

WEST LINDSEY DISTRICT COUNCIL

MINUTES of the Meeting of the Planning Committee held in the Council Chamber - The Guildhall on 8 January 2020 commencing at 6.30 pm.

Present: Councillor Ian Fleetwood (Chairman)
Councillor Robert Waller (Vice-Chairman)

Councillor Owen Bierley
Councillor Matthew Boles
Councillor Michael Devine
Councillor Jane Ellis
Councillor Cherie Hill
Councillor Paul Howitt-Cowan
Councillor Mrs Cordelia McCartney
Councillor Mrs Jessie Milne
Councillor Mrs Judy Rainsforth
Councillor Mrs Angela White (to item 58)

In Attendance:
Russell Clarkson Planning Manager (Development Management)
Jonathan Cadd Principal Development Management Officer
Martin Evans Senior Development Management Officer
James Welbourn Democratic and Civic Officer
Rachel Woollass Development Management Team Leader
Jamie Parsons Legal Advisor

Also in attendance: 21 members of the public

Apologies: Councillor David Cotton
Councillor Keith Panter

49 VARIATION OF THE AGENDA

The Chairman opened the meeting, and as an additional item of business asked the committee to vary the printed agenda as one of the planned speakers was running late.

The Committee agreed to this variation, and as a result application 140180 – Rosemary Villa, 30 Wragby Road, Sudbrooke was moved to being the third application for consideration.

50 PUBLIC PARTICIPATION PERIOD

There was no public participation at this stage of the meeting.

51 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting held on 11 December 2019 were approved as a correct record and signed by the Chairman.

52 DECLARATIONS OF INTEREST

Cllr Ian Fleetwood declared an interest in application 140180 – Rosemary Villa, 30 Wragby Road, Sudbrooke as he had received an email from the applicant. This had been sent to all Members of the Planning Committee – however no-one declared that they had responded to this email, so it did not preclude any Councillors from speaking, or voting on this item.

Cllr Ian Fleetwood also declared an interest in application 140077 – land adjacent to 2 Church Street, Glentworth as he had seen the applicant, Mrs Hazel Walker at another meeting the previous night. He did not deem himself close enough to the applicant to affect his judgment on the application.

Cllr Bob Waller declared an interest in application 140180 - Rosemary Villa, 30 Wragby Road, Sudbrooke; as the Ward Member for Sudbrooke he had decided to stand down from Committee for this application only and speak against the application as Ward Member.

Cllr Angela White declared an interest in application 140003 – 23 Greetwell Lane, Nettleham; she would speak to the Committee as Ward Member.

Cllr Matt Boles declared that on application 140111 – Land off Bowling Green Road, Gainsborough, he was the Ward Member for Gainsborough North. However, he was entering the committee with an open mind and would not be standing down from Committee.

Finally, Cllr Paul Howitt-Cowan declared an interest in application 140077 - land adjacent to 2 Church Street, Glentworth. He would speak as Ward Member to this item and stand down from Committee.

53 UPDATE ON GOVERNMENT/LOCAL CHANGES IN PLANNING POLICY

The Planning Manager (Development Management) gave an update to Committee, and raised the following:

- A planning white paper will be published in the coming months. In a briefing note published alongside the Queen's Speech, the government said the white paper was intended to "make the planning process clearer, more accessible and more certain for all users, including homeowners and small businesses". It would also "address resourcing and performance in planning departments";
- The Environment Bill will return to Parliament. The Bill was originally introduced to Parliament in the autumn but was withdrawn when the general election was called. Policies included a mandatory requirement for developers to secure an overall ten per cent biodiversity net gain in all new schemes, whilst local authorities would have to draw up spatial "local nature recovery strategies";
- The following Neighbourhood Plans (NP) were at a range of different stages:

- Spridlington NP – a report was going to Full Council on 20 January recommending that the NP be made;
- Sudbrooke NP – the examination of the NP was successful. The referendum would be held on 13 February;
- Scotton NP – the submission version (Reg16) was out for consultation;
- Bishop Norton NP – the submission version (Reg16) was out for consultation;
- Gainsborough NP – the draft version (Reg14) was out for consultation;
- Corringham NP – there had been a change of NP area. The consultation was being run again.

54 140111 - LAND OFF BOWLING GREEN ROAD, GAINSBOROUGH

Members considered a planning application for residential development of 135no dwellings, comprising one and two storey dwellings and 2no.four storey apartment buildings, with associated amenity spaces and car parking at land off Bowling Green Road, Gainsborough.

There was an officer update attached to this item:

- There had been further correspondence from the Environment Agency (EA) on 23 December. They advised that they maintained their objection, due to the way flood heights had been calculated in the breach modelling. They advise setting a site specific model, or setting floor levels at 6.71 metres.

Any decking should not encroach onto the five metre easement so that it did not impede any future improvement works.

The applicant had already taken steps to address these measures having revised the finished floor levels to meet the 6.71 metre requirement, as well as making sure the decking would not encroach onto the five metre easement.

Written confirmation was still awaited from the EA on whether they wished to withdraw their objection on the aforementioned grounds. Under planning law, there was a requirement to notify the Secretary of State if WLDC were minded to grant permission and the objection remained in place.

The officer advised that if committee was minded to follow the recommendation to approve the development, the application be delegated back to officers to ensure written confirmation that the Environment Agency's objection has been resolved prior to issuing the decision and also add any conditions they suggest to the decision notice.

A plans condition would also need to be amended to reflect the information received with regards to the finished floor levels and easement.

The first speaker to this item was Greg Bacon, the Chief Executive of ACIS Group, the applicant. He raised the following points:

- ACIS operated across 19 local authority areas, with their head office being based in Gainsborough. Half of ACIS's stock was in the Gainsborough and wider West Lindsey area;
- 60 homes had recently been completed in Saxilby for over 55s;

- There was a planned regeneration of North Parade Road in Gainsborough;
- The proposal in this application was regeneration of the area along the riverside adjacent to Wilson Street and Japan Road; the site had stood derelict for some time. The proposal was 135 properties comprising two blocks, one of which could lend itself to supported housing; a small 8 bedroomed property for high dependent housing; 36 1-4 bedroomed houses for affordable rent; 12 2-3 bedroomed houses for shared low cost ownership, and 26 2-3 bedroomed properties for outright sales;
- Sales values in the area appeared to be unbeneficial for private developers; therefore this was a 'place making' opportunity for Gainsborough. The development was heavily contingent on Homes England grant funding and grant support from the Greater Lincolnshire Local Enterprise Partnership (GLLEP);
- The total cost of the development was expected to be in excess of £20 million over a 4 to 5 year timescale;
- This development was to be seen as a cornerstone for ACIS to develop better quality housing for specialist housing need;
- The scheme allowed ACIS to undertake stock renewal in Gainsborough, and re-emphasised its commitment to West Lindsey.

Elaine Poon, representing the Growth team at West Lindsey District Council spoke in support of the development, and highlighted the following points:

- The proposal represented a large proportion of the housing target in Gainsborough. The development of this allocated site would signify a huge success by delivering one of two brownfield sites, signalling to developers that Gainsborough was open for business;
- The Gainsborough Investment Partnership was investing in this programme;
- The scheme would act as a catalyst to complete the missing section of Riverside Walk;
- The grant funding for this scheme from the GLLEP was only available until the end of January; this amounted to £2.27 million.

Members of the Committee then provided comment on the item, and also asked questions of officers. Further information was provided:

- This development was the major piece in the 'Riverside Gateway' and the development of Gainsborough, and would bring a lot to the town. This site had been a hotbed for anti-social behaviour in previous years;
- The development goes a long way towards addressing the specialist housing requirement for older people;
- Sections of the site that were subject to raised floor levels already had flood defences in place; therefore flooding was considered as 'low-risk'.

With no further comments or questions from Committee, proceedings moved to a vote as the application had been previously moved and seconded. Permission was **GRANTED** subject to the Environment Agency response and the following conditions, with the power to proceed being delegated back to Planning officers:

Conditions stating the time by which the development must be commenced:

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

Reason: To conform with Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

Conditions which apply or require matters to be agreed before the development commenced:

2. Prior to commencement a checking survey for otters shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in full accordance with any recommendations of the approved report.

Reason: To safeguard wildlife in the interests of nature conservation in accordance with policy LP21 of the Central Lincolnshire Local Plan.

3. No development shall take place until a phasing plan has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development is delivered in a structured way.

4. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v. wheel washing facilities
- vi. measures to control the emission of noise, dust and dirt during construction
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction
- viii. The means of access and routing for demolition and construction traffic.
- ix. piling and construction

Reason: In the interests of amenity and in accordance with policy LP13 of the Central Lincolnshire Local Plan.

Conditions which apply or are to be observed during the course of the development:

5. The permitted development shall be undertaken in accordance with a surface water drainage scheme which shall first have been approved in writing by the Local Planning Authority.

The scheme shall:

- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
- provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage

infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;

- provide attenuation details and discharge rates which shall be restricted to **7 litres per second**;
- provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime. No dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development.

6. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the details shown on the approved plans:

3024.03.100
3024.03.101B
3024.03.102A
3024.03.110
3024.03.111
3024.03.120A
3024.03.121A
3024.03.122
3024.03.123
3024.03.124
3024.03.125
3024.03.126B
3024.03.130B
3024.03.131A
3024.03.132A
3024.03.133A
3024.03.135B
3024.03.136A
3024.03.140
3024.03.141
3024.03.145
3024.03.150
3024.03.151
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3024.03.160
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3024.03.166
3024.03.170

and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans.

7. The development shall be carried out in strict accordance with the recommendations in the additional ecological surveys dated October 2018 by Smeeden Foreman.

Reason: To safeguard wildlife in the interests of nature conservation in accordance with policy LP21 of the Central Lincolnshire Local Plan.

8. Unless otherwise agreed in writing with the Local Planning Authority the affordable housing shall comprise of 36 affordable, 12 shared ownership, an 8 bedroom, wheelchair accessible supported living bungalow and 60 apartments split equally between two apartments blocks of shared ownership and affordable housing. Prior to occupation of these units, details of how the units will be secured and nomination agreement or similar shall be submitted to and approved in writing by the Local Planning Authority. Should an alternative scheme for affordable housing be put forward then a scheme for the provision of this affordable housing shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following –

- Statement justifying tenures proposed linking back to the Strategic Housing Market Assessment and Local Housing Needs Assessment work produced by West Lindsey District Council. The statement should also include how they have liaised with West Lindsey Strategic Housing Team and how this has informed tenure and splits proposed.
 - Type of housing, number of bedrooms, sizes of the units and any other features;
 - Marked up drawings detailing the plot numbers, housing types and sizes;
 - Details of how the units will be secured including a nomination agreement or similar.
- The affordable housing shall be retained in accordance with the approved scheme.

Reason: In order to meet a specific housing need within the district in accordance with policy LP11 of the Central Lincolnshire Local Plan.

9. Demolition and/or Construction works shall only be carried out between the hours of 07:00 and 19:00 on Mondays to Fridays; and between 08:00 and 13:00 on Saturdays, with no demolition and/or construction works on Sundays and Bank Holidays unless specifically agreed in writing by the local planning authority beforehand.

Reason: To ensure appropriate mitigation for the impact on residential amenity caused by the construction phases of the development and to accord with policy LP26 of the Central Lincolnshire Local Plan.

10. Prior to occupation, a scheme of landscaping including details of the size, species and position or density of all trees to be planted, fencing and walling shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: To ensure that a landscaping scheme to enhance the development is provided in accordance with policy LP17 of the Central Lincolnshire Local Plan.

11. Prior to occupation a schedule of landscape maintenance for a minimum period of five

years from the completion of the development of that phase has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation and the development shall be carried out in accordance with the approved details.

Reason: To ensure that an approved landscaping scheme is implemented in a speedy and diligent way and that initial plant losses are overcome, in the interests of the visual amenities of the locality and in accordance with LP17 of the Central Lincolnshire Local Plan.

12. No development, other than to foundations level, shall take place until the proposed new walling, roofing, windows, doors and other external materials have been submitted to and approved in writing by the local planning authority. The development shall thereafter be constructed in accordance with the approved details. The details submitted shall include; the proposed colour finish, rainwater goods and type of pointing to be used.

Reason: To ensure the use of appropriate materials to safeguard the character and appearance of the street scene in accordance with the NPPF and Policies LP17 and LP26 of the Central Lincolnshire Local Plan.

13. Prior to occupation, details of the design, specification, position and height of all external lighting for the apartments have been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the surrounding area to accord with the National Planning Policy Framework and local policy LP26 of the Central Lincolnshire Local Plan.

14. Development shall be carried out in full accordance of the remediation strategy detailed in the Combined Stage 1/Stage 2 Geo-Environmental Report AC1/01rem1.

Reason: In order to safeguard human health and the water environment in accordance with policy LP26 of the Central Lincolnshire Local Plan.

15. Prior to occupation, details of the design, specification, position and height of any external lighting for the apartments have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be carried out in accordance with the approved details.

Reason: To protect the surrounding area to accord with the National Planning Policy Framework and local policy LP26 of the Central Lincolnshire Local Plan.

16. The permitted development shall not be occupied until a Travel Plan is submitted to and approved in writing by the Local Planning Authority. Those parts of the approved Travel Plan that are identified therein as being capable of implementation before occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented for as long as any part of the development is occupied and those implemented following occupation shall be retained thereafter.

Reason: In order that the permitted development conforms to the requirements of the National Planning Policy Framework, by ensuring that access to the site is sustainable and

that there is a reduced dependency on the private car for journeys to and from the development.

17. Before any dwelling is occupied, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority.

Reason: In the interests of safety, to avoid the creation of pedestrian trip hazards within the public highway from surfacing materials, manholes and gullies that may otherwise remain for an extended period at dissimilar, interim construction levels.

Conditions which apply or relate to matters which are to be observed following completion of the development:

18. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building(s) or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that an approved landscaping scheme is implemented in a speedy and diligent way and that initial plant losses are overcome, in the interests of the visual amenities of the locality in accordance with policy LP17 and LP26 of the Central Lincolnshire Local Plan.

55 140132 - LAND OFF STALLINGBOROUGH ROAD, KEELBY

Members considered an application for the erection of a new single storey retail unit, including associated hard and soft landscaping within the site boundary at land off Stallingborough Road, Keelby DN41 8JA.

The Planning Officer provided a verbal update to this item:

- Condition 9 of the recommendations contained a number of infrastructure features which may cause problems in achieving the design and extent of the footpath leading to the proposed store. Work was still ongoing with this condition, but Committee support for the development was still recommended with the caveat of a deferral to officers to allow the Planning authority to maintain control, whilst also allowing the applicant time to discuss the aspect. In the officer's opinion, this would lead to a successful resolution. If this could not be resolved, the application would have to return to Committee;
- Condition 3, which contained information on contamination had been updated following a conversation with Environmental Health colleagues at West Lindsey

District Council. This indicated that the area of concern related to the access road in the former farmyard area, rather than the whole site.

Condition 3 would therefore read 'No development of the access road shall take place.....' rather than 'No development shall take place.....';

- Additional consultee responses had been received from neighbours from Riby Road, Eastfield Road and Dixon Close; none of these consultees raised additional comments that hadn't already been considered in the report. One letter of support from Dixon Close had been received.

The only speaker on this item was Matthew Wilkinson, a Development Manager at Lincoln Co-operative (Co-op), the applicant. He raised the following points:

- The Co-op wanted to focus on:
 - Providing valued services;
 - Growing the local economy;
 - Health and wellbeing;
 - Looking after the local environment.
- The Co-op sought to provide a store in Keelby to meet these values and had recently developed similar schemes in West Lindsey;
- The application sought to construct a single storey store with a modern shopping environment;
- The store would offer a selection of 'on the go' foods amongst other items;
- There were severe reservations from the Co-op about condition 9 relating to the footpath. The wording was a big concern as there were too many unknown risks on land that was beyond the applicant's control and there would be unknown costs. Also required would be the demolition of the farm building.

There was adequate opportunity to cross using the existing road network, and this had been advised by a Planning Consultant employed by the applicant, who in turn referred to paragraph 55 of the National Planning Policy Framework (NPPF).

Members were asked to consider the application minus condition 9. If this was deemed unacceptable, then there would be further discussions with West Lindsey District Council (WLDC) Planning Officers;

- In summary, the Co-op wanted to provide a food store with parking spaces. The store would employ 15 staff recruited from the local area.

The Planning Officer responded to the public speaker only to say that condition 9 requiring the provision of a public footpath remained important.

Note: Cllr Owen Bierley declared an interest as this development was in his Ward. He had not been involved in any discussions on the application, and came to Committee with an open mind.

Following the introduction and the contribution from the speaker, Members asked questions of officers and provided comment. Further information was provided:

- The applicant had indicated that the Coop would be looking to be onsite in the spring of 2020. There were also two outline applications (140100 and 140099) which would

- be considered separately, at a later date for a medical centre, and 80 dwellings;
- Many of the objections to this application had related to Highways concerns. The applicant had undertaken, through their consultants, a Traffic Impact Assessment. In the morning peak hour there would be 60 - 2 way movements, and in the afternoon 80 - 2 way movements.

Officers at WLDC had asked Lincolnshire Highways to take another look at the site access. The findings were that if the access location were changed, most of the traffic generated by the store would still use South Street and would be broadly similar to that proposed but would shift further the impact onto Stallingborough Road. The benefits to South Street would be minimal; therefore, as the site was also allocated for development, WLDC Planning officers did not consider that it would be correct to recommend refusal on those grounds;

- The NPPF talks specifically in relation to the impacts on the vitality and viability of town centres. There were a number of assessments that could be required, but these did not apply in rural locations such as Keelby;
- Competition in this instance would not be a material planning condition;
- There would be 25 spaces in the car park that would be a benefit to users of the proposed store;
- Highway regulations would be dealt with by other authorities; regarding highway parking, Lincolnshire Highways had deemed the arrangements in this application safe under NPPF paragraphs 102-104, and 109.

The application had previously been moved and seconded, taking into account the amendment proposed by the Planning Officer. Following the vote, the application was **GRANTED** subject to conditions, which included continued discussions over condition 9 between the planning authority and the applicant. Therefore the application was deferred back to officers to allow the Planning Authority to maintain control, whilst allowing the applicant time to discuss aspects to gain a successful resolution.

Conditions stating the time by which the development must be commenced:

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

REASON: To conform with Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

Conditions which apply or require matters to be agreed before the development commenced:

2. No development, including ground works, shall take place until, the applicant has arranged for an archaeologist recognised by the Local Planning Authority to carry out an archaeological watching brief (along the lines of 4.8.1 in the Lincolnshire Archaeology Handbook 2016) during all stages of the development involving ground disturbance in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Such arrangements shall include provision for the observation, recording and recovery of artefactual evidence and post-excavation analysis. Fourteen days' notice shall be given to the Local Planning Authority prior to the commencement of works. A report of the archaeologist's findings shall be submitted to the Local Planning Authority within two months of the last day of the watching brief, or such longer period as may be agreed by the Local Planning Authority, and shall include arrangements for the conservation and long-term

storage of artefacts removed from the site.

REASON: To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible and in accordance with policy LP25 of the Central Lincolnshire Local Plan and the provisions of the National Planning Policy Framework, notably section 16, paragraph 199.

3. No development of the access road shall take place until, a contaminated land assessment and associated remedial strategy, together with a timetable of works, have been submitted to and approved in writing by the Local Planning Authority (LPA) and the measures approved in that scheme shall be fully implemented. The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically in writing:

- a) The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.
- b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.
- c) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.
- d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.
- e) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

REASON: In order to safeguard human health and the water environment and identify potential contamination on-site and the potential for off-site migration in accordance with Central Lincolnshire Local Plan policy LP16.

4. No development shall take place until a Construction Management Plan and Method Statement has been submitted to and approved in writing by the Local Planning Authority which shall indicate measures to mitigate against traffic generation and drainage of the site during the construction stage of the proposed development. The Construction Management

Plan and Method Statement shall include;

- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- wheel washing facilities and;
- strategy stating how surface water run off on and from the development will be managed during construction, including drawing(s) showing how the drainage systems (permanent or temporary) connect to an outfall (temporary or permanent) during construction. The Construction Management Plan and Method Statement shall be strictly adhered to throughout the construction period.

REASON: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction and to ensure that suitable traffic routes are agreed.

Conditions which apply or are to be observed during the course of the development:

5. No development above damp course level on the building shall take place until full details of facing and roofing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

REASON: To ensure a satisfactory external appearance of the development and ensure the proposals uses materials and components that have a low environmental impact in accordance with policy LP17 and LP26 of the Central; Lincolnshire Local Plan.

6. Notwithstanding the approved plans details of the species of trees proposed to be planted on site shall be submitted to and approved in writing by the Local Planning Authority before the development progresses beyond damp course level.

REASON: To ensure a satisfactory external appearance of the development and to maintain biodiversity in accordance with polices LP17, LP21 and LP26 of the Central Lincolnshire Local Plan.

7. All planting, seeding or turfing comprised in the approved details of landscaping (as amended through condition 6) shall be carried out in the first planting and seeding season following the occupation of the building(s) or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

REASON: To ensure that an approved landscaping scheme is implemented in a speedy and diligent way and that initial plant losses are overcome, in the interests of the visual amenities of the locality (and occupiers of adjacent buildings – where appropriate) and in accordance with polices LP17, LP21 and LP26 of the Central Lincolnshire Local Plan.

8. Before the store is first brought into use the access, parking (including for bicycles), turning and servicing areas shown on the approved plans shall be completed in accordance with the approved designs and details and thereafter shall be made available at all times for their designated purposes.

REASON: As recommended by the Highway Authority to ensure the timely provision of the facilities and their retention and in the interests of highway safety and capacity and in accordance with policy LP13 and LP26 of the Central Lincolnshire Local Plan.

9. The development hereby permitted shall not be occupied before a 2 metre wide footway along the site frontage to connect the development to the existing footway network on the South Street/ Stallingborough Road junction, has been provided in accordance with details that shall first have been submitted to, and approved in writing by, the Local Planning Authority. The works shall also include appropriate arrangements for the management of surface water run-off from the highway and tactile crossing points on South Street and Stallingborough Road.

REASON: To ensure the provision of safe and adequate pedestrian access to the permitted development, without increasing flood risk to the highway and adjacent land and property and in accordance with policy LP13 of the Central Lincolnshire Local Plan.

10. Before the store is first brought into use the surface and foul drainage system shown on approved plans and document shall be implemented in full and shall be maintained as such thereafter.

REASON: To ensure the site is adequately drained and contamination does not occur and in accordance with policy LP14 of the Central Lincolnshire Local Plan.

11. No external lighting shall be erected until, details of the type, position and angle of glare on the floodlights, (including measures for ensuring that light does not shine directly on the highway housing opposite or is visible to highway users to the detriment of highway safety nor residential amenity) shall have first been submitted to and approved in writing by the Local Planning Authority, The details and measures approved shall be carried out and maintained thereafter whilst the use subsists.

REASON: To avoid drivers being dazzled or distracted in the interests of highway safety and to protect residential amenities of adjoining occupiers in accordance with policies LP13 and LP26 of the Central Lincolnshire Local Plan.

12. Before the retail store is first brought into use details of any extract/refrigeration plant and equipment proposed and measures to mitigate noise from including its acoustic performance shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed only in strict accordance with approved scheme and maintained as such thereafter.

REASON: To protect residential amenity in accordance with policy LP26 of the Central Lincolnshire Local Plan.

13. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following

drawings: 101 rev P1, 112 rev P1, j1830-00101 rev A, j1830-00103 rev B, j1830-00104 rev B, j1830-00105 rev B, j1830-00106 rev B, j1830-00107 rev B, j1830-00108 rev A, j1830-00110 rev A, and reports Air Quality Assessment, Archaeological Evaluation (KESR18), Bat Survey by Scarborough Nixon, Ecology & Protected Species Survey by Scarborough Nixon, First Report of Noise Impact Assessment by S& D Garritt Ltd, Surface Area Drainage Strategy by York Sills Limited and Delivery and Associated Noise Plan Keelby.

The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

REASON: To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework and policies LP2, LP6, LP13, LP14, LP17, LP21, LP25 and LP26 of the Central Lincolnshire Local Plan.

Conditions which apply or relate to matters which are to be observed following completion of the development:

14. The retail store hereby permitted shall not be open to customers outside the following times: 7 am to 10 pm each day and deliveries to and from the site shall also not occur outside of the following hours 7am to 7pm (including waste disposal services).

REASON: To protect the amenities of adjoining properties and the locality in general in accordance with policy LP26 of the Central Lincolnshire Local Plan.

15. There shall be no outside storage of goods, materials equipment or any other articles on the site otherwise than in the defined screened service yard.

REASON: In the interest of residential and/or visual amenity in accordance with policy LP26 of the Central Lincolnshire Local Plan.

56 140180 - ROSEMARY VILLA, 30 WRAGBY ROAD, SUDBROOKE

Members considered a planning application for demolition of the existing dwelling and erection of a large house of multiple occupation (sui generis use class) with associated access alterations, vehicle parking and landscaping at Rosemary Villa, 30 Wragby Road, Sudbrooke, Lincoln LN2 2QU.

There was no update to this application from officers at the start of the item.

The first speaker to this application was Councillor Peter Heath from Sudbrooke Parish Council. He raised the following points of view:

- The Sudbrooke Neighbourhood Plan (NP) was due to go to referendum in February; as it had been examined, it should be taken into account;
- Policy 1 of the proposed Sudbrooke Neighbourhood Plan related to additional development, in that it would be supported provided that there was clear support from local residents. Applicants were encouraged to agree a scope and a consultation with Sudbrooke Parish Council prior to development taking place. A consultation statement should accompany the planning application;
- Development proposals for smaller homes for younger individuals, as well as specialist homes for older people with specific needs would be encouraged;

- Extensions and alterations to homes was considered under Policy 2 of the Sudbrooke NP. This allowed extensions and alterations that were sensitive to the character of the area. This policy only applied where planning permission was required;
- Extensions and alterations within the parish where planning permissions would be required would be supported when the following criteria were met:
 - Size, scale and materials should be in-keeping with the surrounding area;
 - Extensions and alterations do not result in the reduction of the private amenity of neighbouring residents through overlooking, overshadowing, loss of light or an overbearing appearance;
 - There should also be no adverse effect on the amenity benefits for the community, or for the landscape or local wildlife;
- The parish council did not object to the redevelopment of the site provided that it complied with sections 1 and 2 of the proposed Sudbrooke Neighbourhood Plan; the current application did not do so;
- There had been conflicting advice from WLDC officers on the 'loss of light'. This was a national guideline, and it had been incorrectly stated that this development did not breach it. However, when this was pointed out WLDC stated that this 'loss of light' guideline had not been adopted;
- Despite Lincolnshire Highways having no objection to additional traffic near to the junction of the A158 and Scothern Lane, Sudbrooke Parish Council remained concerned for public safety.

The second speaker to the application was Mr Vaddaram, the applicant. He raised the following points:

- A response had been given to all objections previously;
- Against the Central Lincolnshire Local Plan specifically, the following points were raised:
 - LP1 – this application delivered the core aim of the policy, sustainable development;
 - LP2 – this proposal did not add any additional dwellings in the village;
 - LP3 – the local plan's aim was to facilitate new dwellings;
 - LP7 – this development would deliver high quality sustainable visitor facilities, and respected the environment of the existing settlement;
 - LP10 – developers were expected to contribute to housing needs; this development helped to support mixed and balanced communities;
 - LP17 – the development was a replacement dwelling for the structure currently on-site;
 - LP26 – in-depth analysis of these principles had been carried out within the application and in the report;
- Against the objections on the Design and Access Statement, the following points were raised:
 - 5.22 – contrary to comments this application was not for a block of flats and did not block any features in the village;
 - 5.23 – the application complied with LP10 and LP26 of the Central Lincolnshire Local Plan (CLLP), and respected the NP;
 - 6.2 – the A158 was the main arterial road into Lincoln; however it was still considered as a residential street within Sudbrooke;
 - 6.3 – new proposals were in-keeping with the streetscene, scale, massing and design;

- 6.5 – Sudbrooke Parish Council's claim that Martin Evans was not a Senior Planning Officer at WLDC was refuted;
- 6.6 – it was not disputed that Sudbrooke was an attractive village; however this dwelling would raise the general standard in the area;
- 6.7 – the applicant disagreed with Sudbrooke Parish Council and felt that he had demonstrated that the application conformed to all policies stated;
- 6.9 – as an applicant, was confident that this type of development was needed in the locality;
- 6.11 – demonstrated beyond all reasonable doubt that this development did meet all policies mentioned.

The third speaker was Andy Clarke, the son in law of the resident of 28 Wragby Road in Sudbrooke, which was next door to the proposed application (Andy was speaking on his behalf). The following points were raised:

- A smaller scale development would be happily supported;
- The original report for this application intimated that the '45 degree line' for lighting would not be exceeded at the rear of the property; however it appeared that the original plans were incorrect and the 45 degree line would be exceeded. However, following conversations with planning officers at WLDC it had been revealed that the 45 degree policy was not a WLDC policy; it was a national guideline that had not been adopted.
- This development would have an impact on outlook and light; there were also questions around why this policy had been mentioned in the original report by way of supporting the application;
- There was a belief that the proposed building would contravene neighbouring residents rights under Right of Light Act 1959;
- Believe that side windows would fail a '25 degree' daylight/sunlight test;
- The Planning Officer stated that the 'right to light' was not a planning consideration; although it should be absolute if light had been enjoyed for over 20 years by the neighbour, which it had in this case;
- LP26 of the CLLP had been used in the report to recommend approval;
- The side windows of 28 Wragby Road are the only windows into the dining room; the new development would cause a loss of light to that property;
- In the opinion of Mr Clarke, a significant amount of support for the application had come from the applicant, as evidenced on the internet and social media. The majority of the comments had been added on the same day.

The final speaker was Councillor Bob Waller, the Ward Councillor for Scothern and Sudbrooke. He raised the following points of view:

- On 11 December Cllr Waller spoke against the application at that night's Planning Committee; he had heard nothing since to change his mind;
- This was an application for a holiday let being brought to committee as a House of Multiple Occupancy (HMO). If at a later date it was deemed a business, there would be a long battle over enforcement which would not be good for anybody;
- There was an existing HMO on Manor Drive in Sudbrooke for young adults. Residents did not object to HMOs as long as they were controlled correctly;
- The objection was not to the site being developed per se; but getting a development

in keeping with the character of the area whilst conforming with the NP;

- Previous allegations that the application would be rejected because of the applicant's ethnic background were upsetting;
- The application went against the NPPF, the CLLP and the Sudbrooke NP;
- Nationally, local communities were encouraged to develop a NP for their weight in planning applications; it had taken a lot of work to get Sudbrooke NP to this stage.

Note: Following his contribution, Councillor Waller left the Chamber.

Planning Officers and the Legal Representative responded to some of the points raised by the public speakers:

- Planning officers had formulated their report on planning considerations; the right to light was a private matter to be decided outside of the planning regime;
- Sudbrooke NP had not been to a referendum; therefore regard could be given to it but it did not carry substantial weight;
- The application was being considered against the development plan which here was the CLLP; the NP would not yet be part of the statutory development plan unless the upcoming referendum returned a 'yes' vote. The weight given to the NP would be as an emerging policy;
- Policy 1 of the Sudbrooke NP referred to additional residential development; this was considered as replacement housing with no net gain in housing numbers. Policy 2 referred to extensions to existing dwellings; this was not an extension or an alteration and the policies were not considered to be applicable;
- The right to light would not be relevant and would be a private matter considered outside of the planning regime; however loss of light would be a planning issue. Officers would recommend that the development would not lead to the amenity of neighbouring properties being 'unduly harmed';
- The application under consideration is for a large HMO; any other unauthorised use would be a matter for enforcement.

Members then provided their comments on the report, and asked questions of officers. Further information was provided:

- Most journeys in and out of this property would be made by car due to its location in Sudbrooke; the A158 provides a barrier between the property and the main part of the village. The nearest railway station was in Lincoln. There was a bus service for the village for journeys into Lincoln, and to the coast;
- LP1 of the CLLP made reference to sustainable development, and growth that brings benefit to all sectors of the community;
- This village was in the 'Wragby Road character area'; currently this dwelling was a single family residence rather than an HMO;
- The government would allow demolition of the current dwelling, subject to the type of demolition being employed. The demolition would also be subject to the site's restoration.

Two courses of action had been moved and seconded; the first of these to be voted on was refusal, with the second option being to grant the permission as written in the report. The vote on refusal was successful so then it became the substantive recommendation.

Following a further vote, planning permission was **REFUSED**, as it would be contrary to LP1, LP13, LP18 and LP26 of the Central Lincolnshire Local Plan, along with Paragraph 127 sections a,b,c,d and f of the National Planning Policy Framework.

The proposal does not meet the requirement to deliver sustainable growth, growth that is not for its own sake, but growth that brings benefits for all sectors of the community- for existing residents as much as for new ones. The proposal would intensify the use of the site and is in an unsustainable location, physically separated away from the main settlement by the A158 (Wragby Road), leading to an overreliance on the private car and lack of public transport to access the proposal and for occupants to access services and facilities in Sudbrooke and beyond resulting in a failure to minimise the need to travel and, where travel is necessary, to maximise opportunities for sustainable modes of travel. The proposal is not located where travel can be minimised and the use of sustainable transport modes maximised.

The proposal has unacceptable design principles as it would harm the coherent group of four dwellings and would discord with the character of the area. The proposal would not function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; would not be visually attractive as a result of good architecture, layout and appropriate and effective landscaping; would not be sympathetic to local character and history, including the surrounding built environment and landscape setting, and would not amount to appropriate innovation or change; would not establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; and would not create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users. Therefore, the proposal is not sustainable development and is contrary to Policies LP1, LP13a, LP18 and LP26 of the Central Lincolnshire Local Plan and Paragraph 127 a to d and f of the National Planning Policy Framework.

Note: Following the conclusion of this item, Councillor Bob Waller returned to the Chamber.

57 140077 - LAND ADJ 2 CHURCH ST GLENTWORTH

Members considered an application for 1no. dwelling, including the upgrade of access, private drive and new associated garage – a redesign of approved plot 2 under application number 135838.

There were no officer updates at the start of this item.

The first public speaker to the item was the applicant, Mrs Hazel Walker. She raised the following points:

- People at neighbouring properties and the parish council had raised issues that had previously been dealt with;
- The applicant wanted a site to build a dream home; the principle of a new home had previously been established;
- Legislation encouraged the fact that designs should not be imposed unnecessarily;
- Materials had been used in the design that were more complementary of the surrounding area;
- There was no need in the location to develop a second dwelling that mirrors the

property on Plot 1 – this was supported by Planning officers;

- The footprint of the proposed development had increased on the northern end of the site, without any implications for the south of the site;
- The revised design was not significantly larger in mass to the original dwelling;
- The windows were no higher than previous designs and would not overlook any amenities;
- The twisting of the building did not create any element of overlooking or loss of privacy;
- The proposal would not have a negative impact on any views; in fact it was considered that the proposal would be less detrimental than the previously approved design;
- Foul sewage would be discharged into a private sewage plant; this solution had been deemed acceptable by an ecologist, as well as Natural England;
- The approach taken by the applicant toward potential harm to species had been supported by Natural England and was not a consideration.

The second speaker was Mr Styles, an objector to the application, speaking on behalf of his family and a neighbour. He raised the following points of view:

- A stretch of the private lane accessing the property was owned by the neighbour;
- The first application on the site was not objected to, despite others in the village raising their objections. The vendor in that application kept residents well informed throughout the design process, and talked about two $\frac{3}{4}$ sized houses which was deemed acceptable;
- Objections to the application included:
 - It would be impossible to manoeuvre a fire engine in the lane;
 - A dustbin lorry could not access the lane;
 - An inadequate sewer was discharging waste into the village sewer, which floods every time it rains. Anglian Water had not corrected a problem which has existed for years;
 - Permission had been granted for two $\frac{3}{4}$ sized houses; the present application was for a 5 bedroomed house with a significant sized workshop;
 - There was potential for 5 or more cars daily accessing the site;
 - The demand on the sewer would create even more foul water and would affect water voles;
 - This proposal could set a precedent for the adjoining plot; the proposal was too big and out of place in the centre of the village. This was the wrong development in the right place.

A second objector, Mr Hall spoke to the application, making the following points:

- Mr Styles objected to the initial application; there was consternation that this first application had never appeared at Planning Committee. It had been dealt with by delegated powers by WLDC officers;
- The need for two properties on this access road was contested;
- Endorse everything that previous speaker had outlined. In addition, this application merited a site visit.

The final speaker to this application was Councillor Paul Howitt-Cowan, the Ward Member

for Hemswell, which included the village of Glentworth. He raised the following points:

- This application and its predecessor remained controversial in terms of their access and drainage;
- The original application was preferable to the current planning application;
- The proposed redesign was the main objection, with a focus on the proposed build;
- Glentworth was a community that treasured its conservation area, whilst embracing qualified change. Under the NP, any new housing should be sympathetic to the parish's rural and diverse character. The application would change the outlook of neighbouring residents;
- The new proposal would have an increased ridge height of 8.1 metres, an increase from the initial 7.5 metres;
- The redesign on plot 2 was not sympathetic;
- Glentworth NP section 3.1 supported development proposals where the design and detailing complemented the established character of the village. This was developed further at 3.1.1 – the ways in which overall scale, proportion and massing related to neighbouring buildings;
- The montages in the report were taken in the summer when the surrounding trees were in leaf; it was a very different viewpoint when leaves have been shed, as there would be no canopy as suggested in the report. Screening would be less effective in Autumn and Winter;
- The roof of the proposed dwelling would be visible above the canopy of trees and hedging;
- Concerns remained on the amended design; the fallback of the original application would be preferable.

Note: Following this contribution, Councillor Paul Howitt-Cowan left the Chamber.

Planning officers present responded to points made during the public speaking section of the committee, as well as answering queries from Members. Further information was provided:

- The site in question already had planning permission for one dwelling. One of the key material changes was the new NP, with protected viewpoints. The 'gateway' view of the village provided a first impression of this rural settlement. This proposal, in the opinion of officers would blend in and not stand out;
- There was a garage area to the front of the development, with extensions to the rear. There was an existing pond to the rear of the property;
- If the application were to be granted, any permitted development rights to further extend the property should be withdrawn;
- There was a likelihood of Great Crested Newts in the pond. They were considered a 'low risk', and there were proposals for mitigation should they enter the area. Natural England have advised following the ecologist's recommendations.

A site visit to decide whether the proposal reflected the topography of the site was moved and seconded, a change to the printed officer recommendation.

Following a vote, this application was **DEFERRED** to allow for a site visit to take place.

58 140003 - 23 GREETWELL LANE, NETTLEHAM

Note: Councillor Paul Howitt-Cowan re-joined the meeting before the start of this item..

Members considered an application for an outbuilding to be used as a beauty salon at 23 Greetwell Lane, Nettleham, Lincoln LN2 2PN.

There was no officer update on this item.

The first public speaker on this item was Ms Hindle, the owner of 23 Greetwell Lane. She raised the following points:

- Alterations had been made to the design of the salon following comments made on the planning portal;
- The cabin would no longer be visible from the conservation area in Nettleham;
- Due to her husband's shift pattern, the applicant could not work in any other salons. She wanted to work, and would only treat one customer at a time. There was ample parking available on the driveway; currently the family only had one car;
- The cabin was designed to look like a summer house;
- Lincolnshire County Council as the Highways authority and the lead local flood authority had concluded that local development was acceptable. Access to the salon would be via the footpath between 23 and 25 Greetwell Lane;
- All treatments offered were relaxing, so there would be no noise. The salon would add another service to the village;
- Since the application had been submitted the applicant had worked positively with the Planning department.

The second and final speaker was Cllr Angela White, Ward Member for Nettleham. She raised the following points:

- Cllr White supported the objection from Nettleham Parish Council; the proposed building was inappropriate on this site;
- The salon building would protrude over side fences, impacting the view;
- The UPVC cladding was unsuitable, which had been stated in the parish council's objections, and outlined in Nettleham NP section d6a;
- Cllr White would disagree that UPVC cladding was used in neighbouring properties. Owing to the height of the structure, it would be contrary to Nettleham NP section d6c;
- The site had potential for increased noise, lighting and parking. There were already 3 beauty salons in Nettleham and other business rentals in the village.

Note: Following her contribution, Councillor White left the Chamber and did not return.

Officers responded by acknowledging the issues that Nettleham Parish Council had raised on the design of the salon, but reminded Members that had this been for domestic rather than commercial use and set slightly into the site, it would not have required planning permission. The salon would be in a domestic garden, and the building would not be out of keeping or character for the area.

Neighbours had raised concerns on the air conditioning units; officers believed this could be provided subject to a condition imposed on the applicant.

Members provided comment, and highlighted that Nettleham was characterised by substantial houses on large plots, and the risk of extra traffic. Praise was given to the objections, as in one Member's view they had responded to the objections that had been made.

The development was seen as sustainable for Nettleham, as well as creating employment in the village.

Because of the transition between treatments, there would be a separation of one person leaving and another visiting the premises.

The application was duly moved and seconded, and following the vote planning permission was **GRANTED** subject to conditions:

Conditions stating the time by which the development must be commenced:

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

Reason: To conform with Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

Conditions which apply or require matters to be agreed before the development commenced:

None

Conditions which apply or are to be observed during the course of the development:

2. The building hereby approved shall not be erected or located on site until details of foul and surface water drainage details have been submitted to and approved in writing by the Local Planning Authority. The building shall not then be first brought into use until the approved drainage strategy and details have been fully implemented on site.

Reason: To ensure adequate drainage facilities are provided for the development in accordance with policy LP14 of the Central Lincolnshire Local Plan and Policy D6 of the Neighbourhood Plan and guidance within the NPPF.

3. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings: Site Plan including elevations and floor plan received on 13th November 2019 and Design and Access statement. The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework and policies LP1, LP13, LP17 and LP26 of the Central Lincolnshire Local Plan and Policies D4 and D6 of the Neighbourhood

Plan.

4. No external air-conditioning units or other plant shall be installed on the building or within the site until details have been submitted to and approved in writing by the Local Planning Authority. They shall then only be installed in accordance with the approved details.

Reason: In the interest of neighbouring amenity in accordance with LP26 of the Central Lincolnshire Local Plan and guidance within the NPPF.

5. The 1.8 metre close boarded fence proposed along the rear eastern boundary of the site shall be erected prior to the erection or locating of the building on site and shall thereafter be retained in perpetuity for the lifetime of the development.

Reason: To minimise visual impact on the surrounding area in accordance with Policy LP26 of the Central Lincolnshire Local Plan and Policy D4 of the Neighbourhood Plan and guidance within the NPPF.

Conditions which apply or relate to matters which are to be observed following completion of the development:

6. The use as a beauty salon hereby permitted shall only operate during the hours of 9am to 5pm Monday to Saturday with no Sunday or Bank holiday opening.

Reason: To protect the amenities of adjoining properties and the locality in general in accordance with policy LP26 of the Central Lincolnshire Local Plan.

7. No more than 1 therapist shall operate and no more than 5 customers shall be treated on the premises in any one day, with no more than 1 customer being present on the site at any one time.

Reason: To avoid the unacceptable loss of amenity to nearby premises through the inappropriate scale of the business and impacts relating to noise and disturbance in accordance with policy LP26 of the Central Lincolnshire Local Plan.

8. The use of the beauty salon hereby approved shall only be operated by the occupiers of No 23 Greetwell Lane Nettleham LN2 2PN and at all other times as incidental to the enjoyment as residents of it.

Reason: To ensure that the running of the beauty salon is tied to the occupiers of the host dwelling and does not become a separate business use in the interest of residential amenity and in accordance with Policy LP26 of the Central Lincolnshire Local Plan.

59 DETERMINATION OF APPEALS

The appeals were noted.

The meeting concluded at 8.34 pm.

Chairman