

**[06]** Full Planning Permission

S/177/01465/24 **APPLICANT:** Aura Soma Products Ltd,

**VALID:** 01/10/2024 **AGENT:** Evans McDowall Architects Ltd,

**PROPOSAL:** Planning Permission - Erection of 9no. dwellings with associated works, alterations to existing vehicular access and demolition of existing shop/store and erection of a detached garage to serve the existing dwelling (Rose Cottage).

**LOCATION:** AURA SOMA, SOUTH ROAD, TETFORD, HORNCastle, LN9 6QB

## **1.0 REASONS FOR COMMITTEE CONSIDERATION**

1.1 The application is presented to Committee for determination as a consequence of local representation and request by Councillor Simpson who raised a number of concerns in respect of the scheme detail and principles for development in Tetford.

## **2.0 THE SITE AND SURROUNDINGS**

2.1 The site, which is 0.65 hectares is located in Tetford, which is defined as a Large Village in the East Lindsey Local Plan. Tetford is situated in a valley and is within the Lincolnshire Wolds Area of Outstanding Natural Beauty, (AONB), located centrally within the District between Horncastle (5 miles), and Louth (9 miles).

2.2 The site is presently occupied by Aura Soma Products Limited, a business who sell coloured oils and cosmetics, and also run a training facility. The site is located to the south of South Road and is largely set behind the residential street.

2.3 Within the site are a range of one and two storey brick buildings and a tarmac access road and parking area, and a second smaller vehicular access along South Road. There is a large glass house building towards the rear of the site, and a grassed area. The site lies in Flood Zone 1.

2.4 The properties along South Road generally front the road and are detached or semi-detached houses or bungalows on reasonably spacious plots. Immediately to the south of the site is open countryside with a Public Right of Way (PROW) running along the southern boundary of the site. There are a number of other PROW in proximity to the site.

2.5 There is a single bungalow located along South Road frontage which dissects the northern boundary of the site. To the north of the site planning permission has recently been granted the development of 8 dwellings, (S/177/01999/22 and ref S/177/1913/19).

### **3.0 DESCRIPTION OF THE PROPOSAL**

- 3.1 Planning permission is sought for 9 new dwellings following the demolition of the existing buildings. One existing building would remain, Rose Cottage, which fronts the site. This building is proposed to be altered to form a single dwelling with a new garage added. All the dwellings would be detached and are proposed to be a mix of two storey and single storey properties.
- 3.2 There are proposed to be 5 x 3-bedroom properties and 4 x 4-bedroom properties.
- 3.3 Access to the site would be via the existing, westernmost vehicular access. There are currently two vehicular access points to the site, and the smaller access would be no longer used with a new dwelling replacing it.

### **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 and neighbours have been notified in writing.

#### **Consultees**

- 4.3 PARISH COUNCIL - object to the proposal due to the density of the proposed development and the size of the plots not being in-keeping with the surrounding properties. Do not object to the development of the site for residential use given that it is brownfield.
- 4.4 LCC HIGHWAYS AND LEAD LOCAL FLOOD AUTHORITY - requested that tandem parking spaces be altered. Requested the removal of a ransom strip within the site and requested further details of surface water runoff for adopted access road. Changes were made to the plans and were considered to be acceptable.
- 4.5 ENVIRONMENTAL HEALTH - due to the history of the site there is potential for the land to be contaminated. The information currently submitted does not fully establish if any contamination is present, therefore further tests are recommended prior to the decision being made. Further report was submitted to the satisfaction of the EH officer leaving only a requirement for an asbestos survey.

- 4.6 ENVIRONMENT AGENCY - noted the history of the site and recommended a remediation strategy due to the potential for contamination relating to previous uses.
- 4.7 LINCOLNSHIRE POLICE - do not have objections to the proposal. Made a number of recommendations regarding designing out crime.
- 4.8 ANGLIAN WATER - Note that there are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Commented on the wastewater treatment, used water network and surface water disposal. These issues shall be discussed in the body of the report.

### **Neighbours**

- 4.9 9 representations received raising concerns as follows:
- Concern about the state of local roads and infrastructure.
  - Nature of the roads into the village not suitable for increased number of vehicles – Salmonby Bends.
  - Houses are not appropriate for first time buyers and local people.
  - Affordable housing should be provided for local people
  - Question the need for more development with the neighbouring site being built.
  - Detrimental impact on AONB due to topography of the village.
  - Detrimental impact on wildlife.
  - Strain on local facilities which are limited.
  - The layout and density are inappropriate.
  - Concern about flood risk and pollution with the existing sewerage system already at capacity.
  - Concern about increased traffic to local roads.
  - Concern about if the parking layout is adequate
  - The existing business is not harmful to neighbouring residents.
  - Moving the business to the alternative site proposed could have a harmful impact on that site.
  - Increase in noise and smell.
  - Odour around the village indicates that the sewerage system is not coping with existing dwellings.
  - Concern that further development beyond the site would be applied for in the future.
  - Impact on infrastructure and no financial contributions to alleviate the impact.
  - Tetford is classed as a Large Village but is remote in terms of accessibility.
  - The village should be re-classified as a 'medium village'. Due to loss of facilities such as the pub it should no longer be classed as a 'large village' in the Local Plan.
  - The increased number of dwellings would increase on street parking on South Road.
  - There are 25 building plots approved in Tetford and none are affordable housing, which does not meet local need.

- All the dwellings should be affordable housing. The number of dwellings permitted to be market housing by one developer should be cumulative.
- The doctor's surgery is already at capacity.
- Question the comments from Highways regarding if the proposal would result in a reduction in vehicle movements.
- The comments from the Environmental Health Officer should be addressed prior to the decision.
- The LVA is inaccurate, referring to the site as ANOB when it is National Landscape.
- There should be no access to fields beyond the site or a ransom strip within the layout as this would allow for more development beyond the existing site.
- Concern about where storm water would be managed.

1 representation received on the grounds of:

- One representation was received relating the decline of Swifts and suggestion of provision of Swift bricks.

4.10 The Ward Councillor is aware of the application via the Weekly List.

## **5.0 RELEVANT SITE HISTORY**

5.1 A number of applications have been submitted over time in respect of the existing onsite buildings.

Other relevant applications include:

S/177/01795/05 - (adjacent site) 2 semi-detached cottages - Approved.

S/177/01273/17 - Outline for erection of 35 dwellings - Withdrawn.

## **6.0 PLANNING POLICY**

6.1 Relevant Local and National Policy 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.

6.2 The Development Plan comprises the East Lindsey Local Plan (adopted 2018), including the Core Strategy and the Settlement Proposals Development Plan Document.

### **East Lindsey Local Plan**

SP1 - A Sustainable Pattern of Places

SP2 - Sustainable Development

SP3- Housing Growth and Location of Inland Growth

SP4 - Housing in Inland Medium and Small villages

SP7 – Affordable and Low Cost Housing

SP8 – Rural Exceptions SP10 – Design

SP13 – Inland Employment  
SP22 - Transport & Accessibility  
SP23 – Landscape  
SP24 - Biodiversity and Geodiversity  
SP25 - Green Infrastructure

#### Other Local Guidance

East Lindsey Landscape Character Assessment

Lincolnshire Wolds Management Plan

The Lincolnshire Wolds Landscape Assessment (1993)

### **National Planning Policy Framework**

The National Planning Policy Framework (NPPF) (as revised 05 September 2023) sets out the national approach to achieving sustainable development through the planning system. It sets out policies to address the economic, social and environmental aspects of sustainability through the delivery of new development. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

## **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**
- **Visual Impact on AONB**
- **Layout and Design**
- **Impact Heritage Assets**
- **Residential Amenity**
- **Highway Safety and Capacity**
- **Contaminated Land**
- **Flood Risk and Drainage**
- **Ecology**
- **Climate Change**
- **Obligations/Contributions**

### **Principle of Development**

7.2 The Local Plan seeks to locate housing growth through allocations. In accordance with the NPPF, and to allow for additional growth outside of allocated sites, there are policies in the Local Plan which support windfall development in specific circumstances.

7.3 These policies allow for additional housing growth beyond that

provided through allocations, taking a hierarchical approach to delivery that seeks housing in the most sustainable location with good access to services and amenities.

- 7.4 The Local Plan aims to direct such development to the settlements identified by policy SP1, with policies SP3 and SP4 setting out the criteria which should be met.
- 7.5 Policy SP1 confirms Tetford, as a Large Village, a second-tier status settlement within the District's settlement hierarchy. The policy confirms that such settlements provide a range of services and facilities for their own needs, and also for the benefit of smaller settlements within their sphere of influence. It is noted that some objectors have commented that the village has lost some services and facilities since the adoption of the Local Plan, and the village would now be more akin to a Medium Village. However, the assessment of the application can only be carried out based on the most up to date Local Plan, therefore it will be assessed on the basis of Tetford being classed as a Large Village in the settlement hierarchy.
- 7.6 Policy SP2 effectively reiterates the presumption in favour of sustainable development as advocated by the NPPF.
- 7.7 Policy SP3 confirms that, together with the District's Towns the Large Villages will be a focus for housing growth through development of allocated sites and windfall sites in appropriate locations. The wording of Policy SP3 (4) goes on to define where appropriate windfall sites should be located, requiring them to be *within the settlement and outside of, but immediately adjacent to the developed footprint*. The policy goes on to require development to *retain the core shape and form of the settlement, not significantly harm the settlement's character and appearance, and not significantly harm the character and appearance of the surrounding countryside or the rural setting of the settlement and also be connected by a footpath*.
- 7.8 The site is not listed as one of the exclusions to development in Policy SP3(4), given that the site is a brownfield site with an existing commercial use. The site contains a number of buildings, with the footprint of the site already established as part of the core shape and form of the village, therefore it is considered that the proposal adheres to Policy SP3 (4) as an appropriate location for windfall development.
- 7.9 Policy SP3 (5) goes on to address the effect of windfall housing sites the Lincolnshire Wolds Area of Outstanding Natural Beauty (AONB) requiring that *in the AONB windfall development must*

*have regard to the policies within this Plan and great weight should be placed on conserving the landscape and scenic beauty of the Area of Outstanding Natural Beauty. Proposals for major development will only be supported in exceptional circumstances having regard to national policy.*

- 7.10 Given that the site is previously developed and directly relates to the core form of the village, it is considered that re-development of the site with housing would not significantly alter the landscape and would therefore conserve the scenic beauty of the AONB in accordance with this Policy. Further assessment of the visual impact of the development on the AONB will be undertaken in this report.
- 7.11 Therefore, the principle of re-developing the exiting commercial site is acceptable under Policy SP3, subject to satisfying other relevant policy criteria.
- 7.12 The loss of the employment use of the site should also be considered in regard to the principle of residential development on the site. The site is not allocated in the Local Plan as employment land, but the business is a significant local employer. The supporting information sets out the justification for ceasing to operate the business from this site. It is confirmed that the business is re-locating to one of the other sites operated by Aura Soma, which is also located within East Lindsey at Shire Farm. Therefore, development of the proposed site would not result in a loss of employment within the District, with the existing three sites operated by Aura Soma being rationalised into one site. The supporting information also notes that the relocation of the commercial operations would significantly reduce unnecessary vehicle movements to and from the existing site, upon roads which are not suitable for heavy traffic and therefore in line with highways policy for the area.
- 7.13 The principle of the re-development of the site for residential use is acceptable.

#### **Visual Impact on AONB**

- 7.14 As set out in the Local Plan, the AONB is protected at a national level for its landscape quality and for the purpose of protecting and enhancing its natural beauty. It is the only area so designated in the East Midlands and, as such, is of major significance both locally and nationally.
- 7.15 In terms of the East Lindsey Landscape Character Assessment 2009 (approved in 2011), the application site falls within the

Wolds Farmland Landscape Character Area (LCA). The area has been further subdivided into a number of areas. The application site is located in LCA G3 – Hainton to Totton All Saints Wolds Farmland.

- 7.16 Policy 23 of the Core Strategy affords the AONB the highest level of landscape protection, in line with national policy. Any development in the AONB is carefully considered for its impact on the character of the landscape.
- 7.17 Policy SP10 of the Local Plan asserts that the Council will support well-designed development, which maintains and enhances the character of the District's towns, villages and countryside, where possible supporting the use of brownfield land for development.
- 7.18 A Landscape Visual Assessment (LVA) has been prepared to support the application submission and the report has been undertaken in accordance with the Guidelines for Landscape and Visual Impact Assessment (GLIVA).
- 7.19 The report appraises the landscape and visual amenity of the site and provides conclusions on the impact of the development including when viewed from within the village and from the various PROW around the site.
- 7.20 In summary the LVA acknowledges that the overall landscape value is high but considered that the site itself overall has a low to medium sensitivity due to the fact that the site is currently developed with a range of buildings and large tarmacked area.
- 7.21 It is noted that the developed area of the site would extend into the area at the rear of the site which is currently an area of grass with sparse vegetation. However, the built form would reflect that of the approved layout of development at the adjoining site to the west, (application reference: S/177/01999/22 and ref S/177/1913/19 for the erection of 8no. dwellings), and therefore the extent, shape and size of the site is appropriate in this context.
- 7.22 In long views from the rear of the site, where visible due to the topography and existing vegetation screening, it is considered that the scale and massing of the development will be commensurate to the scale of development in the village and would reflect the general grain of development in this area. Whilst there would be some two storey dwellings closer to the site boundary to the south than the existing two storey building, which are located more towards South Road, the longer views of the site would be comparable to the existing situation.

- 7.23 When viewed from the village, the development would appear in-keeping with the predominantly residential character and would not significantly alter the street scene along South Road, which is the part of the site clearly visible from viewpoints within the village. There would be an additional dwelling within the South Road frontage, but this would not alter the character of the village, or the AONB.
- 7.24 The impact of lighting on the site is also required to be considered given the desire to retain the 'dark skies' character of the area. Because the layout plan indicates three, two storey detached buildings that are closer to the southern boundary, and because the use of the site would alter its occupancy from predominantly being occupied during the working day, there is potential to be an increase in light spill from the site. A lighting scheme will therefore be required by condition to demonstrate that light spill can be mitigated.

### **Layout and Design**

- 7.25 Policy SP10 of the Local states that the Council will support well-designed sustainable development, which maintains and enhances the character of the District's towns, villages and countryside, subject to meeting policy criteria.
- 7.26 The historical pattern of development has been frontage houses along main roads, including West Road and South Road, however in recent years some infilling, and back land development has been approved in the village, and as described previously in this report, the site is largely a brown field site, and the extent of proposed development is commensurate with the established form of the village.
- 7.27 Objections have been received commenting on the density of the site, considering it to be too high for the village location. However, it is noted that the density of 9 dwellings on a site of 0.65 hectares, which equates to being approximately 14 dwellings per hectare, is relatively low in general terms. It is also noted that the neighbouring site (S/177/01913/19), is of similarly low density (slightly lower, at 13.11 dwelling per hectare), and therefore the density of the site is considered to be acceptable, reflecting the immediate context of how the village has evolved.
- 7.28 The layout is considered to be acceptable, with the plots providing generous gardens which are in-keeping with the grain of development in the village.
- 7.29 The design approach of the individual dwellings, particularly

reference to plots to the rear having an agricultural character, whilst the frontage plots reflect scale, massing, and design of the existing development on South Road, is acceptable. A condition will require a full schedule of materials to be provided.

- 7.30 The National Planning Policy Framework (NPPF 2021) recognises the importance of tree-lined streets and their extensive environmental benefits; therefore, the provision of the street trees is welcomed in the development to support defining a character within the development.
- 7.31 The proposal is therefore considered to be in accordance with Local Plan policy SP10.

#### **Impact Heritage Assets**

- 7.32 Local Plan Policy SP11 is permissive of developments which preserve or enhance heritage assets and their setting. The site is not within the conservation area and there are no listed buildings in close proximity to the site that would be impacted upon by the proposed development.

#### **Residential Amenity**

- 7.33 In accordance with the NPPF, all developments are required to ensure that they would not unacceptably harm any nearby residential amenity.
- 7.34 The proposed scale, separation and fenestration arrangements ensure that the amenity of existing residents is maintained. The closest neighbouring properties are located on South Road, and the layout of the site ensures there would not be a loss of amenity in terms of loss of privacy or light, and the proposed new dwellings would not have an overbearing impact. It is noted that the existing buildings on the site are located to the rear of the dwellings on South Road, with first floor windows in proximity to the rear of the dwellings on South Road.
- 7.35 Plot 9, House Type 3A is located approximately 17m from the rear of Merrydown, located on South Road, but it not directly behind it, and it is noted that the room layout shows an obscure glazed bathroom or ensuite windows on the side of the new dwelling which is closest to the rear of this dwelling. Therefore, there would not be a loss of privacy to the occupants of Merrydown, nor would the proposed new dwelling have an overbearing impact.
- 7.36 The vehicular access is between two existing residential properties, but it is noted that the use of this access for the established business would generate traffic movements to the site,

therefore the change of use of the site and introduction of residential development would not have a significant impact over and above the existing situation in terms of traffic movements.

- 7.37 Due to the location of the site and proximity of adjoining residents, a construction management plan would be required to ensure neighbours amenity and highway safety is protected during the construction phase.
- 7.38 The layout of the site would also ensure adequate amenity provision for future occupants, without directly overlooking between properties and also, the dwellings provided are a sufficient size and layout to provide a satisfactory living environment.

### **Highway Safety and Capacity**

- 7.39 Local Plan Policy SP22 sets out the requirements to ensure that a development is sustainable and can demonstrate safe and suitable access for all transport modes. Policy SP22 requires all new development to achieve the provision of an appropriate level of off-street parking taking account of the accessibility of the location in terms of public transport and proximity to services. The development should provide for suitable off-street parking as well as cycle storage. including the incorporation of Electrical Vehicle Charging Points (EVCP).
- 7.40 The existing vehicular access adjacent to Hope Cottage is proposed to be used, which is considered to be acceptable and is wide enough to allow two vehicles to pass safely.
- 7.41 The original layout of the site showed some of the plots to have tandem parking spaces, which the Highways Officer sought to amend due to driver behaviour and the overall street scene. Whilst it is acknowledged that the use of tandem parking spaces is in accordance with the Lincolnshire Design Guide, and the use of the tandem parking allows for more green space, the layout was altered to reduce some of the tandem parking spaces. This was considered to be acceptable to the Highways Officer, who also commented on the fact that there appeared to be a 'ransom strip' on the original site layout plan. The agent confirmed that the land beyond the site boundary is in the same ownership and under the control of the applicant. Notwithstanding, the plans show an extended informal gravel track in this area to alleviate any concerns from Highways.
- 7.42 Clarification was also sought regarding the access road and if it would be adopted and the agent confirmed the road would be a

shared surface and therefore not adopted.

- 7.43 The plans show that each dwelling would be provided with an EVCP and cycle storage within the garages, which is welcomed.
- 7.44 A comment was received by an objector questioning the assertion by the highways officer in their comments that the proposed development would reduce vehicle movements to the site.
- 7.45 The highways officer clarified that; for trip rates, based on 9 dwellings on the typical trip rate of 0.5 to 0.6 per dwelling, the daily trip rate would be 4.5 to 5.4 for the development. TRICS data for 8-10 dwellings in a village location calculates the trip rate as 5, so the rate used falls in line with that. Typical trip rates for existing use class of the established site as occupied by Aura Soma's is 5-8 trips per 100 sq.m; using previous applications where the GFA was provided, the trip rate would be 5.5-8.8 daily trips. TRICS data for the lowest GFA possible for the same class use as Aura Soma (B8) is 9.781. Therefore, given the above, it was reasonable to state that the trip rate would be lower. This takes into account that should Aura Soma depart the location, and the same class use business used the space, therefore the use typical trip rate data is reasonable.
- 7.46 With regards to the on-street parking; the access is currently in use and therefore it's continued use for residential cannot be considered an unacceptable impact on highway safety. It is not for this development to improve current parking conditions, however given the parking provision provided within the development, it will not worsen existing on-street parking.
- 7.47 The proposal is therefore considered to be acceptable with regard to Local Plan Policy SP22.

### **Contaminated Land**

- 7.48 Given the commercial history of the site and the proposed sensitive end use, a Phase 1 contaminated land investigation was submitted. The Council's Environmental Health Officer reviewed the report and noted that the report identified a moderate risk to human health due to potential contamination. It was noted that whilst the desk-based study was comprehensive, the proposals for site investigation were not considered to be sufficient.
- 7.49 A further Phase 1 Geo- Environmental Assessment was submitted to address these issues, which is considered by the Environmental Health Officer to be acceptable, and no further conditions were recommended.

- 7.50 An asbestos survey to identify the location, type and amount of asbestos-containing material, and a proposal for managing and disposing of any asbestos identified is required, therefore a condition will require these details to be submitted.

### **Flood Risk and Drainage**

- 7.51 SP16 of the Council's Local Plan relates to inland flooding which requires details for foul and surface water disposal to support any planning application. All new development must show how it proposes to provide adequate surface water disposal, including avoiding impacting on surface water flow routes or ordinary watercourses. The Council will expect this to involve the use of Sustainable Urban Drainage Systems along with other appropriate design features, including the retention of any existing water features on a site.
- 7.52 The site is located in Flood Zone 1, therefore there is no requirement for a Flood Risk Assessment.
- 7.53 The drainage plan submitted shows the use of soakaways and connection to the sewerage network. Drainage is effectively covered by Building Regulations, but a condition will require the use of soakaways unless otherwise agreed.
- 7.54 It is noted that Anglian Water confirmed there is available capacity in the sewerage network and recommended informatives around this.

### **Ecology**

- 7.55 Policy SP24 requires developments to protect and enhance biodiversity and geodiversity. Given that the proposal includes the demolition of a number of existing buildings, further information has been requested from the applicant although it is considered unlikely that the buildings provide suitable habitat for protected species (bats). An updated position in this respect will be advised to committee via the Supplementary papers or verbally.
- 7.56 The Environment Act 2021 makes Biodiversity Net Gain (BNG) mandatory requirement for all applications. A minimum of 10% BNG should be included in the proposals. The supporting documents include a Biodiversity Assessment by Archer Ecology, which summarises that, provided that the landscaping shown on the plans is implemented, the site would provide a 30% net gain, which exceeds the 10% required. A condition will therefore secure the implementation of the landscaping plans along with the standard BNG condition which requires the longevity of 30 years.

## **Climate Change**

- 7.57 The supporting statement outlines measures that have been incorporated into the design of the scheme, including layout and the design of the dwellings, in order to satisfy the requirement under Policy SP2 of the Local Plan for sustainable development.
- 7.58 The Supporting Statement sets out that the proposed development includes sustainable materials and construction methodologies where possible using the fabric first approach, using energy efficient fittings, careful orientation and design of the dwellings to maximise solar gain. It is also noted that the supporting information states that the new dwellings would be fitted with air source heat pumps and solar panels, along with the provision of Electric Vehicle Charging Points. Subject to a condition to secure the use of these measure, the proposal is therefore considered to meet the requirements of Policy SP2 in this regard.

## **Obligations/Contributions**

- 7.59 Local Plan Policy SP7 advises that a 30% developer contribution towards the provision of affordable housing for development proposals in excess of 15 dwellings, will be required. As the proposal is for 9 dwellings the quantum would not trigger an affordable housing contribution. It is noted that objectors have expressed concerns about the lack of affordable housing provision in this development and in the village in general. Whilst the provision of affordable housing would be welcomed, the current Local Plan policy does not mandate this, therefore the lack of affordable housing cannot weigh in the planning balance when assessing this proposal.

## **8.0 CONCLUSION**

- 8.1 Having regard to all of the above, the design, layout and form of the proposed development would respond to the site location and its setting and would result in a small residential scheme with limited adverse impacts and so would be acceptable and in compliance with adopted East Lindsey Local Plan policy.

For the reasons explained above the application is recommended for approval, but on the basis that additional information confirming the unsuitability of the buildings as habitat for protected species is forthcoming. 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

Authority be delegated to the Assistant Director (Planning and Strategic Infrastructure) to grant approval of planning permission (with conditions) subject to receipt of additional information confirming that the site is unlikely to provide suitable habitat for protected species.

### **RECOMMENDATION: Approve**

subject to the following conditions:

1. Full Permission

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

Reason: 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 plan numbers:

Plan No.2313 PP100 Rev 01-1A

Received by the LPA on 02/10/2024

Plan No.2313 PP101 Rev 01-1B

Received by the LPA on 02/10/2024

Plan No.2313 PP001 Rev 03

Received by the LPA on 25/10/2024

Plan No.2313 PP003 Rev 02

Received by the LPA on 25/10/2024

Plan No.2313 EX001-03

Received by the LPA on 27/09/2024

Plan No.2313 PP004-00

Received by the LPA on 27/09/2024

Plan No.2313 PP005-00

Received by the LPA on 27/09/2024

Plan No.2313 PP102-00-Type 2

Received by the LPA on 27/09/2024

Plan.No.2313 PP103-00-Type 3A

Received by the LPA on 27/09/2024

Plan No.2313 PP104-00-Type 3B

Received by the LPA on 27/09/2024

Plan No.2313 PP105-00-Type 4

Received by the LPA on 27/09/2024

Plan No.2313 PP106-00-Type 5

Received by the LPA on 27/09/2024

Plan No.2313 PP107-00

Received by the LPA on 27/09/2024

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

- 3 Notwithstanding the details shown on the approved plans, all surface water run-off from the development hereby approved shall be collected and discharged through a soakaway scheme the design for which shall be based on the procedures described in [Part H of the Building Regulations relating to soakaway design (for soakaways serving under 25m<sup>2</sup>)/ BRE Digest 365 or BS EN 752-4 relating to soakaway design]. If it is found that the use of a soakaway is not suitable in this location, details of the alternative proposed scheme for discharge of surface water must be submitted to and agreed in writing by the Local Planning Authority prior to any works taking place. Before the development hereby approved is brought into use the agreed scheme must be fully implemented and thereafter so maintained.

Reason: To ensure that the site is adequately drained and to avoid pollution. This condition is imposed in accordance with SP16 of the East Lindsey Local Plan.

- 4 Notwithstanding the submitted information, full details of a foul water drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied until the works have been carried out in accordance with the foul water drainage strategy so approved.

Reason: To ensure that the site is adequately drained and to avoid pollution. This condition is imposed in accordance with SP16 of the East Lindsey Local Plan.

- 5 Prior to first occupation of any dwelling hereby permitted, the approval in writing 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 completed or in line with a timetable agreed in writing by 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 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 Prior to first occupation of any dwelling hereby permitted the details of the boundary treatments for that plot shall be submitted to and approved in writing by the Local Planning Authority. This shall include the number, species, spacing and height at planting of any new hedges, and details of any fencing and walls where appropriate. The approved details shall be completed prior to the occupation of the dwelling to which it relates and thereafter retained and maintained.

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 SP10 of the East Lindsey Local Plan.

- 7 Prior to the occupation of the first dwelling on site a management and maintenance plan for the areas of publicly accessible open space and footway links, including management responsibilities and maintenance schedules, shall be submitted to and approved in writing by the Local Planning Authority. The management of these areas shall be carried out in accordance with the details so approved.

Reason: In the interests of the amenity of local residents. This condition is imposed in accordance with SP26 of the East Lindsey Local Plan.

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

Reason: To ensure an appropriate quality of development in accordance with SP10 of the East Lindsey local Plan.

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

Reason: To ensure high quality finish in accordance with Local Plan Policy SP10.

- 10 The development shall proceed in strict accordance with the measures set out in the Construction Phase Plan Rev. 3 received by the Local Planning Authority on 4th September, 2024. The Construction Phase Plan shall remain in place until the development is completed.

Reason: In the interests of highway safety and the amenity of nearby residents. This condition is imposed in accordance with paragraph 135 of the National Planning Policy Framework.

- 11 Waste transfer notes following removal and disposal of any asbestos materials shall be sent to the Local Planning Authority to demonstrate correct disposal.

Reason: To ensure that risks from asbestos to highways, the environment, future users of the land and neighbouring land are minimised, to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors; and to avoid conflict with Policy.

- 12 If during redevelopment contamination not previously considered is

identified, then the Local Planning Authority shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the Local Planning Authority. On completion of the development the Local Planning Authority shall be notified in writing if no additional contamination was identified during the course of the development and the dwellings hereby permitted shall not be occupied until the Local Planning Authority has acknowledged receipt of the same.

Reason: To ensure adequate and appropriate remediation of the site in accordance with paragraphs 189 and 190 of the National Planning Policy Framework.

- 13 The development hereby permitted 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.

- 14 Potential condition relating to ecological mitigation if required.