

WEST LINDSEY DISTRICT COUNCIL

MINUTES of the Meeting of the Planning Committee held in the Council Chamber - The Guildhall on 1 February 2023 commencing at 6.30 pm.

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

Councillor Matthew Boles
Councillor Michael Devine
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
Martha Rees Legal Advisor
Danielle Peck Senior Development Management Officer
Richard Green Development Management Officer
Andrew Warnes Democratic and Civic Officer

Also In Attendance: Five members of the public

Apologies: Councillor David Cotton
Councillor David Dobbie
Councillor Steve England
Councillor Cherie Hill

94 PUBLIC PARTICIPATION PERIOD

The Chairman stated that there was one registered speaker under the Public Participation Scheme, Mr Chris Thomas, who was invited to address the Committee as follows:-

“I am here representing the Ryland Residents’ Group which represents a large group of people in Welton. Having been excluded from the Central Lincolnshire Local Plan (CLLP) consultations and ignored during the examination hearings, we have grave concerns regarding the excessive level of development planned for Welton.

With the development in the current plan and the draft plan, Welton will see a growth rate in excess of 50% - 1000 homes. Sharing critical infrastructure with Dunholme, where another 400 homes will be built, there will potentially be 8 sites under construction at the same time. This will be more than any other area in West Lindsey. To cap it all, the site owners have

stated that they intend to build out more sites within the next 5 years.

Welton will be one giant building site and there will be nowhere for families who move into these homes to send the children to school. William Farr School is full and there are insufficient primary school places for the developments currently taking place.

There will be no local doctors – the GP surgery is already so overwhelmed that it is considering closing its patients list.

There will not be any green spaces and the sites will become soulless identical housing estates. There will be few parking spaces and yet all of these developments will be dependent on cars. It is a complete mess which you cannot allow to happen.

The CLLP team proposed developments to be phased over the plan period of 20 years. The trajectory is laid down in Appendix 1, Matter 9 of the hearing statement. However this intention has now been torpedoed by the developers who have persuaded Inspectors to remove phasing because the Council's Prosperous Communities Committee was misadvised and voted against it back in May last year.

We have been assured in writing by the CLLP team that this was overridden by the Joint Committee decision to impose phasing which Inspectors have now supported. I spoke at the Prosperous Communities Committee last night but the Chairman shut down any discussion. Therefore, I would like to know what you are going to do to ensure that these sites are built out over the 20 year period and not crammed in to a short period of time.

This is a matter of great urgency as a final window to make representations on the draft plan closes on 25 February.

We the residents of Welton and Dunholme, whom you represent, demand that you act immediately. Thank you for listening. I am happy to clarify any particular issue.”

In thanking Mr Thomas for his contribution, the Chairman indicated that it was not possible under the Council's Constitution to discuss any of the points made during the period of public participation. The Chairman stated that he would refer the matter to the Development Management Manager for a full response on behalf of the Council as a whole (given the references to the Prosperous Communities Committee) to be prepared as soon as possible, bearing in mind the deadline for representations on the CLLP mentioned by Mr Thomas.

95 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

RESOLVED that the minutes of the meeting of the Planning Committee held on Wednesday, 4 January 2023 be confirmed and signed as an accurate record.

96 DECLARATIONS OF INTEREST

Councillor Mrs A. White stated that she had been contacted by telephone by an objector to item 6(b) application number 145617 who stated that particular information had not been included on the Council's website. She understood that this information had subsequently

been posted on the website and had advised the objector that she could not comment as she was a member of the Planning Committee.

Councillor P. Morris declared a non-pecuniary interest in item 6(c) application number 145857 as one of the applicants was well known to him and that he would vacate the chamber during the consideration of this item.

Councillor J. Summers declared a non-pecuniary interest in item 6(a) application number 145868, stating that some 20 years ago he had lived in a property situated over the hedge from the site. He had taken the opportunity to view the site more recently and had not declared any intentions with regard to the application prior to this meeting.

Councillor R. Waller declared a non-pecuniary interest in item 6(b) application number 145617 stating that he was the Local Ward Member for Sudbrooke but had not taken part in any discussions by the Parish Council or the applicant's agent prior to the matter being brought before this Committee and would remain and participate in the Committee's deliberations.

97 UPDATE ON GOVERNMENT/LOCAL CHANGES IN PLANNING POLICY

The Development Management Manager reminded Members that at the last meeting, he had reported that the Government had published a consultation on the Levelling-up and Regeneration Bill: Reforms to National Planning Policy on 22nd December 2022. The consultation sought views on the proposed approach to updating the National Planning Policy Framework. As well as seeking views on the proposed approach to preparing National Development Management Policies, the consultation also asked how policy might be developed to better support levelling up, and how national planning policy was currently accessed by users. The consultation closed on 2 March 2023. It was indicated that a consultation response coordinated by Officers would be submitted by West Lindsey District Council.

As part of this process, a virtual Member workshop had been organised for 22nd February in order to provide an overview of the consultation and give Members an opportunity to give their views on proposals.

Equally, Members were able to respond to the consultation in their own right using the following link:- <https://www.gov.uk/government/consultations/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy#chapter-3--providing-certainty-through-local-and-neighbourhood-plans>

In response to the Inspector's Post Hearing Letter, the Central Lincolnshire Joint Strategic Planning Committee had prepared a schedule of Recommended Main Modifications to the Central Lincolnshire Local Plan, which had now been published for consultation. The consultation ran until 24th February. Following this, the Council expected to receive the Inspectors Report. The process still anticipated an adoption date of 13th April. The draft Local Plan still had limited weight in terms of decision making. However as the process progressed this would increase and officer reports and planning decisions would start to reflect this in the coming months.

With regard to local issues the Development Management Manager advised the Committee of the progress of recent Neighbourhood Plans as follows:-

| Neighbourhood Plans | Headlines | Planning Decision Weighting |
|---------------------------------|---|------------------------------------|
| Hemswell and Harpswell joint NP | Examination successful and Decision Statement issued. Referendum to be held on Thursday 2 March 2023. | Significant weight |
| Keelby NP | Examination underway. | Increasing weight |

98 145868 - LAND OFF PRIVATE LANE, NORMANBY-BY-SPITAL

The Chairman introduced the first application of the meeting, application number 145568, for the erection of 2 dwellings, construction of an access road and change of use of agricultural land to a paddock. This application had been referred to the Committee following objections from third parties on balanced planning matters.

The Planning Officer gave an update to the published report. An objection letter from four neighbours had been retracted following positive talks with the landowner and following the amendments that had been made to the application which they believed met their initial concerns.

However, West View on Private Lane still had an objection to the requirement from Lincolnshire County Council for the extension of the footway along Private Lane. They believed that the number of pedestrian movements down Private Lane was insignificant and that it was not needed on highway safety grounds and also from a visual amenity point of view. They believed that a tarmac footpath would have a negative impact on the street scene, a grass verge currently existed. The Planning Officer then gave a brief history of the site and outlined the proposals as referred to in the application.

The Chairman then invited Mr Andrew Clover, agent for the applicants, to address the Committee:-

“Thank you very much and good evening. Thank you for allowing me the opportunity to speak in support of this application but before I get into my speech, I just wanted to point out that there are actually some 3D visuals of the properties on the application which if you've had the opportunity to see, may explain the design a little bit more easily than the elevations.

This application is before you today, as a joint objection was submitted by 4 local residents on the 2nd of January. As you have heard, following these objections my clients, have taken time to discuss the application with each of the residents to explain the proposal and to alleviate their concerns. Consequently, on Monday of this week three of the objections were fully retracted and the fourth partially retracted. The partial retraction is from West View, the property adjacent the proposed access point off Private Lane.

These residents have no objections to the proposed dwellings or the proposed access route. Their only remaining objection relates to the Lincolnshire County Council request for the roadside footpath to be extended approximately 20 metres in front of their property up to the site entrance. The applicant understands why West View feel this is unnecessary and are of a similar opinion. However, as the request was made by Highways and supported by the Planning Officer, it was agreed to add this to the scheme.

If the objections had been retracted earlier, I'm sure this application would not have been before you today and would have been approved under delegated powers. The applicant obtained pre-application advice prior to instructing us to prepare the scheme. The advice provided by officers has been followed and any subsequent requests for changes or further information has been acted upon and incorporated into the scheme. As a result of these proactive discussions, concerning which I must pass my sincere thanks to Richard Green, the application process has been relatively straightforward and has resulted in the proposal being recommended for approval. I therefore respectfully ask that you set this recommendation."

The Chairman thanked Mr Clover for his statement and opened the application to formal debate.

Councillor Summers considered that the design of the proposed dwellings fitted in with the character of the area and that they were reasonable in terms of size and design. This view was echoed by a number of other Members of the Committee.

A Member raised a query about the proposed usage of the paddock. The Development Management Officer clarified that the Central Lincolnshire Local Plan excluded paddocks from being considered as part of the developed footprint.

Having been proposed and seconded, the Chairman put the application to the vote and it was agreed unanimously that planning permission should 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: 30922-105 dated 11/02/2022, 30922106 dated 11/02/2022, 30922-107

dated 11/02/2022, 30922-103 A dated 19/01/2023, 30922-101 A dated 19/01/2023 and 30922-104_REV C dated 19/01/2023. 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. The development hereby permitted shall not be occupied before a footway to match the existing width, to connect the development to the existing footway network, 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.

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 in accordance with the National Planning Policy Framework and Policies LP13 and LP14 of the Central Lincolnshire Local Plan.

4. No development, other than to foundations level, shall take place until a scheme for the disposal of foul and surface waters (including the results of soakaway/percolation tests) 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 dwelling it serves.

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

5. 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 locality in accordance with the National Planning Policy Framework and Policies LP17 and LP26 of the Central Lincolnshire Local Plan.

6. New hardstanding shall be constructed from a porous material or shall be appropriately drained within the site and shall be retained as such thereafter.

Reason: To ensure appropriate drainage to accord with the National Planning Policy Framework and Policy LP14 of the Central Lincolnshire Local Plan.

7. No development, other than to foundations level shall take place until, a scheme of landscaping including details of the size, species and position or density of any trees and hedging to be planted and boundary treatments (including boundaries within the site) and hardstanding 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.

Reason: To ensure the site is visually softened by appropriate methods and to enable any such proposals to be assessed in terms of their impact on the locality in accordance with the National Planning Policy Framework and Policies LP17 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:

8. All planting and turfing approved in the scheme of landscaping under condition 7 shall be carried out in the first planting and seeding season following the completion of the development, whichever is the sooner; and any trees or hedging 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. The landscaping should be retained thereafter.

Reason: To ensure the site is visually softened by appropriate methods and to enable any such proposals to be assessed in terms of their impact on the locality in accordance with the National Planning Policy Framework and Policies LP17 and LP26 of the Central Lincolnshire Local Plan.

99 145617 - "THE SPINNEY", 12 SCOTHERN LANE, SADBROOKE

The Chairman introduced the next application of the meeting, application number 145617, seeking permission for a first floor extension and garage alterations at The Spinney, 12 Scothern Lane Sudbrooke. This application had been referred to the Committee following objections from the Parish Council which had stated that the proposals were in conflict with the policies contained in the Sudbrooke Neighbourhood Plan.

The Planning Officer gave an update to the published report, stating that there had been 10 further objections from addresses outside the village, namely, Waddington, Welton, Dunholme, Nettleham, Fiskerton and Ingham, along with two more objections from Golden Acre, Scothern Lane Sudbrooke and two further objections from Five Mile House, Scothern Lane Sudbrooke.

The objections were based around the size and scale of the proposed development and the overbearing and overlooking impact. It had been stated that the proposed development did not accord with the policies contained in the Sudbrooke Neighbourhood Plan.

The Committee was advised that all of these representations were late and had been made outside the statutory consultation period and were mainly from addresses not directly affected by the development. It was therefore considered that the objections carried little weight and did not result in the need to amend the report recommendations.

The Planning Officer then proceeded to give a brief outline of the history of the site and the actual development proposed.

The Chairman then invited the applicant's agent, Mr Chris Henderson to address the Committee as follows:-

"Good evening and thanks for the opportunity to address the Committee on behalf of the applicants in support of this application. I'll endeavour to keep this brief, as all relevant policies and planning related issues have been addressed by the case officer as detailed in the report.

This Householder application proposes internal alterations and a first floor extension to the existing dormer bungalow. It is important to note there that there is no proposal to increase the ground floor footprint of the existing dwelling. The application also seeks a marginal increase in the footprint of the existing garage and the addition of a home office within the roof space.

The application site is a substantial plot, extending to approximately 0.65 acres set in mature landscaped grounds, with robust natural land boundaries. The property is set well back from the road behind a mature tree band which is subject to a tree preservation order. A detailed tree survey has been submitted with the application, the recommendations of which have been accepted by the local authority's tree officer.

The neighbouring bungalow to the north of the site at number 14 has recently been demolished following the granting of planning permission for a large two storey dwelling with detached garage and workshop, with storage space and roof windows at first floor level. The new replacement dwelling which is currently under construction will be considerably higher than the proposal before you.

The neighbouring property to the south, No.10 is a detached dormer bungalow which has recently had a rear extension constructed. Properties along this stretch of Scothern Lane sit on a north south axis with gable to gable or side elevation to side elevation relationships, with generous separation between dwellings, which are generally heavily landscaped.

With regard to the application site and number 10 to the south, there is approximately 5.7 metres between dwellings, with number 10 having a blank elevation facing the application site. This boundary was heavily landscaped, preventing any views between plots. However, the occupiers of number 10 have recently removed this mature boundary, which has somewhat eroded the privacy between plots. It is my understanding that this application is being heard at Committee due to an objection from the Parish Council as it conflicts with Policy 2 of the Neighbourhood Plan.

It is important to note that the Parish Council's original comments submitted on the 23 October 2022 stated that they had no objection to the application. This response was later altered. The applicants have discussed the merits of Policy 2 within the Neighbourhood Plan with representatives of the Parish Council and have been informed that a steering group is being set up to review and update the Plan in line with the proposed amendments to the Central Lincolnshire Local Plan as there is a recognition that the wording of Policy 2 is somewhat restrictive.

The foreword to the policy within the Neighbourhood Plan clearly states the ability to extend a home is important to homeowners because it allows properties to be altered to meet changing lifestyles, family size and adapt to changing physical mobility. The purpose of this

policy is to allow extensions and alterations to homes, whilst being sensitive towards the physical character of the area and protecting the living standards of neighbouring properties.

The wording of Policy 2 within the Neighbourhood Plan is very much subjective and following a robust assessment by the case officer, this application is considered to be in accordance with this policy.

The Sudbrooke character assessment places the application site and character of Area 3, as a wholly residential area which is host to numerous detached dwellings which have been developed over a prolonged period of time and in a piecemeal manner along Scothern Lane's eastern side.

The description of character Area 3 highlights the difficulty in viewing the properties in this location due to the high level of screening. However, the building materials, scale and design vary considerably from property to property, illustrating that there is no particular architectural language, and that variety is the order of the day.

The street accommodates a mix of bungalows, dormer bungalows and a significant number of two storey properties. It is the plot, size and positioning that give them their common character. It is therefore difficult to understand how the size scale, height and materials proposed on this application can be considered not to be in keeping with the original dwelling and the surrounding area, as it is described in the Sudbrooke character assessment.

Furthermore, the case officer's assessment of the proposal concludes that it would not result in a significant reduction in private amenity of the occupiers of neighbouring properties through overlooking, overshadowing, loss of light or an overbearing appearance, as confirmed in the case officer's report. This application is in full accordance with the NPPF LP 1 LP 17 and LP 26 of the Central Lincolnshire Local Plan and Policy 2 of the Sudbrooke Neighbourhood Plan.

A recommendation to approve by the case officer, coupled with confirmation from the Parish Council, that the Policy upon which their objection was based is under review due to his restrictive nature, should hopefully allow Members to support this application. Thank you very much".

The Chairman thanked Mr Henderson for his comments and, on opening discussions for the Committee, invited the Vice-Chairman to speak first.

Councillor Waller indicated his familiarity with the site in question, as he was Ward Member, and acknowledged several local issues, such as the removal of trees which impacted the privacy of the properties, as well as the Parish Council intending to address some ambiguity in the wording of the Neighbourhood Plan.

Members of the Committee expressed their support for the application, however there were concerns raised regarding the distances between the neighbouring properties and the detached garage. The Planning Officer clarified that the proposed garage was 2 metres from the boundary, and was slightly larger, with the ridge height proposed to be raised from 3.8 metres to 5.9 metres.

Having been proposed and seconded, the Chairman put the application to the vote and it was agreed unanimously that planning permission should 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: L-ADD-130-01A, L-ADD-130-02A and L-ADD-130-03B dated 13/10/22, L-ADD-130-07C dated 13/10/2022, L-ADD-130-08B, L-ADD-130-09B dated 29/9/22 and L-ADD-130-10B dated 13/10/22. 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.

3. No development, other than to foundations level shall take place until a scheme for the disposal of foul and surface waters (including the results of soakaway/percolation tests) 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 prior to occupation of the dwelling (see notes to the applicant below).

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, full details of any new hardstanding and installation has been submitted to and approved in writing by the Local Planning Authority.

- Any new driveway blocks over Tree Root Protection Areas (RPAs) should not involve excavations or compaction of bed for new blocks within the tree RPAs.
- Any new base within tree RPAs should be carried out by hand, and no compaction over RPAs.
- Any hardstanding shall be constructed from a porous material or shall be appropriately drained within the site and shall be retained as such thereafter.

Reason: To ensure appropriate drainage to accord with the National Planning Policy

Framework and Policy LP14 and LP17 of the Central Lincolnshire Local Plan.

5. The development shall be carried out in full accordance with the Tree Protection Fencing as detailed in 'General Recommendations' and Figure 4 of The Tree Survey produced by CBE Consulting dated 1 December 2022. The fencing shall be erected before development commences including ground scraping and shall be retained at all times whilst construction work is taking place. Nothing shall be stored or placed in any root protection area, nor shall the ground levels within those areas be altered, without prior written approval of the Local Planning Authority.

Reason: To ensure that adequate measures are taken to preserve trees and hedges and their root systems whilst construction work is progressing on site in accordance the National Planning Policy Framework and Policy LP17 of the Central Lincolnshire Local Plan.

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

None

Note: Councillor P. Morris left the Chamber at 7.05 pm in advance of the next item.

100 145857 - 10 & 12 CHAPEL STREET, CAISTOR

The Chairman introduced the next application of the meeting, application number 145857 which sought planning permission for two storey rear extensions at 10 & 12 Chapel Street, Caistor, Market Rasen. The application had been brought before the Committee as one of the applicants was from the immediate family of a Member of the Council.

The Planning Officer reported one update to the published report, which was a letter of no objection from the Caistor Civic Society. This had no effect on the report recommendation. The Planning Officer then proceeded to give a brief outline of the proposals.

There were no registered speakers, and the Chairman invited comments from Members of the Committee.

During the discussion, reference was made to access to the site and the Planning Officer clarified the position. Overall Members considered that the proposal would present a tidier site in keeping with the character of the area.

Having been proposed and seconded, the Chairman put the application to the vote and it was agreed unanimously that planning permission should be **GRANTED** subject to the following conditions:-

Conditions stating the time by which the development must be commenced

1. The development hereby permitted must 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 a written scheme of archaeological investigation has been submitted to and approved in writing by the local planning authority. This scheme shall include the following:

1. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).
2. A methodology and timetable of site investigation and recording.
3. Provision for site analysis.
4. Provision for publication and dissemination of analysis and records.
5. Provision for archive deposition.
6. Nomination of a competent person/organisation to undertake the work.
7. The scheme to be in accordance with the Lincolnshire Archaeological Handbook.

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation and in accordance with policy LP25 of the Central Lincolnshire Local Plan and the National Planning Policy Framework.

3. The local planning authority shall be notified in writing of the intention to commence the archaeological investigations in accordance with the approved written scheme referred to in condition 2 at least 14 days before the said commencement. No variation shall take place without prior written consent of the local planning authority.

Reason: In order to facilitate the appropriate monitoring arrangements and to ensure the satisfactory archaeological investigation and retrieval of archaeological finds in accordance with LP25 of the CLLP and the National Planning Policy Framework.

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

4. With the exception of the detailed matters referred to by the conditions of this permission, the development hereby approved shall be carried out in accordance with the following drawings: LDC3958-PL-01 and LDC3958-PL-02 both received 28 November 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 the National Planning Policy Framework.

5. No development shall take place above foundation level until details of the external materials listed below have been submitted to and inspected on site and agreed in writing by the Local Planning Authority. This shall include:

- a. Roof tile, which shall be matching to that used in the host dwellings;
- b. Roof detailing, including gables, cappings and verges. Any new flues or vents.

- c. Rainwater goods.
- d. Brick sample panel, showing the brick type, coursing, mortar colour and texture.
- e. All new windows and doors.

Reason: To safeguard the character and appearance of the Caistor Conservation Area and the building of importance to accord with the National Planning Policy Framework and Policy LP25 of the Central Lincolnshire Local Plan and the Policies within the Caistor Neighbourhood Plan.

6. The development shall proceed wholly in accordance with the approved scheme of archaeological works approved by condition 2 of this permission.

Reason: To ensure the satisfactory archaeological investigation and retrieval of archaeological finds in accordance with LP25 of the CLLP and the National Planning Policy Framework.

7. Following the archaeological site work referred to in condition 6, the written report of the findings of the work shall be submitted to and approved in writing by the local planning authority within 3 months of the said site work being completed.

Note: Councillor Morris returned to the Chamber at 7.08 pm.

101 DETERMINATION OF APPEALS

The determination of appeals was **NOTED**.

The meeting concluded at 7.09 pm.

Chairman