

[05]

03255/25/RVC

APPLICANT: ACIS Group Ltd

VALID: 07.10.2025

AGENT: Mrs S Sorrell, Oakley Estates

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

LOCATION: Land off Stanley Avenue, Mablethorpe.

1.0 REASONS FOR COMMITTEE CONSIDERATION

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

2.0 THE SITE AND SURROUNDINGS

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

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

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

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

3.0 DESCRIPTION OF THE PROPOSAL

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

"The accommodation block hereby approved shall be used for short-term living accommodation only and only by those employed by, carrying out research for, or a student at the main faculty building on site and no one person shall live in the building for any longer than 6 months at a time. In addition, the accommodation shall not be occupied as a person's sole or main place of residence. The owners/operators of the site shall maintain an up-to-date register of the names of all occupiers of the accommodation on site, and of their main home addresses, and shall make this information available to the Local Planning Authority upon request."

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

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

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

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

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

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

4.0 CONSULTATION

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

Publicity

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

Consultees

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

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

Neighbours

- 4.9 None received.

5.0 RELEVANT SITE HISTORY

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

6.0 PLANNING POLICY

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

East Lindsey Local Plan

SP1 - settlement hierarchy
SP2 - sustainable development
SP14 – town/village centres and shopping
SP17 - Coastal East Lindsey
SP18 - coastal housing
SP22 - transport and accessibility
SP24 - biodiversity and geodiversity

Neighbourhood Development Plan

Not applicable in Mablethorpe.

Lincolnshire Minerals and Waste Local Plan

Not applicable to this application.

National Planning Policy Framework Planning Practice Guidance

Background Documents

N/110/00914/22

7.0 OFFICER ASSESSMENT OF THE PROPOSAL

Main Planning Issues

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

Principle

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

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

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

Flood Risk

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

Other Matters

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

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

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

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

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

8.0 CONCLUSIONS

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

9.0 OFFICER RECOMMENDATION

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

CONDITIONS

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

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

Received on 12 May 2022

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

Received on 21 June 2022

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

Received on 12 May 2022

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

Received on 21 June 2022

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

Received on 12 May 2022

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

Received on 21 June 2022

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

Received on 23 June 2022

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

Received on 21 June 2022

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

11. The living accommodation hereby approved shall be used for short-term living accommodation only and only by those employed by, or a student at, or in connection with a conference/training event held at the main faculty building on site. No one person shall live in the building for any longer than 6 months at a time in any 12 month period or in accordance with a Scheme of Habitation which shall have been submitted to and approved in writing by the Local Planning Authority. In addition, the accommodation shall not be occupied as a person's sole or main place of residence. The owners/operators of the site shall maintain an up-to-date register of the names of all occupiers of the accommodation on site, and of their main home addresses, and shall make this information available to the Local Planning Authority upon request.

Reason: The site is located in an area of high flood risk and the living accommodation has only been allowed in the special circumstances

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

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

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

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