

WEST LINDSEY DISTRICT COUNCIL

MINUTES of the Meeting of the Planning Committee held in the Council Chamber - The Guildhall, Marshall's Yard, Gainsborough, DN21 2NA on 4 October 2023 commencing at 6.30 pm.

Present: Councillor Matthew Boles (Chairman)
Councillor Jim Snee (Vice-Chairman)

Councillor Emma Bailey
Councillor John Barrett
Councillor Karen Carless
Councillor David Dobbie
Councillor Ian Fleetwood
Councillor Peter Morris
Councillor Tom Smith

In Attendance:
Sally Grindrod-Smith Director Planning, Regeneration & Communities
Russell Clarkson Development Management Team Manager
George Backovic Development Management Team Leader
Martha Rees Legal Advisor
Ian Elliott Development Management Team Leader
Danielle Peck Senior Development Management Officer
Daniel Galpin Senior Development Management Officer

Also in Attendance: 19 members of the public

Apologies: Councillor Sabastian Hague
Councillor Baptiste Velan

Membership: Councillor Karen Carless sat as substitute for Councillor Sabastian Hague

40 PUBLIC PARTICIPATION PERIOD

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

41 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

RESOLVED that the minutes of the meeting of the Planning Committee held on Wednesday, 6 September 2023 be confirmed and signed as an accurate record.

42 DECLARATIONS OF INTEREST

Councillor T. Smith declared a non-pecuniary interest in relation to agenda item 6b,

application number 146831, as he was the County Councillor for North Wolds, which included the Keelby Parish. He confirmed he had not discussed the application with anyone and would remain as a Member of the Planning Committee for the item.

Councillor J. Barrett declared a non-pecuniary interest in relation to agenda item 6a, application number 146424, as he was the Local Ward Member for Nettleham. He stated that he would sit as a Member of the Planning Committee with an open mind.

Councillor K. Carless declared a personal interest in relation to agenda item 6a, application number 146424. She stated that, although she had attended the previous meeting of the Committee when the item was discussed, she had not been a Member of the Committee. She stated that she would participate in the discussion for that item but would not vote on the application.

Councillor D. Dobbie declared a personal interest in relation to agenda item 6a, application number 146424. He had given apologies for the previous meeting when the item was discussed and explained he would not vote on the application.

43 UPDATE ON GOVERNMENT/LOCAL CHANGES IN PLANNING POLICY

The Committee heard from the Development Management Team Leader that on 5 September 2023, the Secretary of State for the Department for Levelling Up, Housing and Communities had issued a written ministerial statement to update the policy on planning for onshore wind development in England. The following link was agreed to be included in the minutes:

<https://questions-statements.parliament.uk/written-statements/detail/2023-09-05/hcws1005>

It was explained that the Government's formal response to the wider proposals in the National Planning Policy Framework consultation would be published later this autumn.

Members heard that policy changes regarding onshore wind development, relevant to planning decisions, took effect immediately upon publication (with some transitional arrangements for plan making set out at Annex 1 of the statement). The amendments were to chapter 14 of the National Planning Policy Framework and responded to the technical consultation that concluded earlier this year.

The measures would pave the way for more onshore wind projects to come online by broadening the ways that suitable locations could be identified. Communities would be able to bring forward proposals to local councils, rather than solely identifying developments through local plans which could take many years (via Local Development Orders, Neighbourhood Development Orders and Community Right to Build Orders). Additionally, the measures would ensure local councils considered the views of the whole community, rather than a small minority, when considering a planning application. This would address the planning impacts of these focused changes to the NPPF, with further guidance to follow on best practice and new digital engagement techniques.

Members also heard that the Government had announced delays to the introduction of mandatory Biodiversity Net Gain (BNG). The latest announcement stated:

“developers in England will be required to deliver 10% “Biodiversity Net Gain” from January 2024 onwards when building new housing, industrial or commercial developments meaning by law they must deliver a net positive for the local environment, for example by creating new habitats and green spaces. Biodiversity Net Gain for small sites will still be applicable from April 2024, and implementation for Nationally Significant Infrastructure Projects remains planned for 2025.”

The full announcement would be made available within the minutes as follows:

<https://www.gov.uk/government/news/biodiversity-net-gain-moves-step-closer-with-timetable-set-out>)

With regards to the Neighbourhood Plan updates, it was explained that the Hemswell Cliff Neighbourhood Plan had passed examination and a referendum was scheduled to be held on Thursday 19 October 2023. Members also heard that the Nettleham Neighbourhood Plan review had been submitted to the Authority, and the regulation 16 consultation would commence shortly.

Neighbourhood Plan/s	Headlines	Planning Decision Weighting
Made Neighbourhood Plans	Brattleby, Caistor*, Cherry Willingham*, Dunholme*, Great Limber, Lea, Nettleham*, Osgodby, Riseholme, Scotter, Scothern*, Saxilby with Ingleby*, Welton by Lincoln*, Willoughton, Glentworth, Spridlington, Sudbrooke*, Scotton, Bishop Norton and Atterby, Gainsborough, Morton, Corringham, and Sturton by Stow and Stow, Hemswell and Harpswell NP, and Keelby.	Full weight
Hemswell Cliff NP	Successful examination and decision statement issued. Referendum to be held on 19 October 2023.	Significant weight
Scothern NP Review *	Examiner to be appointed soon to undertake NP’s examination.	Increasing weight
Nettleham NP Review *	The NP Review has been submitted for Regulation 16 consultation to be undertaken by WLDC. ***When consultation underway, NP Review should then be given - increasing weight.	Review NP has some weight. See ***
Dunholme NP Review*	Consultation (Reg 14 draft) to begin in October.	Review NP has little weight
Caistor NP Review*	Steering group established and key themes identified.	Review NP has little weight
Saxilby with Ingleby NP Review *	A review of the NP has started.	Review NP has little weight
Cherry Willingham NP Review *	PC reviewing its NP.	Review NP has little weight
Sudbrooke NP Review *	PC looking to review its NP.	Review NP has little weight

Welton by Lincoln NP Review *	A review of the NP has started.	Review NP has little weight
Grasby and Searby cum Owmbly	A joint application to designate both parishes as a single neighbourhood plan area has been approved by WLDC.	Little weight
South Kelsey NP	Work has started on preparing the NP. Steering group has been formed.	Little weight
Laughton NP	PC considering resuming the preparation of its NP.	Little weight
Springthorpe	Parish Council considering having a NP.	No weight

Following the update, a request was made for the planning policy updates to be distributed to all Members of the Council in an appropriate format. Officers would look at the potential avenues, which included the Members Bulletin.

44 146424 - LAND ADJACENT 51A WASHDYKE LANE, NETTLEHAM

The Chairman introduced the first application of the meeting, item 6(a) application number 146424, seeking outline planning permission (all matters reserved) for the erection of 3 dwellings on land adjacent to 51A Washdyke Lane, Nettleham. The application had been referred to the Committee following the receipt of third party representations including from Nettleham Parish Council, referring to the Neighbourhood Plan policy, and was initially deferred from 12 July 2023 to request for further information on drainage. The Legal Advisor clarified that following the deferral and re-consultation, the decision needed to be centred on the reasons for the deferral, and the new information presented to the Committee as a result.

The Case Officer explained there had been some updates since the report had been published. These focused on the review of the Nettleham Neighbourhood Plan, which had been submitted for regulation 16 consultation, and also comments received from Nettleham Parish Council. These were specifically relating to drainage maintenance and a request for further soakaway calculations. In addition, it was highlighted that an agreement had been reached to extend the deadline for determination to 6 October 2023. The Officer continued with his presentation of the application, after which the Chairman thanked him for the detail and invited the first of the registered speakers to address the Committee.

Councillor Angela White, Chairman of Nettleham Parish Council, raised the following concerns. She stated that the indicative surface water drainage scheme provided insufficient detail of the drainage design and there were no measurements indicating the size of the soakaways. It was also not clear what design of soakaway was to be used, therefore, the Parish Council felt it was not possible to determine the exact surface water discharge rate or the impact within the flood risk zone and the wider area. Additionally, there was no indication of the permeability of the material to be used for the proposed hardstanding areas. Councillor White explained that the proposed houses would be on top of the slope which descended towards the beck, stating that it was therefore likely that the excess water would drain in that direction, hence the concern that excess water should be managed on site. She added a further concern was that surplus building materials or tree remains could also go into the beck, requesting that there be measures in place to prevent that happening. Further concerns were raised regarding the width and visibility of the driveway, particularly for the

use of emergency services vehicles. To conclude, Councillor White requested there be assurances that conditions to prevent flooding and the entry of excess water and materials into the beck had been met.

The Chairman thanked Councillor White for her statement and invited the next speaker to address the Committee.

Mr Michael Orridge, Agent for the Applicant, that the Chairman and the Committee for the opportunity to speak. He explained that he and the applicant had continued to work closely with the Case Officer since the deferral of the application at the Planning Committee in July 2023. He highlighted the primary reason for deferment previously related to surface water and flood risk concerns. He stated that the application was now supported by a revised and updated percolation test report and Flood Risk Assessment, which included a surface water drainage strategy document, and an indicative surface water drainage plan. He stated this demonstrated that the site would not increase risk of flooding on the site or elsewhere. He highlighted the application was for outline permission, with all matters reserved. Future submissions would contain full technical details for all aspects discussed. Mr Orridge confirmed that the crate soakaways on the submitted drawings had been corrected to demonstrate and accommodate the surface water requirements of the indicative layout. He also confirmed that no rubble filled soakaways would be used as part of the development, in accordance with the building regulations and best practice. Furthermore, as was the norm for this type and size of application, details relating to the maintenance of the foul and surface water drainage design would be submitted at the reserved matters stage of the project as part of the details associated with condition 8. He explained that the soakaway crates would be wrapped and use silt traps to ensure they performed adequately for the lifetime of the development. Mr Orridge concluded by stating the development did not cause any harm or impact on the village of Nettleham or the beck, and it had been demonstrated that the development could 'look after itself' with regards to surface water, runoff and percolation. He stated there was no legitimate planning reason for the application to be refused.

The Chairman thanked Mr Orridge for his statement and invited the final speaker, Mr Mick Carling, to address the Committee.

Mr Carling was speaking in objection to the application and highlighted the significant issues of flash-flooding in Nettleham. He stated that he believed the cause of the flash flooding to be the overdevelopment of the banks and slopes of the beck, and the tarmacking over of once natural soakaway land. Mr Carling raised concerns regarding the percolation tests, explaining that one of the trials had been removed from the test as the water flowed too fast, and he questioned how it was possible to be sure the soakaways would work. In relation to the Nettleham Neighbourhood Plan, he stated it was clear that no new homes should be built on the land adjacent to the beck. In referring to the Officer's report, Mr Carling highlighted that there was no paragraph 3.7, point 3, in the Central Lincolnshire Flood Policy, despite the fact it had been used to contradict the Neighbourhood Plan. He asserted that the difficulties with flooding in Nettleham would not only continue, but also worsen, as they had over the preceding years, and he stated his assertion that the proposed development failed to meet the necessary conditions and should not be granted.

The Chairman thanked Mr Carling, and all speakers, for their time and invited the Case Officer to respond. He explained that the main drainage condition had been modified to be

more appropriate to the site, which included details of the run-offs, and there was no impact on the beck. He further clarified that hardstanding was a landscape issue and was for consideration at reserved matters, and it was not the developer's responsibility to resolve existing issues, however, the development should have a suitable drainage scheme in place. He confirmed that the indicative drainage scheme was suitable. He clarified that the applicants had submitted a drainage plan, with percolation tests, both of which had been examined by the West Lindsey Building Control Team, who accepted the indicative scheme and stated the percolation tests were undertaken in a professional manner. Furthermore, details of the soakaway designs were in the appendices of the Flood Risk Assessment; the recommended drainage condition had been modified to include the submission of details of surface water run-off and the impact on the Nettleham Beck. The indicative plan showed that the dwellings were in Flood Zone One and there was an additional condition recommended to the Committee that no development should take place in Flood Zones Two and Three. The Officer concluded by stating that, as the dwellings were in Flood Zone one, they were sequentially in the preferred location and passed the flood risk sequential test.

The Chairman thanked the Officer for his reply and invited comments from the Committee. Members raised concerns regarding the use of an outline application meaning they were not fully able to comment on the specifics of the design.

Note: Councillor D. Dobbie left the Chamber at 7:00pm and returned at 7:02pm.

Members of the Committee remarked they would prefer some planned porosity in the access and car parking sections of the development at this point, and that a permanent barrier could be constructed to prevent run off. There were concerns as to whether the proposed dwellings could increase in size and whether the Neighbourhood Plan was being ignored. Members also questioned whether there was a possibility of a bank being built at the bottom of the beck, with the ability to retain water and restrict the water flow. In response, the Development Management Team Leader explained that it would have to deal with the site as constructed, and it should be able to deal with the added hardstanding and the built form. It was explained that putting a clay bank on there could potentially cause other issues further downstream. The applicant submitted a Flood Risk Assessment stating that the scheme submitted would reduce runoff by 30% and be a betterment in terms of runoff into the beck.

In response to comments about hardstanding, Members were told that an advisory note could be possible to recommend the use of permeable surfaces. In terms of a barrier there was one committed to already, for ecological reasons as the ecology survey stated that there must be a barrier put in place three metres from the beck, otherwise, the applicants would be required to undertake further water vole surveys. This formed part of condition 5 with the construction method statement and asked for the protection of the beck including the buffer zone.

Finally in response to drainage issues, the Officer clarified these were dealt with through the conditions, such as submitted materials, with consideration and advice to be taken from the Building Control Team.

There was further debate regarding the potential impact of the proposed development, the existing difficulties in Nettleham and how it might all be improved. Members were reminded this was an outline application only. There were suggestions made regarding the removal of permitted development rights for the site, to alleviate concerns about flooding. Officers

explained that should the Committee feel it necessary, and provided clear reasoning especially at outline stage with only indicative plans available, this would be possible. It was caveated that only plot three could be extended further.

On the back of such debate, a proposed advisory note on porous driveways, and an additional condition on the removal of permitted development rights was proposed, seconded and voted upon. It was also requested by several Members that the reserved matters application for this site be considered by the Committee.

Having been proposed and seconded, the Chairman put the application, advisory note and additional condition, to the vote. It was agreed by majority vote that permission should be **GRANTED** subject to the following amended conditions:

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

1. Application for approval of the reserved matters must be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To conform with Section 92 (2) of the Town and Country Planning Act 1990 (as amended).

2. No development must take place until, plans and particulars of the **access, appearance, layout** and **scale** of the buildings to be erected and the **landscaping** of the site (hereinafter called “the reserved matters”) have been submitted to and approved in writing by the Local Planning Authority, and the development must be carried out in accordance with those details.

Reason: The application is in outline only and the Local Planning Authority wishes to ensure that these details which have not yet been submitted are appropriate for the locality.

3. The development hereby permitted must be begun before the expiration of two years from the date of final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To conform with Section 92 (2) of the Town and Country Planning Act 1990 (as amended).

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

4. No development must take place until full details to protect all the retained on site and boundary trees and their root protection areas have been submitted to and approved in writing by the Local Planning Authority. The approved protection measures must be installed prior to the commencement of development and retained in place until the development has been fully completed.

Reason: To safeguard the existing trees on or adjacent the site during construction works, in the interest of visual amenity to accord with the National Planning Policy Framework and local policy S60 and S66 of the Central Lincolnshire Local Plan 2023.

5. No development must take place until 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. protection of the Nettleham Beck including buffer zone (see page 21 Preliminary Ecological Appraisal by CGC Ecology dated June 2023);
 - viii. details of noise reduction measures;
 - ix. a scheme for recycling/disposing of waste;
 - x. 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 S53 of the Central Lincolnshire Local Plan 2023.

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 must be carried out in accordance with the following proposed drawings:

- J1852-PL-01 Rev P01 dated 8th March 2023 – Location Plan

The works must 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, local policy S1, S4 and S53 of the Central Lincolnshire Local Plan 2023.

7. No development hereby permitted must take place within flood zones 2 or 3.

Reason: To ensure the dwelling are located in an area at the lowest risk of flooding in accordance with policy S21 of the Central Lincolnshire Local Plan and Policy D-3 of the Nettleham Neighbourhood Plan.

8. No development above ground level must take place until full details of a scheme for the disposal of foul and surface water (including any necessary soakaway/percolation tests) from the site and a plan identifying connectivity and their position has been submitted to and approved in writing by the local planning authority. The Drainage Strategy should comply with the principle of the Flood Risk Assessment (version A02) and will need to identify how run-off from the completed development will be prevented from causing an impact elsewhere. No occupation of each individual dwelling must take place until its

individual foul and surface water drainage connection has been fully installed in strict accordance with the approved details. The approved drainage scheme must be retained as such thereafter.

Reason: To ensure adequate drainage facilities are provided to serve each dwelling, to reduce the risk of flooding and to prevent the pollution of the water environment to accord with the National Planning Policy Framework and local policy S21 of the Central Lincolnshire Local Plan 2023.

9. Any reserved matters planning application submitted to the Local Planning Authority which relates to the layout of the development must accord with the parking standards identified in the relevant policies of the development plan.

Reason: To ensure the dwelling served by acceptable off-street parking in accordance with policy S49 of the Central Lincolnshire Local Plan and Policy D-4 of the Nettleham Neighbourhood Plan.

10. Any reserved matters planning application submitted to the Local Planning Authority must include the details listed below as recommended in the Preliminary Ecological Appraisal by CGC Ecology dated June 2023:

- Hedgehog appropriate fencing including elevation plan.
- Integral swift box (Manthorpe Swift Brick, Woodstone, Vivara Pro or Schwegler type) identified on the northern or eastern elevation of each dwelling.
- Integral Habitat, Ibstock or Woodstone bat box identified on the southern or eastern elevation of each dwelling for use by pipistrelle bats.
- Retention of the orchard or justification for its removal with appropriate compensation by re-planting
- Nettleham Beck enhancements

The details submitted must be in accordance with the positions, types and specifications identified in the Preliminary Ecological Appraisal by CGC Ecology dated June 2023. The approved details must be installed prior to occupation of each individual dwelling and must be retained as such thereafter.

Reason: In the interest of nature conservation and to respond to the enhancement recommendations of the Preliminary Ecological Appraisal by CGC Ecology dated June 2023 and to accord with the National Planning Policy Framework, local policy S59 and S60 of the Central Lincolnshire Local Plan 2023 and policy E-5 of the Nettleham Neighbourhood Plan.

11. Apart from the details described in condition 8 of this permission the development hereby approved must only be carried out in accordance with the recommendations set out in section 5 of the Preliminary Ecological Appraisal by CGC Ecology dated June 2023.

Reason: To respond to the enhancement recommendations of the Preliminary Ecological Appraisal by CGC Ecology dated June 2023 to accord with the National Planning Policy Framework, local policy S60 of the Central Lincolnshire Local Plan 2023 and policy E-5 of the Nettleham Neighbourhood Plan.

12. The proposed development hereby approved must be completed in strict accordance

with the approved Flood Risk Assessment by Origin Design Studio Ltd dated 24th August 2023 and the following mitigation measure detailed on page 10:

- Standing advice requires finished floor levels (FFL) should be a minimum of whichever is higher of 300mm above the average ground level of the site, adjacent road level to the building and estimated river or sea flood level.

Reason: To prevent flooding and protect the future residents to accord with the National Planning Policy Framework, local policy S21 of the Central Lincolnshire Local Plan 2012-2036 and policy D-4 of the Nettleham Neighbourhood Plan.

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

13. Notwithstanding the provisions of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development shall take place within those areas identified as being within flood zone 2 (medium probability) and flood zone 3 (high probability) unless planning permission has first been granted by the Local Planning Authority.

Reason: Part of the site is identified as being in flood zone 2 and flood zone 3 by the Flood Risk Assessment by Origin Design Studio Ltd dated 24th August 2023. To enable any such proposals within these zones to be assessed in terms of their impact on the flood risk of the site and the surrounding area including the Nettleham Beck to accord with the National Planning Policy Framework, local policy S21 of the Central Lincolnshire Local Plan 2023 and policy D-4 of the Nettleham Neighbourhood Plan.

45 146831 - LAND OFF BARTON STREET, KEELBY

The Chairman introduced the next item of the meeting, item 6b, planning application 146831, for change of use to storage facility for 40 No. Caravans / motorhomes making use of and extending existing hardcore hardstand. Screen tree planting and hedge reinforcement planting and installation of key locked timber clad steel gates, hooped barriers and 2No. 3M high CCTV poles to cover the site plus a 38M x 2M security ditch and boundary wire mesh fence with timber posts, at land off Barton Street, Keelby, DN41 8EP.

The Development Management Team Leader informed Members of the Committee there were a few updates, which included a biodiversity net gain plan, with the summary of the findings being 0.07 biodiversity units. A short presentation on the application was then made.

The Chairman invited the first registered speaker, the Parish Council representative for Keelby Parish Council, Councillor Trevor Wright, to address the Committee.

Councillor Wright thanked the Chairman and the Committee for the opportunity to speak in support of the application. He highlighted that Keelby Parish Council had written a detailed letter of support and were able to further back the application through the recently approved

Neighbourhood Plan. He expressed his disappointment that these positive statements had been discarded and the outcome of the report seemed only to focus on the classification of the land to be used. He proceeded to highlight which sections of the Neighbourhood Plan supported the application, referencing section one regarding small businesses, as well as sections within the Central Lincolnshire Local Plan, such as sections five and section eight, regarding enhancing the rural economy. He highlighted that there were existing non-arable businesses and stated the clear need within Keelby for the service provided by the application under consideration, with many residents using the site and many more on the waiting list. He highlighted the compound benefits of reduced congestion and on-road parking. He requested the Committee to reject the Officer recommendation, stating it would be a real shame if the influence of the Neighbourhood Plan came to nothing.

The Chairman thanked Councillor Wright for his time and invited the next speaker to address the Committee.

Members heard from the applicant, Joanne Calaby, that the land in question had been in her family for decades and used to be used to home goats that in turn provided milk to the local hospital, for those who had allergies to cows' milk. She highlighted the history of the site for being community focussed and used for good, later becoming a donkey sanctuary and more recently providing allotment space for people in the village. She explained to the Committee that the land was also used by local groups such as the Scouts and Brownies, as well as being home to trees planted for the Platinum Jubilee and also a memorial orchard. Mrs Calaby explained that she had first allowed family to start using the land to store their caravans, this then escalated to other residents asking the same, as there had been increasing issues in the village with road side parking and congestion. She stated that they had the space, the security, and it made sense to make use of it. She highlighted that it had not been her intention to go against planning regulations, and that she had applied for permission at the point she had discovered she need to. She concluded her statement by highlighting that all she and her family had wanted to do through the years was help the community, and she requested the Committee grant the application.

The Chairman thanked the applicant and invited the final speaker, Ward Member Councillor Owen Bierley, to address the Committee.

Councillor Bierley thanked the Chairman and shared his thanks with Officers for an excellent report. He explained he was speaking on behalf of the Keelby community, and stated that they did not agree with the reasons put forward for refusal of the application. They did not believe the development was in the open countryside, nor did they believe that the site was detached from the body of the village. He described the layout of properties and streets in Keelby, highlighting how Keelby had traditionally been a service village, similar in a way to Caistor, and used to provide facilities for the surrounding rural villages. He noted that for those using the road where the site was located, if you were not aware of the site being there, it would not be noticed. Councillor Bierley highlighted to Committee that this was an application for a change of use of a piece of land, it did not involve new construction or anything of that nature, and suggested that should permission be granted, it would be entirely appropriate for there to be a condition to revert the site back to previous state on the closure of the storage site. Additionally, there were no objections from statutory consultees, the representations that had been made during the consultation period were all very positive, and he sought for the Committee to approve the application.

The Chairman thanked the Ward Member for his statement and invited comments from Officers. The Development Management Team Leader explained that the comments were noted, and that the report detailed why the application did not meet the required policy requirements. The Chairman then invited comments from Members of the Committee.

There was significant debate regarding the rurality of the location and the need to balance the rural economy with the protection of the rural landscape. Given the retrospective nature of the application, a site visit was proposed in order to gain greater visual understanding of how the area was impacted by the change of use.

During the debate, a Member commented that the refusal hinged on S5 Part (e), which related to enhancement of the rural economy. In contrast to the Officer's report, Members commented that it had clear economic benefit to the local population, with some loose links to nearby businesses. Members also stated that paragraph 84, section (b) of the National Planning Policy Framework facilitated the granting of the application through its effect on land based, rural tourism, with most of the use of the site being from residents.

Following clarification with the Legal Advisor, further conditions were proposed and the Officer clarified that biodiversity net gain provisions should be secured by a Section 106 legal agreement which was also set out in the applicant's submission. It was also clarified that though the report made reference to the previous 2017 Central Lincolnshire Local Plan, this was a clerical error and it was noted that the report did reference the correct 2023 CLLP policies and numbering, and the Committee were making their decision based on the agreed 2023 Central Lincolnshire Local Plan.

With the Officer's report and recommendation in mind, it was proposed and seconded that permission be granted contrary to the Officer's recommendation. Another proposal to defer for a Planning Committee site visit was also proposed and seconded. The proposal to grant permission with conditions was made 'whole' with a valid proposer and seconder before the site visit proposition, so the Chairman took the vote on that proposition first.

The Chairman took the vote on the application, and it was unanimously agreed that approval to grant be delegated to Officers subject to the completion of a Section 106 agreement and imposition of conditions as read aloud by the Officer, in relation to proposed landscaping.

46 146628 - LAND OFF CAENBY ROAD, GLENTHAM

The Chairman introduced the next application, item 6(c), planning application 146628, to erect 2no. detached bungalows with detached garages & 1no. detached bungalow with attached garage at land off Caenby Road, Glentham, LN8 2EZ.

The Planning Officer explained that there were no updates and gave a brief presentation on the application. The Chairman informed the Committee there were two registered speakers, and invited Mr Andrew Clover, the agent for the application, to address the Committee.

Mr Clover thanked the Committee and explained that the site was infill, as it was between a housing development to the north and Glentham Methodist Chapel and further frontage dwellings to the south and west. He felt that developing the site to provide a row of frontage dwellings was in keeping with the character and would retain the core shape and form of this

part of the village. He stated there had been careful design considerations which strengthen the sense that this area was all within the developed footprint of the village. He highlighted that advice was sought from Officers in relation to the principle of the development, with early discussions confirming that development of the site would accord with the spatial policies LP 2 and LP 4 of the previous Local Plan. As policies for the new plan were broadly similar, the principle of development continued to be acceptable.

It was highlighted that policy S53 required all developments must achieve a high quality, sustainable design that contributed positively to local character landscape and townscape, and supported diversity, equality and access for all, first and most importantly, the dwellings had been designed to be fully accessible and comply with Part N4 of the Building Regulations. Mr Clover detailed the building materials to be used and highlighted the endorsement from the Conservation Officer. He stated the dwellings would have air source heat pumps, photovoltaic panels and mechanical ventilation heat recovery. A preliminary ecological appraisal had been carried out and biodiversity net gain calculations produced. These calculations showed that the development would provide a net gain of 36%. Mr Clover concluded by thanking the Officers for their time and assistance and for the application process having been straightforward. He invited the Committee to approve the recommendation as per the report.

The Chairman thanked Mr Clover for his time and invited the second speaker, Professor Nick Blagden to address the Committee. Prof. Blagden explained he was speaking in objection to the application, on behalf of Mr Doherty, who was unable to attend the meeting.

The Committee heard that Caenby was designated as a hamlet and as such development was to be limited to a single dwelling such as infill development or development allocated through a Neighbourhood Plan. It was highlighted that planning decisions in Caenby had already surpassed published growth levels. Prof. Blagden explained that Mr Doherty believed the flurry of recent planning applications could not be read in isolation as it could be seen to create an unequal precedent in favour to a particular applicant. It was highlighted that Mr Doherty refuted the comments by the Case Officer that the site was more physically related to developed footprint of Glenthams than the development of Caenby around Moat Farm. There was a detailed description provided of the footprint of Glenthams, and Caenby, and the historic evolution of the two parishes, to further argue the point that the site was not within the developed footprint. Prof. Blagden concluded the statement by reiterating the request from Mr Doherty that the application be refused.

On thanking Prof. Blagden, the Chairman also invited the Officer to respond. He informed Members that the growth limits formed part of the previous Central Lincolnshire Local Plan. The focus was on the developed footprint and identified appropriate locations within settlements. The Officer stated that the proposal assessment acceptability was made with policies S1 and S4, which focused on the developed footprint and the appropriate locations.

Members learned that the proposal was on undeveloped land, with part of it located in the paddock. This in itself did not make it development in the countryside. It was bound by development on three sides, and the Authority felt this related more to the developed footprint, as dwellings on the other side were continuous further to the south of multiple characters. The church that was referred to in the statements was Glenthams Methodist Chapel, not Caenby.

The Chairman invited comments from Members of the Committee, and debate ensued. Members commented on the ideal nature for a site of this size, the proposition being infill, bringing the village closer together, and the lack of objection from the Conservation Officer.

Members enquired whether a site visit was necessary to assess the proposition against the two parish characteristics, a lack of knowledge of the surrounding area, and to assess if the proposed dwellings affected the nearby heritage assets.

In response to comments about the development footprint, the Development Management Team Manager explained that though the site was in the Caenby parish, it was immediately adjacent to the properties in Glenthams. It was stated that planning policy focused on land use planning, and applications were assessed using developed footprints. The only difference would be the level of Community Infrastructure Levy monies that would be allocated. It was the Authority's opinion that this proposal was an infill of the Glenthams settlement, with the Caenby parish having a single developed footprint further south to the proposed site.

Note: Councillor T. Smith declared a non-pecuniary interest that he was employed by Sir Edward Leigh MP, who had made a comment on the application. Councillor Smith stated that he had no conversation with about the application and would continue sitting as a Member of the Committee.

Having had a proposal made and seconded for a site visit to take place, the Chairman took the vote. The proposal was subsequently declared **LOST**.

On receiving a proposer and seconder, the Chairman then proceeded to take the vote on the Officer recommendation. It was agreed by majority vote 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 a scheme of foul sewage and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be implemented in accordance the approved details.

Reason: To ensure appropriate foul sewage and surface water drainage in accordance with the National Planning Policy Framework and Policy S21 of the Central Lincolnshire Local Plan.

3. Prior to the commencement of construction works on any dwelling, including footings being commenced, a scheme shall be agreed in writing with the Local Planning Authority relating to the verification of the post-construction energy performance of the dwelling(s) to

be constructed under this permission, including a mechanism for the provision of the verification to individual home owners. The approved scheme shall be implemented in full, including mechanisms by which any shortfall in performance against the updated Energy Statement received 13th September 2023 will be mitigated.

Reason: To ensure that the development takes place in accordance with the approved details and in accordance with the provisions of Policies S6 and S7 of the Central Lincolnshire Local Plan (2023).

4. Prior to the commencement of the development, a Biodiversity and Landscape Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include the following details:

- Details of the size, species, planting arrangement and position of all trees, hedgerows and other vegetation to be planted in accordance with the details in the submitted Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment for land off Caenby Road, Glentham, dated July 2023 and Biodiversity Metric 4.0 Calculations received 29th August 2023.

The development shall be carried out in accordance with the approved scheme.

Reason: To ensure that a landscaping scheme to enhance the development is provided in accordance with Policies S53, S60 and S61 of the Central Lincolnshire Local Plan and Sections 12 and 15 of the National Planning Policy Framework.

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

5. 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: 40823-04 and 40823-05 received 3rd May 2023 and 4823-03 REV A, 40823-07_Rev A_ and 40823-06_Rev A_Plot 3 received 14th September 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 and to accord with the National Planning Policy Framework and Policy S53 of the Central Lincolnshire Local Plan.

6. No development above foundations level shall take place until a full schedule of materials has been submitted to and agreed in writing with the Local Planning Authority. The development thereafter shall be undertaken in strict accordance with the approved details.

Reason: To preserve the setting and significance of adjacent heritage assets in accordance with Section 66(1) of the Planning Listed Buildings and Conservation Areas Act and Policy S57 of the Central Lincolnshire Local Plan.

7. No development on the garage to Plot 3 shall take place until protective fencing has been placed on the existing tree shown on 4823-03 REV A in accordance with the British Standard – BS5837:2012. The protective fencing shall remain in place until the completion of the construction works.

Reason: In the interests of amenity and biodiversity in accordance with Policies S60 and S66 of the Central Lincolnshire Local Plan.

8. The development hereby permitted shall be carried out in accordance with the details set out in the updated Energy Statement received 14th September 2023 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development takes place in accordance with the approved details and in accordance with the provisions of Policies S6 and S7 of the Central Lincolnshire Local Plan (2023).

9. No services shall be laid within the development for the provision of piped natural gas.

Reason: In the interests of energy efficiency to accord with Policies S6 and S7 of the Central Lincolnshire Local Plan (Adopted 2023).

10. The development hereby permitted shall be undertaken in accordance with the mitigation and enhancements in the following ecological documents:

- Preliminary Ecological Appraisal and Biodiversity Net Gain assessment for land off Caenby Road, Glentham dated July 2023;

Reason: To ensure that a landscaping scheme to enhance the development is provided in accordance with Policy S60 of the Central Lincolnshire Local Plan and Sections 12 and 15 of the National Planning Policy Framework.

11. The development hereby permitted shall not be occupied unless a full frontage footway, with width matching the existing frontage footway at Chapel Court, has been installed to connect the development to the access to Plot 3, which 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 Policy S47 of the Central Lincolnshire Local Plan.

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

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and reenacting that Order with or without modification) no domestic oil tanks or domestic gas tanks shall be placed within the curtilage of the dwelling(s) hereby approved.

Reason: In the interests of energy efficiency to accord with Policies S6 and S7 of the Central Lincolnshire Local Plan (Adopted 2023).

Note: The Chairman adjourned the meeting at 8.10pm for a five minute comfort break. The meeting reconvened at 8.15pm.

47 146926 AND 146927 - 1 SILVER STREET, GAINSBOROUGH

The Chairman introduced the next item of the meeting, planning application 146926, and listed building consent 146927 at 1 Silver Street, Gainsborough, DN21 2DT. The applications were as listed below:

146926: Planning application to replace shopfront and facade, introduction of 3no. new shopfronts, renovation and refurbishment of interior spaces to create new shop floor and 3no. flats above.

146927: Listed building consent to replace shopfront and facade, introduction of 3no. new shopfronts, renovation and refurbishment of interior spaces to create new shop floor and 3no. flats above.

Note: Councillor D. Dobbie made a non-pecuniary interest that he was a Member of Gainsborough Town Council and had given his support on these applications, and the following agenda item, in that capacity. Following advice from the Legal Adviser, Councillor Dobbie left the Chamber at 8.19pm, for the remainder of the meeting.

The Committee heard from the Senior Development Management Officer that since the report was published, further negotiations had been ongoing with the agent, planning officer and conservation officer regarding the proposed materials to be used in the development as requested in the published list of conditions. Additional information was received from the agent on 2 October which gave further details regarding the materials to be used in the development. This information had since been reviewed by the Council's Conservation Officer who had confirmed that they were happy with the materials. It was therefore recommended to Committee that conditions 3 and 11 of the planning permission and listed building consent were deleted and conditions 5, 6, 8 and 9 were amended to read that 'the development shall proceed in accordance with the relevant details and/or specification received on 2nd October'.

Following the presentation from the Officer, the Chairman invited the one registered speaker, the agent for the application, Mr Chris Bowen, to address the Committee. In his statement, Mr Bowen highlighted that the scheme was a part of the Townscape Heritage Initiative and the Levelling Up funded works, and he had worked closely with Officers to put together an acceptable proposal.

The Chairman invited comments from the Committee. Members were supportive of the proposals and were pleased to see the proposed improvements to the shops.

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

Conditions for planning permission 146926:

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 plan inc. block plan 2419-OS01;
Proposed Roof plan 2419-BC05 Rev A;
Proposed Ground Floor Plan 2419- BC01 Rev A;
Proposed East elevation 2419- BC01 Rev A;
Proposed North Elevation 2419- BC06 Rev A;
Proposed First Floor Plan 2419- BC02 Rev A;
Proposed Second Floor Plan 2419- BC03- Rev A;
Proposed Third Floor Plan 2419- BC04 Rev A;
Proposed Section Elevation AA 2419-BC10 Rev A;
Proposed Ridge and Eaves Detail 2419 BC12;
Proposed Silver Street Shopfront Details 2419- BC07 Rev A;
Proposed Curtis Walk Shopfront Details 2419- BC09;
Proposed South Elevation and Section BB 2419-BC11- Rev A;
Proposed W.01, W.03, W.06 and W15 Window details 2419- W01;
Proposed W.05 window details 2419- W02;
Proposed M& E Third Floor 2419-ME04;
Proposed W.16 Window Details;
Proposed M&E Ground Floor 2419- ME01;
Proposed M&E Second Floor 2419- ME03;
Proposed W.17, W.24 Window Details 2419- W04;
Proposed W.23 Window Details 2419- W06;
Proposed W.20, W.21 Windows Details 2419- W08;
Proposed W.18, W.19 Window Details 2419- W07;
Proposed Interior Door Details 2419- D02;
Proposed M & E First Floor Plan 2419- ME02;
Proposed Exterior Door Details 2419-D01;
Proposed Flat 1 Kitchen 2419- K01;
Proposed Flat 2 en- suite 2419- B03;
Proposed Flat 2 Kitchen 2419- K02;
Proposed Flat 1 Bathroom 2419-B01;

Proposed No.8 Kitchen 2419- K03;
Proposed Flat 2 Bathroom 2419- B02;
Proposed No.8 Bathroom 2419- B04.
All received 7th August 2023

And;

Email from agent received 11 September 2023 (including internal shutter details).

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.

3. Where any repair/replacement is required on the pantile roof, the roof tiles to be used shall match the existing pantiles exactly in terms of size, shape and colour unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and the character and appearance of the site and the Gainsborough Conservation Area. To preserve the fabric and appearance of the host listed building and setting of the nearby listed buildings to accord with the National Planning Policy Framework and local policies S53 and S57 of the Central Lincolnshire Local Plan and NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. The floor tiles hereby approved shall be “Mandarin Stone di Scacchi tumbled marble” as detailed in the specification in email from Chris Bowen received 2nd October 2023. The development shall proceed in accordance with the agreed details and be retained as such thereafter.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and the character and appearance of the site and the Gainsborough Conservation Area. To preserve the fabric and appearance of the host listed building and setting of the nearby listed buildings to accord with the National Planning Policy Framework and local policies S53 and S57 of the Central Lincolnshire Local Plan and NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6. The awning hereby approved, to be installed to the front façade/shop front on Silver Street shall be “Deans Shop Blind- The Original Victorian Awning” as detailed in the specification in email from Chris Bowen received 2nd October and as depicted on drawing reference 2419-BC07 Rev A. The development shall proceed in accordance with the agreed details and be retained as such thereafter.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and the character and appearance of the site and the Gainsborough Conservation Area. To preserve the fabric and appearance of the host listed building and setting of the nearby listed buildings to accord with the National Planning Policy Framework and local policies S53 and S57 of the Central Lincolnshire Local Plan and NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7. The glazed brick hereby approved to be used on the shop frontages shall be Royal Blue glazed brick by Ibstock, as detailed in email received 11th September 2023 from Scorer Hawkins Architects unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and the character and appearance of the site and the Gainsborough Conservation Area. To preserve the fabric and appearance of the host listed building and setting of the nearby listed buildings to accord with the National Planning Policy Framework and local policies S53 and S57 of the Central Lincolnshire Local Plan and NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8. The zinc roof covering hereby approved to be used in the development shall be “RheinZink- Double Standing Seam” as detailed in the specification in email received 2nd October 2023 from Chris Bowen. The development shall only proceed in accordance with the agreed details and be retained as such thereafter.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and the character and appearance of the site and the Gainsborough Conservation Area. To preserve the fabric and appearance of the host listed building and setting of the nearby listed buildings to accord with the National Planning Policy Framework and local policies S53 and S57 of the Central Lincolnshire Local Plan and NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

9. The render to be used in the development hereby approved shall be “Cork Sol breathable render” in an off-white finish as detailed in email from Chris Bowen dated 11th September 2023. The development shall only proceed in accordance with the agreed details and be retained as such thereafter.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and the character and appearance of the site and the Gainsborough Conservation Area. To preserve the fabric and appearance of the host listed building and setting of the nearby listed buildings to accord with the National Planning Policy Framework and local policies S53 and S57 of the Central Lincolnshire Local Plan and NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

10. Prior to the installation of any new coping stones, provision shall be made on site for the Local Planning Authority to inspect the existing and proposed coping stones to be used in the development hereby approved. The development shall only proceed in accordance with the agreed details and be retained as such thereafter.

Reason: To safeguard the Grade II Listed Building and to accord with the National Planning Policy Framework.

10. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the

Local Planning Authority.

Reason: To safeguard the Grade II Listed Building and to accord with the National Planning Policy Framework.

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

None.

Conditions for listed building consent 146927:

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 plan inc. block plan 2419-OS01;
Proposed Roof plan 2419-BC05 Rev A;
Proposed Ground Floor Plan 2419- BC01 Rev A;
Proposed East elevation 2419- BC01 Rev A;
Proposed North Elevation 2419- BC06 Rev A;
Proposed First Floor Plan 2419- BC02 Rev A;
Proposed Second Floor Plan 2419- BC03- Rev A;
Proposed Third Floor Plan 2419- BC04 Rev A;
Proposed Section Elevation AA 2419-BC10 Rev A;
Proposed Ridge and Eaves Detail 2419 BC12;
Proposed Silver Street Shopfront Details 2419- BC07 Rev A;
Proposed Curtis Walk Shopfront Details 2419- BC09;
Proposed South Elevation and Section BB 2419-BC11- Rev A;
Proposed W.01, W.03, W.06 and W15 Window details 2419- W01;
Proposed W.05 window details 2419- W02;
Proposed M& E Third Floor 2419-ME04;
Proposed W.16 Window Details;
Proposed M&E Ground Floor 2419- ME01;
Proposed M&E Second Floor 2419- ME03;

Proposed W.17, W.24 Window Details 2419- W04;
Proposed W.23 Window Details 2419- W06;
Proposed W.20, W.21 Windows Details 2419- W08;
Proposed W.18, W.19 Window Details 2419- W07;
Proposed Interior Door Details 2419- D02;
Proposed M & E First Floor Plan 2419- ME02;
Proposed Exterior Door Details 2419-D01;
Proposed Flat 1 Kitchen 2419- K01;
Proposed Flat 2 en- suite 2419- B03;
Proposed Flat 2 Kitchen 2419- K02;
Proposed Flat 1 Bathroom 2419-B01;
Proposed No.8 Kitchen 2419- K03;
Proposed Flat 2 Bathroom 2419- B02;
Proposed No.8 Bathroom 2419- B04.

All received 7th August 2023

And;

Email from agent received 11 September 2023 (including internal shutter details).

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.

3. Where any repair/replacement is required on the pantile roof, the roof tiles to be used shall match the existing pantiles exactly in terms of size, shape and colour unless otherwise approved in writing by the Local Planning Authority.

Reason: To safeguard the Grade II Listed Building and to accord with the National Planning Policy Framework.

4. The floor tiles hereby approved shall be “Mandarin Stone di Scacchi tumbled marble” as detailed in the specification in email from Chris Bowen received 2nd October 2023. The development shall proceed in accordance with the agreed details and be retained as such thereafter.

Reason: To safeguard the Grade II Listed Building and to accord with the National Planning Policy Framework.

5. The awning hereby approved, to be installed to the front façade/shop front on Silver Street shall be “Deans Shop Blind- The Original Victorian Awning” as detailed in the specification in email from Chris Bowen received 2nd October and as depicted on drawing reference 2419-BC07 Rev A. The development shall proceed in accordance with the agreed details and be retained as such thereafter.

Reason: To safeguard the Grade II Listed Building and to accord with the National Planning Policy Framework.

6. The glazed brick hereby approved to be used on the shop frontages shall be Royal Blue glazed brick by Ibstock, as detailed in email from Chris Bowen received 11th September 2023, unless otherwise approved in writing by the Local Planning Authority.

Reason: To safeguard the Grade II Listed Building and to accord with the National Planning Policy Framework.

7. The zinc roof covering hereby approved to be used in the development shall be “RheinZink- Double Standing Seam” as detailed in the specification in email received 2nd October 2023 from Chris Bowen. The development shall only proceed in accordance with the agreed details and be retained as such thereafter.

Reason: To safeguard the Grade II Listed Building and to accord with the National Planning Policy Framework.

8. The render to be used in the development hereby approved shall be “Cork Sol breathable render” in an off-white finish as detailed in email from Chris Bowen dated 11th September 2023. The development shall only proceed in accordance with the agreed details and be retained as such thereafter.

Reason: To safeguard the Grade II Listed Building and to accord with the National Planning Policy Framework.

9. Prior to the installation of any new coping stones, provision shall be made on site for the Local Planning Authority to inspect the existing and proposed coping stones to be used in the development hereby approved. The development shall only proceed in accordance with the agreed details and be retained as such thereafter.

Reason: To safeguard the Grade II Listed Building and to accord with the National Planning Policy Framework.

10. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the Local Planning Authority.

Reason: To safeguard the Grade II Listed Building and to accord with the National Planning Policy Framework.

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

None.

48 146815 - 1-5 LORD STREET, GAINSBOROUGH

The Committee then considered the final application of the evening, item 6(e) on the agenda, planning application 146815 for the refurbishment of the front façade, replacement roof covering and conversion of upper floor into 1no. residential unit at 1-5 Lord Street, Gainsborough, DN21 2DD. The application had been referred to the Committee as it did not have parking provision, despite this being a requirement following the adoption of the new Central Lincolnshire Local Plan. During the item, Members were given a short presentation

about the application, which assessed its designs and policy merits.

Note: Councillor M. Boles declared a non-pecuniary personal interest that he knew the occupiers of the property but had not discussed the application with them. He had an open mind and would remain in the Chair for the item.

The Chairman invited the agent for the application, Mr Chris Bowen to address the Committee.

In his statement, Mr Bowen highlighted the reason for the application coming before the Committee, noted the recommendation to approve and suggested that the scheme of delegations could be reviewed in order to expedite such applications in the future.

Following invitation from the Chairman, the Development Management Team Leader reiterated the application was being considered by the Committee due to the policy requirement for parking, and that the recommendation was for approval. Members were supportive of the application, noting that there was parking provision in the immediate area.

Having been proposed and seconded, upon taking the vote, 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. Prior to their installation, details of the colour of the new windows, doors and awnings shall be submitted to and approved in writing by the Local Planning Authority. The approved colour shall be used on the new windows doors and awnings and retained thereafter.

Reason: To ensure the use of an appropriate colour within the Conservation Area and in the interests of visual amenity and the character and appearance of the site to accord with the National Planning Policy Framework and policies S53 and S57 of the Central Lincolnshire Local Plan.

3. Prior to re-roofing, a sample of the natural Welsh slate shall be provided on site or full details submitted to and approved in writing by the Local Planning Authority. The approved slate shall then be used.

Reason: To ensure the use of appropriate materials within the Conservation Area and in the

interests of visual amenity and the character and appearance of the site to accord with the National Planning Policy Framework and policies S53 and S57 of the Central Lincolnshire Local Plan.

4. Prior to the removal of the 2 chimneys, photographs of the existing chimneys, shall be submitted to the local planning authority. The replacement chimneys shall be re-built to match the detailing of the original.

Reason: In the interests of visual amenity within the Conservation Area and to accord with the National Planning Policy Framework and policies S53 and S57 of the Central Lincolnshire Local Plan.

5. Prior to installation, details of the mortar mixes for the rebuilt chimneys and the brick pointing shall be submitted to and approved in writing by the local planning authority. The approved details shall then be used.

Reason: To ensure the use of appropriate materials within the Conservation Area and in the interests of visual amenity and the character and appearance of the site to accord with the National Planning Policy Framework and policies S53 and S57 of the Central Lincolnshire Local Plan.

6. All new external works and finishes and works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure the use of appropriate materials within the Conservation Area and in the interests of visual amenity and the character and appearance of the site to accord with the National Planning Policy Framework and policies S53 and S57 of the Central Lincolnshire Local Plan.

7. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the details shown on the approved plans: 2440-PP01 dated 14/9/2023, 2440-PP02 dated 15/9/2023, 2440-PP03 and 2440-OS dated 12/05/23 and 122022-03 B dated 24/1/23 and in any other approved documents forming part of the application.

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

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

None

49 DETERMINATION OF APPEALS

There were no appeal determinations for noting.

The meeting concluded at 8.29 pm.

Chairman