural and village settings. Consequently there is no 'in principle' objection to the proposed development. Both the proposed manege and barn have been confirmed as only being used for the housing and exercising of the applicants four horses. Furthermore, it is relevant to note that these proposed facilities are to be located in an existing paddock area visible from private properties but not to wider public views.

7.17 The proposed barn would measure approx. 8 metres by 26 metres and the height of the building has been kept low with an overall height of approx. 4.2 metres in order to not appear overly dominant. The barn would comprise 4no. stables and a storage area and be positioned to the east of the manege approximately 29 metres from the rear boundary of the dwellings to the west and 11 metres from the boundary of the property to the east. A condition can be imposed to ensure appropriate materials are used.

7.18 The manege is positioned immediately to the west of the barn and measures approx. 24 metres by 45 metres, consisting of a sand/rubber mixture arena raised by approx. 200mm from the existing ground level, with appropriate drainage infrastructure below and a perimeter 1.2 metre post and rail fence.

7.19 Policy SP10 of the Local Plan and the NPPF effectively require that new development does not unacceptably harm any nearby residential amenity.

- 7.20 Third party concerns have been raised in this respect but within the supporting information it is confirmed that the barn and manege would be used only for private purposes and not commercially. This can be controlled via condition as can the issue of ensuring no external lighting to the manege. Details for necessary stable lighting can also be required by condition to ensure no undue, adverse impact on amenity of neighbours.
- 7.21 Additional concerns have been expressed by third parties regarding odour and fly's etc. The applicant has provided details of waste collection and management, which are considered acceptable by colleagues in Environmental Health and these requirements, also, can be secured by condition so as not to cause harm to those living close by.
- 7.22 Other concerns raised relate to the level of noise and disturbance generated when the manege is being used and a concern of being overlooked. Generally the keeping of horses is considered to be fairly restful and peaceful in nature. It is acknowledged, however, that as a result of this proposal, activity at the site may increase. Consideration has therefore been given to seeking a restriction on the hours of use with the applicants suggesting a day light hours condition. However, given that the application site is currently used as grazing land for the applicants horses there is nothing to stop the applicants being able to currently tend to their horses whenever necessary. It is considered therefore that such limitation would be unreasonable, particularly since the intensification of use will be modest and is inevitably constrained by limitations of natural lighting in any event. Furthermore, should it be found that the proposal did result in a level of unacceptable amenity impact at unsociable hours, Environmental Health legislation would apply to safeguard against statutory nuisance.
- 7.23 In relation to concerns about overlooking, there is a 2 metre high hedge to the rear boundary of the properties to the west which would help screen the proposal and also to mitigate the perception of being overlooked. Although a section of hedgerow to the west of the site is understood to have been removed by a neighbour the proposed development is to provide an additional 1.5 metre landscaping buffer (giving an element of both low and high screening). This again can be controlled by condition. The landscaping along the eastern boundary of the site consists of an approx. 2 metre high boundary hedge and number of mature trees. Taking this, along with the separation distance into account, it is not considered that loss of privacy/overlooking would be an issue to these properties.
- 7.24 The proposed development seeks to re-position the current paddock access further to the west, to allow for the location of the manege. However, it is not considered that vehicular movements would increase as a result of the proposal to any level that would be harmful to amenity.

- 7.25 There would however, inevitably be some increased noise and disturbance during construction works, but these would be for a temporary period only and an hours of work/deliveries condition can reasonably be imposed to limit impacts on neighbours.
- 7.26 It is acknowledged that this proposal may result in nominally more intensive use of the application site than through it's current use as grazing land, but given the size of the manege and the fact that it will only be used on a domestic scale it is not considered that the use would unacceptably harm the amenities of neighbouring properties.
- 7.27 To conclude this section of the report, many of the concerns raised (lighting, landscape detail, waste management, restriction to private, non-commercial use, drainage detail, materials) can be suitably addressed by imposition of planning conditions. It is acknowledged that the proposal would have some impact on neighbouring properties, but subject to appropriate conditions that impact would be to an acceptable level and not significantly harm the amenities of nearby residents, the character of the property or wider character of the area. Requirements of policy SP10 would therefore be satisfied.

Archaeology

- 7.28 During the consultation process it was identified by Lincolnshire County Council's Historic Environment Officer that the site has a high potential to contain archaeological remains and as such it is necessary to impose conditions to deal with this accordingly. As one of these conditions is a pre-commencement condition, agreement of the agent/applicant has been secured.

Drainage

- 7.29 During the application's consultation process residents, the Council's Drainage Officer and the Drainage Board raised concerns over ongoing surface water flooding issues at the site. As a result significant negotiations have been undertaken to secure a comprehensive drainage strategy to ensure that the proposal itself is safe from flooding and flood risk to surrounding land and properties is not increased.
- 7.30 The submitted scheme, providing for a herringbone drainage arrangement beneath the manege, use of cellular storage crates, restricted discharge to the receiving watercourse to the north of the site and a cut off filter drain running parallel to the western site boundary is now considered in principle to be acceptable by the Council's Drainage Officer. A condition can be imposed to ensure the drainage for the site is carried out in strict accordance with the details approved.

Tree Preservation Order

- 7.31 To the south of the application site, within the grounds of the Church of St Bartholomew, are a number of trees that are protected by a blanket Tree Preservation Order. Given the distance of these trees to the proposal it is not considered that the proposal would have any direct impact. Within the application site are also a number of trees, including a mature Sycamore which is of amenity value and can be seen within the street scene. Given the close proximity of this tree, on the southern boundary of the proposed manege and to ensure that this tree is protected during the course of construction a condition to ensure appropriate tree protection measures are put in place is considered appropriate. As this is a pre-commencement condition, agreement of the agent/applicant has been sought.

8.0 CONCLUSION

- 8.1 For the above reasons, although a controversial proposal locally, it is considered that the relevant policies and guidance, including SP1, SP2, SP10, SP11, SP16 and SP26 of the Local Plan and the NPPF are satisfied and that the scheme detail as negotiated is acceptable. This conclusion has been arrived at having taken into account all other relevant material considerations, none of which outweigh the reasons for the officer recommendation made below.

9.0 OFFICER RECOMMENDATION

- 9.1 Planning permission be granted subject to the following conditions:

RECOMMENDATION: Approve

subject to the following conditions:

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

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 be completed in accordance with the following approved plans;

Dwg No. LDC2987-PL-01A	Received by the LPA on 02/09/2020.
Dwg No. LDC2987-PL-02E	Received by the LPA on 30/06/2021.
Dwg No. LDC2987-PL-03B	Received by the LPA on 02/09/2020.
Dwg No. LDC2987-PL-04	Received by the LPA on 02/09/2020.
Dwg No. J553 01 P7	Received by the LPA on 29/09/2021.

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

- 3 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:

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

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

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in accordance with paragraph 205 of the National Planning Policy Framework.

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

Reason: To ensure satisfactory arrangements are made for the recording of possible archaeological remains in accordance with paragraph 205 of the National Planning Policy Framework.

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

Reason: In order to ensure that satisfactory arrangements are made for the investigation, retrieval and recording of any possible archaeological remains on the site and in accordance with paragraph 205 of the National Planning Policy Framework.

- 6 The surface and foul water drainage schemes for the site shall be carried out in strict accordance with the details shown on Dwg No. J553 01 P7 received by the Local Planning Authority 29th September 2021, and shall be fully implemented before the development is brought into use.

Reason: To ensure the development is not at risk of flooding and does not increase the risk of flooding elsewhere. This condition is imposed in accordance with Policy SP16 of the East Lindsey Local Plan.

- 7 Before any works are carried out above the damp proof course a schedule of external materials, including samples where requested, to be used in the construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: In the interest of preserving/enhancing the appearance and character of the Conservation Area in which the site is located. This condition is imposed in accordance with Policy SP11 of the East Lindsey Local Plan.

- 8 The windows and doors utilised in the development hereby permitted shall be of the design and detailing shown on LDC2987-PL-04 received by the Local Planning Authority on 2nd September 2020.

Reason: In the interest of preserving/enhancing the significance of the listed building. This condition is imposed in accordance with Policy SP11 of the East Lindsey Local Plan.

- 9 Notwithstanding the detail submitted the render utilised in the development hereby permitted shall be K Rend silicone scraped texture in the colour grey.

Reason: In the interests of the preservation of the significance of the listed building. This condition is imposed in accordance with Policy SP11 of the East Lindsey Local Plan.

- 10 Prior to the development hereby permitted first being brought into use

details of a screen planting scheme of trees, hedges and/or shrubs on the west boundary of the site including details of positions, heights on planting and species shall be submitted to and approved in writing by the Local Planning Authority. The scheme so approved shall be carried out in its entirety prior to the development first being brought into use. All trees, hedges and/shrubs 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 Policy SP10 of the East Lindsey Local Plan.

- 11 The method of disposal for manure and other waste materials shall be in accordance with the details submitted by the agent by email 29th September 2020 and DWG No. LDC2987-PL-02D received by the Local Planning Authority 29th September 2020 which shows the location of the trailer. When the trailer is being kept on site for the storage of manure, it should be covered at all times to prevent leakage. Additionally, there shall be no burning of manure or stable sweepings on the land.

Reason: In the interests of the amenity of local residents. This condition is imposed in accordance with paragraph 185 of the National Planning Policy Framework.

- 12 No external lighting shall be installed on site in connection with the development hereby permitted unless details of such lighting, including design, location, the intensity of illumination and fields of illumination, have been first submitted to, and approved in writing by, the Local Planning Authority. Any external lighting that is installed shall accord with the details so approved.

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

- 13 The barn hereby approved shall only be used for the keeping of horses and no other livestock.

Reason: To ensure a satisfactory development in the interests of safeguarding amenity. This condition is imposed in accordance with Policy SP10 of the East Lindsey Local Plan.

- 14 The stables and manege hereby permitted shall only be used for purposes ancillary to the occupation of the dwelling known as Haiths Farm, Main Road, Covenham St Bartholomew and not used for commercial use whatsoever.

Reason: To ensure a satisfactory development in the interests of safeguarding amenity. This condition is imposed in accordance with Policy SP10 of the East Lindsey Local Plan.

- 15 Prior to the commencement of the development hereby permitted the large sycamore tree positioned nearest the southern boundary of the manege hereby approved and shown to be retained on the approved plans shall be fenced off to the limit of its Root Protection Area in accordance with BS 5837:2012. The fencing shall consist of a braced scaffold framework of not less than 2m height, with vertical tubes spaced at a maximum interval of 3m and with weldmesh panels securely fixed with wire or scaffold clamps, as outlined in the above British Standard. No works (including removal or mechanical levelling of earth), storage of materials (including soil), vehicular movements or siting of temporary buildings shall be permitted within the protected area and the fencing shall remain in place for the duration of the construction.

Reason: To help ensure that the site integrates into the local area. This condition is imposed in accordance with Policy SP10 of the East Lindsey Local Plan.

- 16 No construction works, nor deliveries in connection with them, shall be carried out on site other than between the hours of 7.30am to 6pm Monday to Friday and between 8am and 2pm on a Saturday and at no time on a Sunday, Bank or Public Holiday.

Reason: In the interests of the amenity of local residents. This condition is imposed in accordance with paragraph 130 of the National Planning Policy Framework.

- 17 The Local Planning Authority has worked with the applicants and their agent in a positive and proactive manner to seek solutions to issues arising during consideration of the application and now considers the proposal is acceptable and there is compliance with the relevant Development Plan Policies and also with the National Planning Policy Framework.
-