

[06] Full Planning Permission

N/134/02323/ 23 **APPLICANT:** Boulevard Care Ltd

VALID: 14/12/2023 **AGENT:** Neil Dowlman Architecture Ltd.,

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

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

1.0 REASONS FOR COMMITTEE CONSIDERATION

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

2.0 THE SITE AND SURROUNDINGS

2.1 The application site lies in the open countryside to the west of Orby. There is an access into the site off Gunby Road which runs along the northern boundary of the site. The site has been previously used to provide care services for people with learning disabilities for almost 30 years. The site consists of a complex of existing buildings including a number of single storey buildings positioned around a central parking area, and to the front of these, either side of the access into the site, are two large two storey buildings constructed in stone containing a number of self contained training flats.

2.2 The site is bordered along all boundaries by landscaping and there is hedging along the roadside boundary. There is a large grassed area to the south of the buildings.

2.3 There are residential properties in close proximity to the site with the closest property being Woodlands which adjoins the site to the west. Other residential properties are found beyond an adjoining field to the east and on the other side of the road. Welton House is a large detached house to the south of the application buildings which is within the same ownership as the applicant. This property is accessed via Welton Lane which runs along the western boundary of the site.

2.4 The site lies approximately 590 metres away from the edge of Orby village, along Gunby Road. The site lies in Flood Zone 1.

3.0 DESCRIPTION OF THE PROPOSAL

3.1 The application proposal consists of number of elements:

1. To change the use of the existing two blocks of 20no. training flats at the entrance to the site into 20no. holiday flats. No external alterations are proposed to these buildings. Each block would have a communal garden.
2. Change of use and alterations to the existing social block into 4no. holiday flats with each flat having a private garden;
3. Change of use and alterations to the existing education block into an amenities block consisting of wcs, fitness suite, laundrette, book and toy shop, and an ice-cream parlour.
4. Provision of a playground in the grassed area immediately to the south of the buildings.

- 3.2 Parking is provided in the centre of the site where there is an existing large area of hardstanding, and also along the frontage close to the existing training flats. An external seating area is to be provided to the south of the amenities building. Five separate bin stores are also to be provided.
- 3.3 The existing walling and hedging along the frontage of the site with Gunby Road is to be retained.
- 3.4 The proposal is a Major application due to the site area being just over one hectare.
- 3.5 The application is accompanied by the following documents:
- Design and Access Statement;
 - Parking Justification Statement;
 - Transport Statement;
 - Flood Risk Assessment and Outline Sustainable Drainage Strategy

4.0 CONSULTATION

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

Publicity

- 4.2 The application has been advertised by means of a site notice being displayed at the site and neighbours have been notified in writing. The publicity period of the application being a Major application will end on 14th November.

Consultees

- 4.3 PARISH COUNCIL - Object on the grounds of:
- Lack of footway connection;
 - Unsustainable location;

- Lack of parking;
- Inadequate drainage systems;
- Do not want holiday coast extending into village.

- 4.4 LCC HIGHWAYS AND LEAD LOCAL FLOOD AUTHORITY - Recommend refusal due to lack of safe and suitable access for all. No adequate provision has been given to accommodate a safe route to and from the site for pedestrians into the village. Gunby Road is a busy road and there is no verge of adequate width to provide a footpath. With the likelihood of increased pedestrian footfall to/from the site it will result in pedestrians attempting potentially hazardous journeys along Gunby Road which would compromise highway safety.
- 4.5 ENVIRONMENTAL SERVICES (Environmental Protection) - No response received at the time of writing this report.
- 4.6 ENVIRONMENTAL SERVICES (Drainage) - No response received at the time of writing this report.
- 4.7 ENVIRONMENTAL SERVICES (Contamination) - No response received at the time of writing this report.
- 4.8 LINDSEY MARSH DRAINAGE BOARD - Response sets out a number of byelaws and requests details of suitability of soakaways and drainage details are provided.

Neighbours

- 4.9 23 no. letters of objection received raising the following concerns:
- Lack of infrastructure in Orby;
 - Increase in traffic on already busy road;
 - Impact on neighbours;
 - Holiday uses should be on the coast;
 - Lack of footpath connection;
 - Site should be used as a care home;
 - Next stage will be lodges;
 - Drainage;
 - It will become a holiday camp;
 - Noise from playground;
 - Impact on local services such as doctors;
 - Proposal is contrary to SP15;
 - Devaluation of properties;
 - Light and noise pollution;
 - No public transport in village;
 - Impact on business;
 - Size of development is inappropriate;
- 4.10 The Ward Councillor is aware of the application via the Weekly List.

5.0 RELEVANT SITE HISTORY

- 5.1 N/134/1735/21 - Planning Permission - Change of use, conversion of and alterations to the existing canteen/eating area, games room and fitness suite to provide a cafe and change of use, conversion of and alterations to the existing office building to provide offices, a reception and shop. APPROVED
- 5.2 N/134/978/13 - Planning Permission - Erection of 3no. buildings to be used in connection with existing day services and training & assessment flats, to provide 12no. training and assessments flats and carer's accommodation, a social block consisting of stores, tea room, toilets, laundry and training room and offices, an office block to provide offices, a conference room and staff kitchen. Internal and external alterations to existing education block. Provision of vehicular parking areas, in accordance with the amended plans, received by the Local Planning Authority on the 15th August 2013. APPROVED
- 5.3 N/134/0864/10 - Planning Permission - Change of use, conversion of and alterations to existing office building into 7no. flats and erection of an enclosure approx 1.8 metres in height. APPROVED
- 5.4 N/134/0916/98 - Planning Permission - Two storey extension to existing office/administration building to provide additional offices at ground floor with kitchen, toilets and conference room at first floor. APPROVED
- 5.5 N/134/1236/96 - Planning Permission - Change of use, conversion of and alterations to part of existing day centre and office to form reception/shop and snack bar and erection of 3no. glasshouses in accordance with an amended block plan received by the Local Planning Authority from the applicants agent on 22nd August, 1996. APPROVED
- 5.6 N/134/1147/93 - Planning Permission - Change of use of existing redundant bird garden centre, to form a social education day centre for people with learning difficulties and change of use of existing cafe and shop to provide workshops and shelter. APPROVED

6.0 PLANNING POLICY

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

East Lindsey Local Plan

SP1 - A Sustainable Pattern of Places

SP2 - Sustainable Development

SP4 - Housing in Inland Medium and Small Villages
SP10 - Design
SP14 - Town/Village Centres and Shopping
SP15 - Widening the Inland Tourism and Leisure Economy
SP16 - Inland Flood Risk
SP22 - Transport and Accessibility

National Planning Policy Framework

Background Documents

East Lindsey Local Plan
National Planning Policy Framework
National Planning Policy Guidance

7.0 OFFICER ASSESSMENT OF THE PROPOSAL

Main Planning Issues

- 7.1 The main planning issues in this case are considered to be:
- **Principle of development in this location;**
 - **Impact on neighbour amenity;**
 - **Impact on visual amenity;**
 - **Highway and pedestrian safety;**
 - **Other matters.**

Principle of development in this location

- 7.2 The application site lies in an open countryside location to the west of Orby which is defined as a "small village" in SP1 of the East Lindsey Local Plan. There are a number of elements included in this proposal and initially it is considered helpful to address these each in turn.

Holiday uses

- 7.3 At the front of the site, either side of the site's entrance are two large, two storey buildings that were constructed to house training flats in association with the use of the site as an education/care centre for people with learning disabilities. It is proposed to change the use of these buildings to holiday flats. In total there are 20 existing training flats and it is proposed to have the same number of accommodation units as holiday flats. In addition to these holiday flats, it is proposed to change the use of one of the other buildings currently used as a social block, into four holiday flats.
- 7.4 SP15 of the Local Plan is concerned with inland tourism and the leisure economy. Clause 2 of this policy sets out that conversions of existing buildings into serviced holiday accommodation will be supported provided they are appropriate in scale and form to the proposed location, and in all cases:

- do not cause unacceptable harm to heritage assets or their setting;
- do not cause unacceptable harm to protected or important species or habitats;
- is capable of being integrated into its surroundings without unacceptable harm to the character, appearance and amenities of the area.

7.5 Although the provision of 24 holiday lets comprises a comparatively sizeable development, the holiday lets would be in existing buildings and would result in the addition of only four additional units compared with the number of training flats already present on the site. The proposed flats are all small in scale and so are likely to only attract single travellers, couples or small families. It is therefore considered that, notwithstanding the total number of units proposed, the number of people to be accommodated on the site would not be inappropriate for this location, particularly when considering the previous and permitted use of the site. Indeed it is further considered that as the proposal utilises the existing built form on the site, the proposal would be appropriate in terms of scale and form. There are no heritage assets nearby and there is no evidence to suggest that any harm would occur to important species or habitats. Furthermore, only relatively minor external alterations are proposed so the overall appearance of the development would not significantly change compared with the existing situation and as such the proposed development would integrate comfortably with its surroundings in terms of any impact on the character and appearance of the area. In terms of impact on amenities of the area this issue is discussed in greater detail later in this report. Overall, however, it is considered that the proposal would not result in an adverse impact on the amenities of the area, particularly when having regard to the existing and previous uses on the site.

Commercial uses

- 7.6 The proposal also provides for the conversion of the existing education block on the site into an amenities building. That building would include wc's, a fitness suite, laundrette, a toy and book shop and an ice cream parlour. It is proposed to make all the uses available to wider members of the public.
- 7.7 Of relevance also, is planning permission N/134/1735/21 which was for the change of use of two of the existing buildings on the site to a shop and a cafe. That permission provided for those additional uses, mindful of their limited scale, subject to requirement that they be operated by the site owner/applicant. The intention of the applicant was for their use as training facilities for clients of the care business who would get experience in a working environment. The approved uses would however also be open to members of the public. Ensuring a level of

ancillary use by securing a conditioned link to the operation of the existing care business on the site was considered appropriate to enable those uses to be approved at this rural location. It should also be noted that the permission has not yet been implemented but remains extant and is therefore a material consideration of weight.

- 7.8 The application site is located in open countryside where main town centre uses, as defined in the National Planning Policy Framework (NPPF), would usually not be encouraged. Paragraph 91 of the NPPF requires main town centre uses to be located in town centres and where they are not, a sequential test should be applied to show why the development could not be located in a centre.
- 7.9 SP13 of the Local Plan is concerned with Inland Employment and clause 6 states that the Council will support the growth and diversification of the local economy by strengthening the rural economy by supporting in the large, medium and small villages:
- development where it can provide local employment;
 - the re-use of buildings for rural business.
- 7.10 This proposal as it relates to the commercial element will result in some local employment through the creation of 25 jobs and the scheme also involves the conversion of existing buildings. Notwithstanding that some of the proposed commercial elements are suited to town centres in principle, they are again proposed to be of limited scale and in this particular case are also considered to compliment and provide an ancillary service to the proposed holiday lets on the site, in similar manner to the proposed commercial uses in the context of the care home facility. Consequentially, from a sequential point of view, as a predominantly ancillary facility, their location is considered acceptable. Furthermore, the NPPF at paragraph 93 advises that the sequential approach need not be applied to applications for small scale rural offices or other small scale rural development. By reference to the ancillary nature of the uses, that can be considered to be the case here. The historic but extant permission for a shop and cafe also gives support to the principle for such ancillary service provision. Furthermore, although not an issue of significant weight, the applicant has indicated that they still intend to operate the site and that they have an intention for the uses to add to the range of work experience opportunities that can be offered to clients of the care business, albeit that they wouldn't be resident on the site. The applicant has confirmed that their intention is for the site to be operated on a comprehensive basis and that individual uses would not be sold off or let separately. As applied for, the use of the site would therefore still be within the control of Boulevard Care and be available for the use of their clients. That intention is noted, but cannot be guaranteed over time and as such is not considered to be a determining factor for this proposal. Although Orby House itself would no longer be

operated as a care facility, Boulevard Care as a business entity is still in operation and as noted above, intends to operate the site for use by its clients. As such, notwithstanding the alternative holiday let uses now proposed, there is still intended to be a link to the need for those with education learning disabilities to be involved with the site. That cannot be guaranteed but is noted as potentially delivering additional wider community benefit. Should an alternative operator take control of the site, the proposed uses are however, equally considered appropriate in principle, providing that the commercial elements are secured as ancillary facilities and managed by the operator of the wider site. A condition to that effect can be considered for any permission granted.

Impact on neighbour amenity

- 7.11 SP10 of the East Lindsey Local Plan sets out that development will be supported if it is designed to or unacceptably harm any nearby residential amenity.
- 7.12 The nearest neighbour to the proposal is The Woodlands to the west of the site. Landscaping and a wall separates the site from this neighbour. The closest part of the development to this neighbour is Building 1 which is one of the blocks of training flats close to the entrance to the site. This block is to be changed to holiday lets. The number of flats will remain the same in the buildings but it is likely that the number of people visiting the buildings will increase because it is likely that the occupants in the flats would currently be single people, whereas the holiday lets are more likely to be occupied by couples and some small families. The entrance to the building is on the eastern elevation and the car parking associated with the building is to the south of the neighbour. Although this parking adjoins the boundary with The Woodlands, it is separated by landscaping and the parking is not alongside the dwelling itself.
- 7.13 In terms of general impact on amenities from the development, all the single storey commercial buildings face into the site with main entrances and parking areas facing the internal courtyard area, with the exception of the parking along the western and northern boundaries which will help to reduce noise heard outside the site. The site is currently used as a training centre for people with learning disabilities and the information provided by the applicant indicates that the business has operated on the site for more than 29 years with large numbers attending the site from their other care locations and individuals attending their day service. As such there will have been a large number of vehicle movements to and from the site and the proposed use will reflect this use. Planning permission is also already in place on the site for a shop and cafe which would also be open to members of the public. The provision of the additional facilities in the amenity block would not drastically increase the number of visitors to the site so overall it is considered that the level of noise and disturbance from the site

will be similar in comparison to the existing use.

7.14 Local objections have been received with many citing noise and disturbance, along with anti social behaviour that could be created on the site from the holiday uses. Although visitors to the site may return to their accommodation at various times of the day, there would have been some traffic movements from the site outside normal operation hours due to workers and visitors to the site with the care home use. The entrance to the site sits centrally in the northern boundary, a considerable distance away from the adjoining properties. The access is onto a busy road that will already generate a certain level of noise in the vicinity. It is therefore considered that the proposal will not result in an unduly adverse increase in noise and disturbance. A condition can be attached requiring a management plan to be submitted for the site detailing how arrivals and departures of holiday guests will be controlled, along with details of how any antisocial behaviour and noise complaints will be dealt with by management. In addition a condition can be attached controlling any further lighting on the site to avoid any light pollution.

7.15 The details submitted with the application set out that the commercial uses on the site will not be open after 7pm which will help to reduce any late-night noise and traffic movements on the site.

Impact on visual amenity

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

7.17 The proposal mostly utilises the existing buildings on the site. Only minor external alterations are proposed to some of the buildings such as changing windows to doors and vice versa. The parking areas will be more formally laid out to ensure there is sufficient parking available. Hedging will be provided to form new private gardens for the holiday lets proposed in Building 5 (the former education block) and these areas will reflect the overall character of the site. This building is sited in the southern part of the complex and is not visible from public views. An external seating area is proposed to the south of the amenities building which is on an existing area of hardstanding and again is in the southern part of the complex and not visible from public views. The proposed playground is in an area of grass to the south of the buildings, away from the main road.

7.18 Overall, it is considered that the proposed development will not result in a noticeable visual change to the appearance of the site compared with the existing situation. A condition can be attached

requiring a landscaping scheme to be submitted to ensure any gaps in boundary landscaping are filled and to help soften some of the parking areas.

Highway and Pedestrian Safety

- 7.19 The majority of local objections received, along with the objection from the Parish Council, refer to concerns about increase in traffic as a result of the scheme on the already busy Gunby Road leading through the village. Concerns are also raised about the lack of a footpath into the village. LCC as Lead Local Highway Authority has recommended that the application be refused because the scheme will generate increased pedestrian movements to the site along Gunby Road. They set out that no adequate provision has been given to accommodate a safe route to and from the site for pedestrians into the village where local amenities are that visitors would use and for residents of Orby to use the proposed facilities on the site. They have set out that Gunby Road is a busy road, particularly in the summer months and the verge is narrow, offering nowhere for pedestrians to seek refuge from oncoming traffic and nor is there sufficient width for a footpath to be provided. They have concluded that "with the likelihood of increased pedestrian footfall to/from the site it will result in pedestrians attempting potentially hazardous journeys along Gunby Road which would compromise highway safety."
- 7.20 A Transport Statement has been submitted with the application and details the existing traffic movements at the site. These are as follows:
Boulevard Care Owned Vehicles: Cars and a 9-seater minibus along with three vans that visit the site several times a day;
Staff Vehicles: 5 full time staff members who drive to the site daily;
Deliveries/Other: Delivery lorries up to approx. 15 tonnes such as FedEx, UPS etc, and Call Connect buses. Average of 5-10 delivery vehicles visiting the site daily, including one monthly oil delivery and two weekly bin collections, online shopping deliveries and contractors vehicles.
- 7.21 The Transport Statement goes on to detail that there are 11 other vehicles, comprising of 8 cars and 3 minibuses that frequently visit the site also, along with the provision for visitors.
- 7.22 In terms of proposed traffic numbers and parking, the Transport Statement details the following:
Maximum number of holiday guest's vehicles would be 25 and it is anticipated these movements would be limited to twice a day for day trips;
Staff parking: 17 parking spaces. Due to shift patterns, these movements are likely to be spread throughout the day;
Visitor parking: 18 visitor spaces are provided. The shop and ice-cream parlour are proposed to be closed during the evenings so

traffic movements linked to these would be limited to during the day. The restaurant would be expected to attract most movements at lunchtime and in the evening, so spreading the movements out throughout the day.

Delivery vehicles: Several delivery vehicles will frequent the site but it is expected this number would be similar to the existing number visiting the site.

- 7.23 The Statement goes on to outline that these figures represent the predicted maximum number of vehicles entering and exiting the site as it is expected that some staff members and guests will visit the site via public transport and by bicycle.
- 7.24 The applicant has also provided a statement regarding the proposal and within this it is set out the following:
- 7.25 "Our business has operated on the site for more than 29 years, throughout this time we operated with large numbers attending the site from our care locations and surrounding individuals attending our day opportunity service. We often had up to 50 of our own in house clients from our local locations, 20 external clients arriving from local communities and staff to care for the clients, another 20. We would regularly have call connect buses collecting and dropping off clients with no issues".
- 7.26 Overall, it is clear that the existing use of the site has historically attracted numerous vehicle movements to the site. In addition, there is planning permission in place for a shop and cafe on the site that would be open to members of the public as well as those on site. In the context of that approved fallback position, the change of use of the buildings to holiday use, and the provision of the additional amenities on site is not considered to result in an unduly adverse increase in traffic movements to the site.
- 7.27 Concern has been raised about the lack of a footpath connection to Orby. It is acknowledged that this is a failing of the scheme but the previous use of the site has operated without a footpath connection and the planning permission for the cafe and shop was granted without the requirement for a footpath link. LCC as Lead Local Highway Authority for that application concluded that most users would drive to the site and as the main settlement of Orby is several hundred metres away, it is unlikely people would choose to walk. It was also set out that providing a footway connection to Orby would not meet the tests of being necessary, fair or reasonable.
- 7.28 LCC as Lead Local Highway Authority has however, now objected to the current scheme on the grounds of lack of a footway connection to Orby. Officers are of the opinion that, as LCC set out as part of the previous approval on the site, Orby village is beyond a reasonable walking distance that many people would choose to walk. Along with this, it is considered that the proposal

is unlikely to attract any significant increase in pedestrians visiting the site compared with the existing and approved uses on the site. The concern of local residents, the Parish Council and consultees are therefore noted but in this case, mindful of the extant permission and lawful use of the site, it is considered it would be unreasonable to refuse permission on these grounds.

Other matters

- 7.29 Some objections to the proposal refer to concerns about inadequate drainage at the site. The proposed holiday lets re-use existing buildings that are currently used for flats so there will not be adverse increase in foul water from this new use. The scheme as a whole re-uses existing buildings so will not increase surface water run off and no additional hardstanding is proposed. The proposal involves the re-organisation of the parking areas which may result in some additional hard standing. As a result it is considered prudent to impose a condition requiring details of drainage to be submitted to ensure the new surfacing does not cause any adverse surface water flooding. In addition, some of the existing buildings are being converted into more high intensive uses such as an ice cream parlour which may generate additional foul water and so a condition can also be attached ensuring details of foul water are to be agreed.
- 7.30 Concerns have been raised regarding the safety of children on the play area. Ultimately this would be a matter for the site management but the play area is situated in the southern part of the site, well away from the main road running along the northern boundary.

8.0 CONCLUSION

- 8.1 The proposal is for the conversion of three buildings into a total of 24 holiday lets and the conversion of one other building into a fitness suite, shop and ice cream parlour. The other two buildings on the site already have planning permission in place to change into a cafe and a shop. A play area is also proposed.
- 8.2 The proposed holiday lets utilise existing buildings and will not adversely increase the number of people visiting the site compared with the previous use of the site as a care facility. The change of use of these buildings to holiday lets will not adversely increase impacts on neighbouring properties when taking into account the previous use.
- 8.3 The proposed commercial uses can be secured as ancillary facilities by reference to their scale and manner of operation such that they are considered acceptable in principle. The scheme as a whole would re-use a number of redundant buildings in the open countryside with minimal external alterations to the benefit of the appearance of the locality. The scheme will offer 25 job opportunities which is considered to be of economic benefit to the area.

- 8.4 Although there is no footpath link to Orby village, the previous uses on the site were only accessible by vehicle and although the proposed uses will generate additional traffic to the site, this will not be an adverse increase when compared with the potential vehicular movements that the care facility experienced. The site is located in a position where external customers are more likely to drive in any event. It is considered that the lack of a footpath in this particular case is not therefore a sufficient reason to conclude that the proposal should be refused on severe highway impact grounds.
- 8.5 Overall, it is considered that the scheme will bring benefit to the local community by re-using existing buildings and providing local facilities.
- 8.6 This conclusion has been arrived at having taken into account all other relevant material considerations, none of which outweigh the reasons for the officer recommendation made below.

10.0 OFFICER RECOMMENDATION

10.1 Approve with conditions

RECOMMENDATION: Approve

subject to the following conditions:

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

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

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

Site Location Plan	Received by the LPA on 29/11/2023
Plan No. A/3764-1001	Received by the LPA on 29/11/2023
Plan No. A/3764-1002	Received by the LPA on 29/11/2023
Plan No. A/3764-1004	Received by the LPA on 29/11/2023
Plan No. A/3764-1005	Received by the LPA on 29/11/2023
Plan No. A/3764-3001	Received by the LPA on 06/12/2023
Plan No. A/3764-3002	Received by the LPA on 29/11/2023
Plan No. A/3764-3004	Received by the LPA on 29/11/2023
Plan No. A/3764-3005	Received by the LPA on 29/11/2023

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

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

Reason: The application site lies in a countryside location where unrestricted residential uses would result in unsustainable development. This condition is imposed in accordance with SP4 of the East Lindsey Local Plan and in accordance with the National Planning Policy Framework.

- 4 The areas within the building hereby permitted as an ice cream parlour, laundrette, fitness suite and toy and book shop, shall only be used as ancillary facilities to the use of the site as holiday accommodation and shall not be sold or let off separately to the rest of the application site.

Reason: The application site is located in open countryside where it would be inappropriate to permit unrestricted commercial uses. This condition is imposed in order to comply with Policy SP14 of the East Lindsey Local Plan.

- 5 The ice cream parlour, play area and shop shall not be open for customers outside the times of 08:00 - 19:00 hours.

Reason: In the interests of the amenity of nearby residential properties in accordance with SP10 of the East Lindsey Local Plan.

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

Reason: To avoid any adverse light pollution in this countryside location. This condition is imposed in accordance with SP10 of the East Lindsey Local Plan.

- 7 The materials to be used in the construction of the external surfaces of the development hereby permitted, including the materials for windows and doors, shall match those used in the existing buildings.

Reason: To ensure a satisfactory appearance to the development in accordance with SP10 of the East Lindsey Local Plan.

- 8 No part of the development shall be brought into use until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the works have been

carried out in accordance with the foul drainage strategy so approved.

Reason: To ensure the site can be adequately drained in accordance with SP16 of the East Lindsey Local Plan.

- 9 Prior to the first holiday flat or commercial use being brought into use, a Management Plan for the whole site shall be submitted to and agreed in writing by the Local Planning Authority. The Management Plan shall include details of how the site will be managed in terms of guest arrival times and guest numbers. The Management Plan shall also include details of how complaints will be handled regarding noise or adverse impacts on amenity.

Reason: To protect the amenities of local residents in accordance with SP10 of the East Lindsey Local Plan.

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

Reason: To ensure the development assimilates into its surroundings and in the interests of neighbour amenity. This condition is imposed in accordance with SP10 and SP15 of the East Lindsey Local Plan.