

WEST LINDSEY DISTRICT COUNCIL

MINUTES of the Meeting of the Planning Committee held in the Council Chamber - The Guildhall on 2 November 2022 commencing at 6.30 pm.

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

Councillor Matthew Boles
Councillor David Cotton
Councillor Michael Devine
Councillor David Dobbie
Councillor Steve England
Councillor Mrs Jessie Milne
Councillor Peter Morris
Councillor Roger Patterson
Councillor Mrs Judy Rainsforth
Councillor Jeff Summers
Councillor Mrs Angela White

In Attendance:
Russell Clarkson Development Management Team Manager
George Backovic Development Management Team Leader
Martha Rees Legal Advisor
Ian Elliott Senior Development Management Officer
Joanne Sizer Area Development Officer
Andrew Warnes Democratic and Civic Officer

Also In Attendance: Sixteen members of the public

Apologies: Councillor Cherie Hill

61 PUBLIC PARTICIPATION PERIOD

There was no public participation at this point in the meeting.

62 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

RESOLVED that the minutes of the meeting of the Planning Committee held on Wednesday, 5 October 2022 be confirmed and signed as an accurate record.

63 DECLARATIONS OF INTEREST

Councillor A. White declared a non-pecuniary interest, in relation to agenda item 6b, application number 145135, that she had called in the application to be considered by the Planning Committee. She also declared that she had received communication from journalists, but had not communicated her views, and would remain as a Member of the Planning Committee.

Councillor M. Boles declared a non-pecuniary interest, in relation to agenda item 6a, application number 144738, that he was the County Councillor for Gainsborough Hill, but remain as a Member of the Planning Committee. He also declared that he had received numerous emails about the application, but had not engaged with them, and had deleted them.

Councillor D. Dobbie declared a non-pecuniary interest, in relation to agenda item 6a, application number 144738, that he was a Local Ward Member for Gainsborough East. He was involved with the decision as a Member of Gainsborough Town Council, and had made his views known then. He would speak as the Local Ward Member, and then leave the Chamber for the remainder of the item.

Councillor R. Patterson declared a non-pecuniary interest, in relation to agenda item 6a, application number 144738, that though he could not attend the site visit, he had visited the site in a personal capacity, and felt he knew the area and site sufficiently well to comment and vote on the application.

Councillor P. Morris declared a non-pecuniary interest, in relation to agenda item 6a, application number 144738, that he could not attend the site visit, and felt that he could not participate and vote on the application.

Councillor M. Devine declared a non-pecuniary interest, in relation to agenda item 6a, application number 144738, that he was also a Local Ward Member for Gainsborough East. He would give a statement in the public participation section, and then leave the Chamber for the remainder of the item.

64 UPDATE ON GOVERNMENT/LOCAL CHANGES IN PLANNING POLICY

The Development Management Team Manager informed Members that Michael Gove MP had been reappointed as Housing Secretary. He had so far confirmed that the government's 300,000 annual housing target was still in place and that he was reviewing the recent Investment Zones policy, stating that "anything that might in any way undermine environmental protections is out".

The Officer reminded Members that public examination of the Central Lincolnshire Local Plan Review commenced this month. The Hearing sessions for the examination was to begin at 10.00 am on Tuesday, 15 November 2022, at the DoubleTree by Hilton Hotel, Brayford Wharf North, Lincoln LN1 1YW. Members also heard that the latest Central Lincolnshire Five Year Land Support Report for 1 April 2023 to 31 March 2028 had been published, with a calculation of 8.05 years' supply of housing land in Central Lincolnshire.

Moving to local planning policy, the Officer detailed that the Keelby Neighbourhood Plan had its submission (Regulation 16 final) consultation was to end on 4 November 2022. Moving to Draft Regulation 14 progression, the Officer informed Members that the Reephams Neighbourhood Plan had a steering group that its Reg 14 consultation had been undertaken and that the Scothern Neighbourhood Plan Review had its Regulation 14 consultation underway, ending on 9 November 2022.

65 144738 - LAND OFF WILLOUGHTON DRIVE, GAINSBOROUGH

The Chairman introduced the first item of the meeting, application number 144738, to erect 7 no. commercial units, 5 units to fall within Use Class E((g)i) office ii) the research and development of products or processes or iii) any industrial process, (which can be carried out in any residential area without causing detriment to the amenity of the area)) and 2 units within Use Class B8 (Storage and Distribution) on land off Willoughton Drive, Gainsborough.

The Officer stated that there were a few updates to the application. The first was that this application had returned after a site visit. There had been additional landscaping plans, and it was deemed suitable for the site. Moving to the landscaping condition, the Officer confirmed that the replacement of landscaping was required for a period of 5 years He also stated that he would recommend the removal of condition three and renumber the conditions. There was also an additional letter of support from the Vulcan Bossit site.

Note: Councillor I. Fleetwood declared a non-pecuniary interest that he had previously hired the agent but had not spoken to him about this application.

Note: Councillor S. England entered the Chamber at 6.43 pm.

The Chairman advised that there were five registered speakers for the application. He invited the Democratic and Civic Officer to read out the first statement, from the agent for the application. The following statement was read aloud.

“Good evening to the planning committee members and thank you for considering this planning application during both Octobers and this current November committee meeting.

The Development Proposals. As previously discussed, the proposals seek planning permission for 7no commercial units on a plot of land within the Foxby Lane Business Park, Gainsborough. We note that during the previous committee meeting, comments were raised regarding the un-maintained hedgerow being partly removed. The legal team clarified that none of the trees or hedgerow on the site were protected and the site owners were perfectly within their legal rights to instruct the clearing of all vegetation without consequence.

After the clarification above, the applicant, without hesitation chose to appoint a landscape specialist to ensure the landscape proposals were developed further and not removed completely. This approach would retain as much as possible and provide new tree and shrub planting with a detailed planting/ maintenance strategy. The applicant also met with the adjacent site owners Vulcan Bossitt to discuss our proposals and we have now received written support for our proposals.

The applicant has once again demonstrated a collaborative approach and willingness to

engage with others to produce a scheme which will be beneficial both socially and economically and goes far beyond the minimal requirements often seen on other business parks throughout the region. The proposals will provide aesthetically pleasing units which will enhance the character and locality. To compliment Policy LP3, the proposals will provide much needed employment and business start up opportunities in the area and will also compliment the major housing developments on the land adjacent to Foxby Lane.

Conclusion. We have taken appropriate steps to revise the designs/ building arrangements to reflect the comments made on the WLDC planning website and comments made during the previous committee meeting. When read in conjunction with the relevant planning policies, we consider the proposals to be in accordance with the Central Lincolnshire Plan and Gainsborough Neighbourhood Plan.

We would like to respectfully ask the planning committee to grant planning permission for the development proposals on the established Foxby Lane Business Park.”

The Chairman thanked the Officer for reading the statement, and invited the next registered speaker, Vicky Dixon, a supporter of the application, to address the committee.

The speaker thanked the Committee for the consideration of the application and explained that she was an interested party in one of the units as an owner and director of a small business in the District. Members heard of the business details, that the company was looking for a larger base, and could not find a suitable one already existing. The speaker said that to solve this problem, creating much-needed space for business owners would be beneficial, and unit 5 allocated for them was perfect for her vision.

Members heard that potential unit owners stated that when it was sold, it was commercial land, with no boundary issues or preservation orders, and residents were aware of the site being for commercial use. The speaker then explained that only when it came to the application submission did any issues about the removal of the hedge for screening come about. This pushed for further amendments, a reduction of one of the proposed units, to facilitate established trees and hedgerows, in addition to a landscape gardener.

The speaker explained that the screening location was about 4 metres from the boundary, which prevented a loss of land that might stop the project. Members heard that the suggested comments of going elsewhere were unfeasible due to the significant financial aspects and plans submitted. The speaker clarified that they did not want to disrupt the residents and hoped that should the application be granted, they would be working regularly with the immediate local community. The speaker further expressed this by asserting that the development would be aesthetically pleasing and not use common designs in other sites across the country.

The speaker concluded her statement that they had listened to the concerns raised but that the building could not continue without some amendments to the hedge and vegetation existing on the site. She emphasised that they would plant new trees, shrubs, and hedges to compensate for the development, and promoted the business opportunities in Gainsborough with this site.

The Chairman thanked the speaker for her statement, and invited the registered objector, Andrew Boulton, to address the Committee. He gave the following statement.

“Frequent reference has been made, to the screening - between Plot 5 and the adjacent residential properties - as having been deliberately, consciously, planned, funded, and the planting subjected to contract by LCC.

The useful links included in the Report submitted to the last Planning Committee on 5 October, confirm that the original Planning Application states that the specification approved by West Lindsey, along the Western boundary, was to include a total of 132 trees within” a tree and shrub mix - to be planted at 1.75m centres in species groups of 3 to 5.

The above contradicts the poorly-informed comments by the Council’s “tree and landscape officer”, who describes the eighteen-year-old screen as ‘hedgerows unmanaged that’s left to grow’.

Trees, especially thriving eighteen-year old trees - surrounded by “unmanaged” undergrowth or not - are a material planning consideration. It is evident that within this report, the existing established trees, have NOT been given serious consideration.

This undermines the erroneous, and merely subjective opinion expressed within the Report’s “Planning balance and conclusion”, that the proposal “would not conflict ... or cause harm to the amenities of neighbours (and that) the scale and appearance is acceptable”. This is merely a subjective opinion, which is not supported by the physical evidence, shown in the attached photographs. These photographs contradict that subjective opinion, and undermine the Report’s Recommendation to Approve.

The attached photographs, conveniently show the distant industrial units erected by the separate developer Stirlin. It is not difficult to form an objective opinion of very similar units being erected merely 1.76 meters from the boundary fence shown in the photographs once all the existing, established, screening has been ripped-out.

At the last committee meeting “details-of-planting” were required. The details now provided - confirm, as / have previously mentioned, that there will be no meaningful planting between the rear of the units and the adjacent neighbouring residential properties. The details now provided, seek to deliberately misrepresent four decorative conifer bushes, planted by my wife as extensive, verdant “trees and bushes on adjacent site”.

The material planning consideration of “Impact on the neighbourhood” has demonstrably been ignored, as illustrated by the above. The Woodland Trust have confirmed to me that the “National Planning Policy Framework”, sets out the Government’s planning policies for England and how these should be applied. This is the context in which environment-based policies must be considered. It states that existing trees should be maintained wherever possible.

The suggestion somewhere else that some of the trees could be moved – is naive - verging on the incredulous! It is ridiculous to suggest that delicate and interlocking 18-year-old, root systems can be disturbed and the trees be successfully transplanted.

Frequent reference has also been made to the numerous more appropriate alternative sites available on the nearby Heapham Road South industrial estate, for the applicant to pursue his private financial ambitions, and where his cavalier disdain for social obligations to neighbouring residential property owners, would not be an issue.

Banks Long & Co have produced a brochure confirming that they have a comparable site in competition to this Application. However, from O5DEC, Drewery & Wheeldon will begin to auction the alternative 1.52 acre ANGEL site on Marshall Way, opposite the WLDC recycling centre. There is no reason why the applicant's architectural drawings and existing plans, could not be super-imposed on this site.

As mentioned at the last Committee meeting, there would be positive effect in rejecting this PA. The prospective purchaser, will be looking to the Committee to reject the application, as LCC will then be required to refund the £6,000 deposit, enabling the prospective purchaser to look for a more appropriate - less contentious - site than Plot 5, where he will still be able to offer employment, and short-term rental opportunities, for prospective entrepreneurs.

I am concerned that if all the above is to be ignored, and should the recommendation within the Report remain unchanged, and regrettably lead to the approval of this application, this would inevitably result in the further protracted delay associated with the Appeals process. Hopefully, all the above will provide enough of a reason for the Chairman of the Planning Committee, to now propose that PA Number 144738, be rejected.”

The Chairman thanked the speaker for his statement, and invited Councillor Michael Devine, the first registered local ward Member, to address the Committee. The following statement was read out aloud.

“Firstly, Chairman I would like to thank the Committee for agreeing a site visit at their last meeting. Planning application M03/P/1164 granted 28th October 2003 condition 3 outlines the requirement for landscaping, the current application proposes to rip up a 19 year old hedgerow including mature trees and replace with new plantings, this will not screen the neighbouring properties from the view of the new industrial units.

The Design and Access Statement 22/04/22 clearly quotes that the mature hedgerow will remain: ‘The scale of the proposed buildings have been carefully arranged to ensure the single storey unit is positioned to the rear of the site with the mature trees/ hedges providing screening from the adjacent dwellings. This will also ensure the height of the units does not provide a detrimental impact on the adjacent dwellings. The two storey units have been positioned towards the front of the site adjacent to the secure gated site access.’ It appears now that the impact on the adjacent dwellings is no longer a concern for the applicant.

The only reason I can think of to change the original Design and Access Statement is to squeeze in larger units than planned or that the original plan was wrong. I am not against the development of this site, it is after all designated for light industrial use, I do however object to this planning application on the grounds that it will destroy a mature hedgerow that is the nesting place for birds, there will also be insects and other wildlife disrupted damaging the Ecology of the whole area, it will also remove the screening for the neighbouring residential properties. I ask that the Committee refuse this application as it is not in line with policies LP17, LP21 and LP26.”

Note: Councillor D. Devine left the Chamber for the remainder of the item at 6.54 pm.

Note: Councillor S. England left the Chamber for the remainder of the meeting at 6.54 pm.

The Chairman thanked the Member for his statement, and then invited Councillor David Dobbie, the second registered local ward Member, to give address the Committee.

The Member clarified that he had made a representation in a previous application on the site but did not include the proposed landscaping scheme. The Town Council made a submission in which the Member expressed his happiness with the language of the decision recommended.

The Member concluded his short statement to state that though it was known that the area was for industrial units, the plans were next to a public footpath and expressed concerns over what future development might do to the site, which included potential restriction of access.

The Chairman thanked the Member for his statement.

Note: Councillor D. Dobbie left the Chamber for the remainder of the item at 6.56 pm.

The Chairman then invited a response from the Planning Officer. The Development Management Team Leader explained that planning permission was not required to remove hedgerows, and it was up to the applicant to decide what trees and vegetation were to remain on the site. The Officer further elucidated that the height of the proposed units was smaller than the dwellings directly adjacent to the site. Members also heard that the biodiversity concerns would be addressed by the proposed new tree planting and landscaping, along with retention of part of the existing hedgerow, with the potential to improve biodiversity. Members also heard that future footpath concerns were not a matter before the Committee

The Chairman invited comments from Members of the Committee. Members made remarks that included aspects from the site visit, the hedges, the levelling of the site, and the landscaping concerns raised. Members also commented about the height of the boundary fence and that the proposed application would likely clear some of the heavy littering in the area.

In response to a query made at the site visit and stated in the meeting about drainage run-off, Members heard that this was dealt in the amended condition 4 of the report.

Having been proposed and seconded, the Chairman took the vote and it was agreed that permission be **GRANTED** subject to the following 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:

2. No development must take place until a demolition and construction method statement has been submitted and agreed in writing by the local planning authority. The approved statement(s) must be adhered to throughout the construction period. The statement must provide for:

- (i) the routing and management of traffic;
- (ii) the parking of vehicles of site operatives and visitors;
- (iii) loading and unloading of plant and materials;
- (iv) storage of plant and materials used in constructing the development;
- (v) wheel cleaning facilities;
- (vi) measures to control the emission of dust and dirt;
- (vii) details of noise reduction measures;
- (viii) the hours during which machinery may be operated, vehicles may enter and leave, and works may be carried out on the site;

Reason: To restrict disruption to the living conditions of the neighbouring dwelling and surrounding area from noise, dust and vibration and to accord with the National Planning Policy Framework and local policy LP26 of the Central Lincolnshire Local Plan 2012-2036.

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

3. In the event that previously unidentified contamination is found when carrying out the approved development immediate contact must be made with the local planning authority and works must cease in that area. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be submitted to and approved in writing by the local planning authority. Following completion of the remedial works a verification report that demonstrates compliance with the agreed remediation objectives and criteria shall be submitted to the local planning authority. No unit shall be occupied prior to the approval of the verification report in writing by the local planning authority.

Reason: In order to safeguard human health and the water environment and identify potential contamination on-site and the potential for off-site migration to accord with the National Planning Policy Framework and policy LP14 and LP16 of the Central Lincolnshire Local Plan 2012-2036.

4. 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 flood exceedance routing for storm event greater than 1 in 100 year;
- 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 greenfield rates;
- 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 building 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.

5. Prior to any work above existing ground levels details of the proposed walling and roofing materials shall be submitted to and approved in writing by the local planning authority with the development carried out in accordance with the approved details.

Reason: To ensure the use of appropriate materials to accord with Policy LP26 of the Central Lincolnshire Local Plan

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 following drawings:

Site Location and Block Plan D01 P06;
Proposed Site Plan D02 P07;
Unit C to Unit G floor and elevation plans D06 P06;
Landscaping Plan Drawing No. MPN CUW
Unit A Plans and Elevations D04 P03;
Unit B Plans and Elevations D05 P03;
Site Section Drawing No. D09 Rev P02;

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 in the interests of proper planning.

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

8. The hours of use of the hereby approved units shall be limited to:
08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays with no Sunday or Bank Holiday operation.

Reason: In the interests of the amenities of nearby residents in accordance with policy LP26 of the Central Lincolnshire Local Plan.

9. Notwithstanding the 1987 Use Classes Order (as amended) Units C, D, E, F and G shown

on drawing D06 P06 can only be used for purposes falling within Use Class E (g)i)ii) and iii) and for no other uses.

Reason: In the interests of the amenities of nearby residents in accordance with policy LP26 of the Central Lincolnshire Local Plan

10. All planting, seeding or turfing comprised in the approved details of landscaping shown on Drawing No. MPN CUW shall be carried out in the first planting and seeding season following the occupation of the buildings 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 character and appearance of the site and biodiversity in accordance with policies LP21 and LP26 of the Central Lincolnshire Local Plan.

Note: Councillor M. Devine returned to the Council Chamber at 7.05 pm.

Note: Councillor D. Dobbie returned to the Council Chamber at 7.05 pm.

66 145135 - LAND REAR OF WATERING DYKE COTTAGES, GRANGE DE LINGS

The Chairman introduced the next item, application number 145135, for the change of use of land for the siting of 12no. gypsy/traveller residential caravan and the erection of 2no. amenity buildings, on land rear of Watering Dyke Cottages, Grange De Lings, Lincoln.

The Officer informed Members of the Committee that there was one update, which was a letter of support for the application, the family on the site, and highlighted the standards on the site. The Officer then gave a short presentation, and highlighted the relevant policies to the discussion.

The Chairman advised that there were 3 registered speakers, all of whom were objectors. He invited the first registered objector, Alex Wright, to address the Committee. The following statement was read aloud.

“The objections presented tonight are raised by the Watering dyke cottages, the closest households to the development. We strongly wish to object to this proposal; this has been a disastrous 6 months since they have occupied the site with constant disruption caused to our lives. We have received verbal abuse from the applicants on multiple occasions including receiving multiple threats to rip out our septic tank which is on our site. On one occasion the applicant came to my house being very aggressive, shouting, swearing, and making various threats to me and my neighbour. This is despite The LP56 referenced in their application states they want to live peacefully with the other residents.

We haven't used our garden as much because of the overlooking from the shared driveway, the noise pollution, the traffic disruption, the aggressive behaviour, and excessive shouting

from the site. My children are already scared and intimidated by the shouting and disruption from the site, they don't like being in the garden as much. What was once a lovely green space now looks industrialised from the driver entrance. Most sites are a distance away from other properties, this development is adjoining our properties making disruptions significantly worse and will do so even more if it is passed and triples in size.

This Development is also having a significant impact on our need to replace our septic tank. The development has and will further make it very difficult to install new needed sewage provisions which we have rights to on their land due to the sheer lack of room now and hardstanding.

This application could lead to 25 plus vehicles onsite, I believe it will be disastrous. There have already been 3 accidents on the junction outside our house to the A15 this year. To access their site, you must drive right next to our houses which is intrusive and dangerous especially getting my children in and out of the cars. Hall Lane, the road used for accessing the shared driveway often gets congested with people who are waiting to turn onto the A15. this will get worse and could impact us exiting our driveway. We will also have a loss of garden privacy from passing traffic and a lot more people walking from the site.

We believe this site is an overdevelopment and an unsuitable location for the already completed and further works. This will dominate the outside community, 12 caravans could lead to potentially 30 plus residents, significantly larger than the 5 adults living in our adjacent houses. The footprint of the development appears to be more than double the size of the Watering dyke cottages, making the development much larger than the existing community. Our family home and lifestyle have been taken away. We do not have the same quality of life as we had previously, due to the disruptions mentioned."

The Chairman thanked the speaker for his statement, and invited the next registered speaker, Peter Metcalfe, to address the Committee.

The speaker stated that there was no consultation with the decision recommended and no engagement with the local community. The speaker asserted that the original plan was for a few horses and a stable and contacted West Lindsey District Council when an excavator arrived. He suspected something more significant was afoot, with caravans having arrived a month before.

The speaker asserted that the applicant had been deceitful, ignored the planning law and that the development requesting retrospective approval contravened the 2015 Ministerial statement on intentional unauthorised development.

The speaker referenced LP 26, and that ribbon development must not be built in the open countryside and must protect important local views, and blocked the view to Lincoln Cathedral from the nearby properties. The statement progressed to say that the Planning Officer's report casually dismissed the geographic and population issues, and that the three caravans had doubled the population compared to the three homes adjacent to the site.

The speaker explained alleged harassment, that he had been intimidated to not object to the application, and asserted abusive language by the applicant had been used against the residents. He concluded his statement that they did not want the applicant to ride roughshod over the planning laws, and that approval set a dangerous precedent for all future decisions.

The Chairman thanked the speaker for his statement, and invited the final registered objector, Mara Metcalfe, to address the Committee. The following statement was read aloud.

“This development is a case of “act now, ask after.” Since 2015, the government wants you to stop “intentional unauthorised development” – such as in this case. Plus, the NPPF says “planning decisions should aim for safe places so that the fear of crime does not undermine the quality of life or community cohesion.”

But we have faced numerous threats from the applicant. He’s threatened to beat us up, pull down our hedge, rip out our septic tank. All because we filed legitimate complaints through the correct channels. Even standing before you now makes us vulnerable to his intimidation and retribution. We have lived in the house next door for 10 years. It is our first home and we bought it for the quiet and the outside space. In a labour of love, we added habitat by planting a hedge of 400 trees. We have watched meteor showers and eclipses from our garden. During the pandemic, it was our oasis and our haven. But no longer.

Now, floodlights illuminate our house and garden at night. Our days are sound tracked by a cacophony of dogs howling and barking and people shouting. They shovel animal waste over their fence onto land which is not theirs. These unauthorised works, the noise, light pollution, extra traffic, and especially the aggression have floored our daily lives and mental health. That is with 4 caravans on site. The proposals, if approved, would triple that. Decline them in line with the law to protect our safety. We’ve followed the law – they haven’t. I repeat: this is a case of “act now, ask after.” Please don’t set a precedent by sanctioning it.”

The Chairman thanked the speaker for her statement and invited a response from the Planning Officer. The Development Management Team Leader stated that even though there were emotive comments, the main concern for the Planning Committee was the land use for planning permission and looking at the implications.

The Officer re-emphasised that the Committee needed to be deciding in comparison with LP 56, and the criteria within the policy. The Officer explained that the focus should be on residential amenities. The Officer clarified that retrospective applications were allowed in the Planning Act and were not a breach of law. Members also heard that the restrictive covenants were outside the Committee's remit.

The Chairman invited comments from Members of the Committee. Members raised multiple points, which included septic tank concerns, the behaviour of the applicant, the usage of retrospective applications, the comparison with other development in the open countryside, the application of LP 56, road disturbances, and environmental health concerns.

Responding to a query about categorising caravans as dwellings, the Development Management Team Manager explained whether it met the description in the Caravan Act and that a caravan could be treated as a mobile dwelling.

Responding to a statement about comparing this application to other developments in the open countryside, the Development Management Team Manager explained that there were specific policies for traveller communities. This included LP 56, the National Policy Statement, which detailed specific needs, and a need for sustainability of the location in Criteria F. The Officer further clarified that in that Criteria, for non-allocated sites, it had to be

within a reasonable distance and this was something that the Committee had to take a view on.

In a query about the site's ownership, the Senior Development Management Officer explained that the access was not in the applicant's ownership during the application process.

Early in the debate, a site visit was proposed, with some Members commenting that they did not have complete information about the site. The reasons included assessing the number of caravans, the layout, and the space placement of the caravans. There was additional reasoning for determining the access from the road and the configuration on the road up to the adjacent A15.

Having been proposed, and seconded, on taking the vote, it was

RESOLVED that the application be deferred for decision at the next available meeting, in order for a site visit to be undertaken.

Note: Councillor D. Cotton left the Chamber at 7.28 pm. He returned to the Chamber at 7.29 pm.

67 145252 - LAND TO THE REAR OF 20 QUEENSWAY, STURTON BY STOW

The Chairman introduced the next item, application number 145252, for removal of existing detached garage and construction of 1no. detached single storey two bedroom bungalow with driveway and turning head - resubmission of 144493, on land to the rear of 20 Queensway, Sturton by Stow. The Officer informed Members that there were no updates, and gave a short presentation.

The Chairman advised that there was one registered statement to be read out by the Democratic and Civic Officer. The following statement was read aloud.

“Sturton by Stow Parish Council discussed this application at length and the following points were raised. We have grave concerns regarding the driveway running directly past the existing house to the rear of the property. The driveway is narrow with no option to widen. The consensus reached was that this would disturb the residents of the existing property. We recognise that the current residents are applying for planning permission, nevertheless disturbance should be taken into consideration.

We have concerns that the new build will be excessively close to the existing house; the plans state that the closest point is just shy of 8m. The deprivation of garden for the existing property is concerning. The proposed property will be overshadowed. Overlooking and lack of privacy is a problem for each property and potentially for 24 Saxilby Road.

Light and noise disturbance needs to be addressed due to the close proximity of the buildings. This particular location, being at the north eastern corner of Queensway, has its own logistical problems. Queensway is a very narrow road. The demolition of the garages and subsequent development of housing has exacerbated the situation. There is a distinct lack of parking provision for the original residents of Queensway. The road is subject to on-

street parking and can be difficult to navigate.

Sturton by Stow Parish Council object to this proposal and urge the planning committee to refuse this application.”

The Chairman thanked the Democratic and Civic Officer for reading the statement and invited a response from the Officer. He emphasised that the comments made by the Parish were addressed in the report and that the Authority’s view was that undue noise and disturbance would not arise from a bungalow in a residential area.

The Chairman then invited comments from Members of the Committee. Members expressed that the distance to other neighbours of the proposed dwelling was unlikely to be affected by the proposed dwelling, that it was easily accessible, and that no statutory bodies objected to the application. It was also expressed that the Parish Council had always expressed concerns about Queensway.

In response to a query about the narrowness of the driveway and the impact on refuse collection, the Officer clarified that the drive proposed was wide enough to allow refuse bins to be stored at the entrance for collection and clarified that Lincolnshire County Council Highways had not objected to the application.

Responding to a remark about parking, the Officer explained that the existing parking arrangements on the street were that most residents parked in their respective front gardens.

In responding to a query about the reasoning for the application being considered by the Planning Committee, the Development Management Team Manager explained that the Parish Council objected and stated that the application was contrary to their neighbourhood plan. This was not a formal call-in but embodied an objection.

Having been proposed and seconded, the Chairman took the vote and it was agreed that permission be **GRANTED** subject to the following 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. 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:

Proposed Floor Plan 22/041/C/02;
Proposed Elevations and Section 22/041/C/03;
Site Location and Block Plan Layouts 22/041/C/01 REV A

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 in the interests of proper planning.

3. No development, other than to foundations level shall take place until a scheme for the disposal of surface waters have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details and completed prior to occupation of the dwellings.

Reason: To ensure adequate drainage facilities are provided to serve the Development in accordance with Policy LP14 of the Central Lincolnshire Local Plan.

4. No development, other than to foundations level shall take place until a scheme to enhance the biodiversity value of the site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to the occupation of the dwelling and any losses 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.

Reason: To enhance the biodiversity value of the site in accordance with Policy LP21 of the Central Lincolnshire Local Plan and Policy 2(g) of the Sturton by Stow and Stow Neighbourhood Plan.

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

5. No occupation of the hereby approved dwelling shall take place until the proposed fencing has been erected as shown on drawing 22/041/C/01 REV A.

Reason: To prevent overlooking and loss of privacy in accordance with Policy LP26 of the Central Lincolnshire Local Plan and Policy 2(c) of the Sturton by Stow and Stow Neighbourhood Plan.

6. Notwithstanding the provisions of Classes A, B, and E of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and re-enacting that Order, there shall be no external alterations to the dwelling including the insertion of new windows or dormer windows, extensions or outbuildings, other than as authorised by this permission.

Reason: To enable any such proposals to be assessed in terms of their impact on the living conditions of adjoining dwellings and in accordance with Policy LP26 of the Central Lincolnshire Local Plan.

68 145585 - WEST LINDSEY OPERATIONAL SERVICES DEPOT, CAENBY CORNER

The Chairman introduced the next application of the meeting, application number 145585, for a permanent canopy covering to an existing road sweeper bunker at West Lindsey Operational Services Depot, Caenby Corner, Market Rasen, LN8 2AR.

The Officer stated that there was no update and gave a short presentation. The Chairman informed Members of the Committee that there were no registered speakers and invited comments. Members commented that there were no significant issues and that the application would likely not be in front of them if the applicant was not West Lindsey District Council.

Responding to a question about the site's lighting, the Officer explained that the lighting was strip lighting placed on the underside of the proposed canopy itself, facing downwards which would minimise light spillage within this countryside location.

Having been proposed and seconded, the Chairman took the vote and it was unanimously agreed that permission be **GRANTED** subject to the following 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. 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 Location: 180229 WCA 00 00 DR A PL100 S0 P01
- ENCLOSURE LIGHTING LAYOUT 19/3300/E63/EX04 REV B

69 145222 - LAND WEST OF 19 WAGGONERS CLOSE, SCOTTER

The Chairman introduced the next item, application number 145222, for change of use of open grassed land to domestic garden land, on land west of 19 Waggoners Close, Scotter, Gainsborough. The Officer gave no updates, and conducted a short presentation on the application.

The Chairman advised that there were three registered statements, and invited the first

statement, from Scotter Parish Council, to be read aloud by the Democratic and Civic Officer. The following statement was read aloud.

“The site plan for the development clearly shows this area was designated to add amenity value to the development in line with NPPF. It is the Parish Council opinion that any change of use for the land would not be in line with the Central Lincolnshire Local Plan policies LP23, LP12 and LP9 and would create a permanent loss of amenity for residents.

The area noted in the application is noted as open grass land, the area is not open as it should be and the Parish Council would encourage WLDC to take enforcement action to have the hedges removed or lowered to no more than 30cm height and access allowed to the area for the benefit of residents.

The application is incorrect as it states no trees or hedges are on the area, which is clearly not the case. From the evidence produced by other comments on this application it is clear the planning system has failed on more than one occasion to the detriment of the residents of Waggoners Close. The Parish Council would encourage WLDC to pursue the purchase of this land as previously investigated and open conversations with the Parish Council to adopt it for future maintenance and preservation.”

The Chairman thanked the Officer for reading the statement, and invited the next registered speaker, Jon Bayley, the agent for the application, to address the Committee.

In his statement, the speaker expressed a particular interest in the application's attention and hoped his statement would clarify the differing planning, historical, and legal aspects of the application. He stated that the site was not designated as a Local Green space, a protected open space under the same local plan, or the Scotter Neighbourhood Plan and that the site was not publicly accessible.

The speaker explained that this was one area of land under the applicant's ownership, which was maintained. Members heard that the land was identified initially as open space under the original planning approvals for broader development but was not formally adopted and that legal statements confirmed that it was not for public use but would benefit the public visual amenity.

The speaker stated that the original agreed plan formed part of the full site landscaping scheme covered by condition on the previous original planning applications. This was not yet formally implemented, nor was the variation in the initially approved landscaping, and the planted trees were relatively minor.

The speaker said that the sites still include some trees, a grassed area and hedging, and clarified that in the 12 years of maintenance, the applicant had started planting native hedges and fruit trees, improving the biodiversity and visual amenity without concern.

The statement progressed to say that the landscaping was well established, offered ecological benefits and was considered a vital quality of an otherwise dense, hard, landscaped development. The speaker stated that the application should be viewed to formally confirm the classification of this piece of land as domestic land to allow it to be incorporated under a single Land Registry title plan of 19 Waggoners Close. The speaker concluded that there was no argument for the proposed conditions.

The Chairman thanked the speaker for his statement and invited the final speaker, Janet Evans, an objector, to address the Committee.

In her statement, the speaker spoke on behalf of herself and a fellow objector, hoping the Members had read the case report. She referenced that the application was based on the 2003 issued reserved matters and the site's long history. The speaker referenced four similar estates in Scotter and that Waggoners Close was the odd one out as it did not have a public open space and one that the Parish Council had designated.

The speaker then referenced comments from a previous senior officer at West Lindsey District Council, which asserted that the space was designated as open space. However, the District Council did not implement any mechanisms to ensure that it was transferred to the parish council or West Lindsey from the developer as a public space.

The statement progressed to discuss the case report and referenced the reserved matters. Although the site was earmarked to be public, open space and publicly accessible through the granting of outline planning, permission and reserved matters, the approvals did not successfully control or secure this. It was also never fully implemented.

The speaker explained that a similar case in Fenton was too different due to the Section 106 agreement and the Parish Council owning the land for its eventual granting via appeal to apply.

Discussing this appeal, the speaker stated that West Lindsey District Council, in the first instance, refused the granting, which the Authority said that although it was an open space, it was not to be used for garden use.

The speaker moved to the specific design, stating that the height of the hedge was discussed, and the report noted a reduction in the height of 0.25 metres. The speaker then discussed the applicant's removal of the internal board fence and the possibility of privacy concerns in looking over the applicant's garden.

The speaker concluded her statement that there were 11 objections out of the 29 residents on Waggoners Close and asserted that enhancing one individual on Waggoners Close would be to the detriment of the 29 individuals.

The Chairman thanked the speaker for her statement and invited a response from the Planning Officer. In her response, the Officer clarified that the allocation of the land and the policies indicated by the Parish Council could be found in LP 23 regarding local green space and other important open spaces in the Local Plan. This site was a designated local green space.

The Officer explained that LP 23 was not engaged in this instance, as there was a history of development, and that it can be classed as an open landscape area for the area's visual amenity only. The Chairman then invited comments from Members of the Committee.

Members brought up many issues, including the set-up of the application site, the initial perception of what the land was to be, and the need for action and record-keeping for designating the site in the Neighbourhood Development Plan. Comments were also made

about other Neighbourhood Development Plans incorporating similar land and ownership of the land.

Responding to a comment about the open space and hedgerow, the original scheme that was approved did have a partial hedgerow around the site, but by a 1-metre hedge.

In response to a set of queries about the land ownership, Members heard that there likely was no title plan with HM Land Registry and that this application was intended to allow it to be registered in the same ownership. The Legal Advisor explained that it was likely that the site had been maintained for 12 years and wanted the plot registered under a conjoined title and to make it one plot.

Having been proposed and seconded, the Chairman took the vote and it was agreed that permission be **GRANTED** subject to the following conditions:

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

1. The change of use hereby permitted must take place 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 as (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. Within three months of the garden land hereby permitted first being brought into use, the height of the hawthorn hedge running along the North West boundary of the site and adjacent to the footpath along Waggoners Close as shown on drawing No 1453.100A shall be reduced to 1.5 meters above the existing ground level and retained/maintained as such thereafter.

Reason: To ensure the height of the hedge is reduced as part of the change of use of the land and the site will appropriately contribute to the character and amenity of the area in accordance with Policies LP17, LP26 of the Central Lincolnshire Local Plan, Policy 5 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:

1453.100 - Site and Site Location Plan received 12 July 2022

1453.100A - Landscaping Plan

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 Policy LP1 and LP26 of the Central Lincolnshire Local Plan 2012-2036.

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

4. The trees shown on Plan No: 1453.100A shall be retained and maintained in perpetuity and any which within a period of 5 years from the change of use taking place, become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure that the existing landscaping scheme is retained and that any losses are overcome, to ensure the landscape space appropriately contributes to character and visual amenity of the area in accordance with Policies LP17 and LP26 of the Central Lincolnshire Local Plan and Policy D5 of the Neighbourhood Plan and guidance within the NPPF.

5. Notwithstanding the provisions of Classes A, E, and F of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015 (as amended), or any Order revoking and reenacting that Order, no extensions, buildings or structures shall be erected or hard surfaces installed within the curtilage of the dwelling unless planning permission has first been granted by the Local Planning Authority.

Reason: To enable any such proposals to be assessed and ensure the landscape space appropriately contributes to character and visual amenity of the area in accordance with Policies LP17 and LP26 of the Central Lincolnshire Local Plan and Policy D5 of the Neighbourhood Plan and guidance within the NPPF.

6. Notwithstanding the provisions of Schedule 2 Part 2 Class A of the Town and Country Planning (General Permitted Development) (Amendments) Order 2015 as amended, or any Order revoking and re-enacting that Order, no gates, walls, fences, other means of enclosure or fuel storage containers shall be erected within the curtilage of the dwelling unless planning permission has first been granted by the Local Planning Authority.

Reason: To enable any such proposal to be assessed and ensure the landscape space appropriately contributes to character and visual amenity of the area in accordance with Policies LP17 and LP26 of the Central Lincolnshire Local Plan and Policy D5 of the Neighbourhood Plan and guidance within the NPPF.

7. Notwithstanding the provisions of Schedule 2 Part 2 Class B of the Town and Country Planning (General Permitted Development) (Amendments) Order 2015 as amended, or any Order revoking and re-enacting that Order, no formation, layout out and construction of a means of access from the site to a highway shall be carried out unless planning permission has first been granted by the Local Planning Authority.

Reason: To enable any such proposal to be assessed and ensure the landscape space appropriately contributes to character and visual amenity of the area in accordance with Policies LP17 and LP26 of the Central Lincolnshire Local Plan and Policy D5 of the Neighbourhood Plan and guidance within the NPPF.

70 144289 - LAND OFF STATION ROAD, REEPHAM

The Chairman introduced the final application of the meeting, application number 144289, to demolish swimming pool and annexe building and erect 1no. detached dwelling, on land off Station Road, Reepham, Lincoln, LN3 4DN.

Note: Councillor I. Fleetwood declared a non-pecuniary interest that he was the County Councillor for Bardney and Cherry Willingham, which included Reepham, and had attended Parish Council meetings. He had not discussed the application, and would remain in the Chair.

The Officer informed Members that there were no updates and gave a short presentation. The Chairman advised that there were no registered speakers and invited comments from Members of the Committee. Members provided comments about the size of the land and the dwelling usage.

In responding to a query about the access, the Officer clarified that it was a gate used by the existing dwelling and was to be continued to be used by both dwellings in the outcome of this proposed dwelling being built. Members also learned in separate queries that this proposed dwelling was one and a half storeys in height and that the full materials would be known and applied for at a later date.

Having been proposed and seconded, the Chairman took the vote and it was agreed that permission be **GRANTED** subject to the following 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:

2. No development shall take place until full details of the proposed foul and surface water drainage for the site have been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be implemented in full before the building is first occupied and retained thereafter.

Reason: To ensure that an adequate scheme serves the development and protects the Water environment in accordance with the provisions of Policies LP14 and LP16 of the Central Lincolnshire Local Plan and guidance within the National Planning Policy Framework.

3. No development 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 in accordance with Policy LP16 of the Central Lincolnshire Local Plan and guidance within the NPPF.

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 Statement shall provide for:

- i. Method of demolition;
- ii. loading and unloading of plant and materials;
- iii. storage of plant and materials used in constructing the development;
- iv. wheel washing facilities;
- v. measures to control the emission of dust and dirt during construction;
- vi. a scheme for recycling/disposing of waste resulting from demolition and construction works;
- vii. Any lighting scheme;
- viii. Safeguarding measures to prevent disruption or encroachment on the adjacent

operational railway land and infrastructure.

Reason: To minimise disruption to neighbouring land, including the adjacent operational railway land and crossing, during the construction phase, in accordance with Policy LP26 of the Central Lincolnshire Local Plan and guidance within the NPPF.

5. No development shall take place until a scheme for noise and vibration mitigation, including soundproofing measures in relation to the occupation of the dwelling hereby approved, has been submitted to and approved by the Local Planning Authority. The agreed scheme shall be implemented prior to the occupation of the dwelling and thereafter maintained.

Reason: To protect the occupants from noise associated with the adjacent operational rail use and to ensure a reasonable standard of amenities in accordance with saved policy LP26 of the Central Lincolnshire Local Plan and guidance within the NPPF.

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

UKSD-SA-08-0004 - B00 site location plan received 10th February 2022

UKSD-SA-08-0005 E00 Block plan received 18th July 2022

UKSD-SA-08-0002-F.00 Floor Plans received 29th September 2022

UKSD-SA-08-0003-F.00 Elevations Plan received 29th September 2022

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 Policy LP1 and LP26 of the Central Lincolnshire Local Plan 2012-2036.

7. The approved Construction Method Statement required by Condition 4 above shall be implemented and adhered to throughout the construction period.

Reason: To minimise disruption to neighbouring land, including the adjacent operational railway land, during the construction phase, in accordance with Policy LP26 of the Central Lincolnshire Local Plan and guidance within the NPPF.

8. Notwithstanding the details submitted, no further development other than the demolition of the existing building and laying of the foundations for the dwelling hereby approved shall take place until details of all external materials, their finish and colour have been submitted to and approved in writing by the Local Planning Authority. Details shall include, all external surfaces, roof materials and windows/glazed screens. The development shall then be carried out in accordance with the approved details and retained/maintained thereafter.

Reason: To ensure the development is not harmful to the character and appearance of the area and Conservation area in accordance with Policies LP25 and LP26 of the Central

Lincolnshire Local Plan and guidance within the NPPF.

9. Notwithstanding the details submitted and prior to the first occupation of the dwelling, details of all boundary treatments shall be submitted to and approved in writing by the Local Planning authority. They shall then be implemented in accordance with the approved details and retained in perpetuity.

Reason: To safeguard the character of the area and Conservation Area and the amenity of the neighbouring property and operational railway in accordance with Policies LP25 and LP26 of the Central Lincolnshire Local Plan and guidance in the NPPF.

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

10. Notwithstanding the provisions of Classes A, AA, B, C and E of Part 1, Class A of Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any Order revoking and reenacting that Order, the dwelling hereby permitted shall not be altered or extended, and no buildings or structures shall be erected within the curtilage of the dwelling, and no boundary treatments erected unless planning permission has first been granted by the Local Planning Authority.

Reason: To safeguard the character and appearance of Reepham Conservation Area and safeguard the adjoining residential property and operational railway land in accordance with Policies LP25 and LP26 of the Central Lincolnshire Local Plan and guidance in the NPPF.

71 DETERMINATION OF APPEALS

The determination of appeals was **NOTED**.

The meeting concluded at 8.10 pm.

Chairman