

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 27 March 2024 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 Sabastian Hague
Councillor Peter Morris
Councillor Tom Smith

In Attendance:

Sally Grindrod-Smith	Director Planning, Regeneration & Communities
Russell Clarkson	Development Management Team Manager
Andy Gray	Housing & Environmental Enforcement Manager
George Backovic	Development Management Team Leader
Ian Elliott	Development Management Team Leader
Danielle Peck	Senior Development Management Officer
Joanne Sizer	Development Management Officer
Martha Rees	Legal Advisor
Katie Storr	Democratic Services and Elections Team Manager
Maisie McInnes	Democratic and Civic Officer

Visiting Members: Councillor Stephen Bunney

Also in Attendance: 30 members of the public observed the meeting.

Apologies: Councillor Ian Fleetwood

93 PUBLIC PARTICIPATION PERIOD

There was no public participation.

94 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

RESOLVED that the minutes of the meeting of the Planning Committee held on Wednesday, 28 February 2024 be confirmed and signed as an accurate record.

95 DECLARATIONS OF INTEREST

The Chairman made a declaration on behalf of all members of the Planning Committee regarding application 147536, Land off Bridge Street Baltic Mill Lane, Gainsborough, as West Lindsey District Council is the applicant and for application 147781 Prospect House, Summer Hill, Gainsborough, as West Lindsey District Council is the agent.

Councillor Dobbie declared that he had not attended the site visit for application 147233 Land to Rear of 3a, 3b, and 5b Church Street, Hemswell, and would not be participating in the vote of his item. He also declared an interest as a ward member and a member of Gainsborough Town Council.

Councillor Smith declared that he had not attended the site visit for application 147233 Land to Rear of 3a, 3b, and 5b Church Street, Hemswell, and would not be participating in the vote of his item. He also declared an interest in application 146801, Land off Eastfield Lane, Welton, as he had visited the site and gave advice on factual matters prior to becoming a district councillor. Finally, he declared an interest in 146936 Queens Head, Station Road, North Kelsey Moor, as a Lincolnshire County Council ward member.

Councillor Morris declared an interest in application 146936 as a ward member and he had also attended a Parish Council meeting on 8 August 2023 and had met with the applicant and listened to views about the site. He had also received emails in his capacity as a ward member, but he was open-minded in determining the application.

Councillor Hague declared that he had not attended the site visit for application 147233 Land to Rear of 3a, 3b, and 5b Church Street, Hemswell, and would not be participating in the vote of his item.

96 UPDATE ON GOVERNMENT/LOCAL CHANGES IN PLANNING POLICY

Members heard the government had announced proposals for a new 'accelerated planning system', and the consultation document stated that under the system the applicant would pay a higher planning fee to the local planning authority and in exchange the application would need to be determined in 10 weeks (rather than the 13-week statutory time limit) with a guarantee that the fee would be refunded if not determined within the 10-week timescale. The current reported time for determining a major planning application was approximately 28 weeks. As part of the consultation, the government would explore two options for the operation of the planning service, the above 'discretionary' option would give applicants bringing forward qualifying schemes the choice of using the accelerated service, or the standard route with lower associated fees and longer timescales. The second 'mandatory option' would mean that applicants bringing forward major schemes could only use the accelerated service. The consultation was due to run until 1 May 2024.

With regard to Neighbourhood Plans, Members were provided with the following update:

West Lindsey District Council		
Neighbourhood Plans - Update – PC meeting 27 March 2024		
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, Sturton by Stow and Stow*, Hemswell and Harpswell, Keelby, and Hemswell Cliff.	Full weight
Scothern Review*	Examination successful, referendum to be held at a date to be confirmed.	Review NP has significant weight
Nettleham Review*	The examination is almost completed.	Review NP has increasing weight
Reepham	Regulation 16 consultation has closed. An examiner is to be appointed.	Increasing weight
Ingham	Regulation 14 consultation period has been extended to 7 May 2024.	Some weight
Sturton by Stow and Stow Review*	Parish councils are making minor modifications to their joint NP.	Review NP has little weight
Grasby and Searby cum Owmbly	Supporting evidence is being prepared including a design guide and housing needs and site surveys.	Little weight
Springthorpe and Sturgate	The Parish Meeting has received approval to prepare a NP.	Little weight
Swallow	The Parish Council is considering having a NP.	No weight
Normanby by Spital	The Parish Council is considering having its own NP.	No weight
Neighbourhood Plans - made (26) - designated/in preparation (17) - under review (9)* - future (40 approx)	To view all of WL's neighbourhood plans please go to: https://www.west-lindsey.gov.uk/my-services/planning-and-building/neighbourhood-planning/	NP stage-weighting - Made–full weight - Referendum successful–full weight - Examination successful/Decision Statement issued–significant weight - Submission Reg 16–increasing weight - Draft Reg14 - some weight - Designated – little weight

97 147233 - LAND TO REAR OF 3A 3B AND 5B CHURCH STREET, HEMSWELL

The Chair introduced application 147233, to erect two dwellings with garages including installation of a private driveway. The Planning Officer confirmed there was no update to the published report and presented a summary of the application. He highlighted the proposed application site and explained the only part of the site that was in the conservation area was the existing driveway. The Chair thanked the Officer for his presentation and advised the Committee there were four registered speakers present.

Councillor Mander explained that the Local Plan was out of date and members should consider this a material planning matter. Where there was no relevant plan or policies, members should consider policy 11 as advised by the Planning Advisory Service and LGA. He urged members to consider his advice and expressed his belief that the application would have a negative impact on the area.

Mr David Nelstrop, the applicant, thanked members for attending the site visit and explained the scheme had taken 18 months and he had engaged with the Planning team throughout the process for pre-application advice and other planning matters. The scheme was revised following comments received from Officers. The site would preserve heritage assets and the tree officer had been consulted and was satisfied there would be no impact on the environment.

Mrs Michelle Sheppard addressed the Committee and explained trees with tree preservation orders (TPOs) had been cleared from the site over time and there were no records of their removal. She explained the application was detrimental to the character of the area.

Mr Lee Wright raised concerns regarding the monitoring of planning conditions and the reliance on members of the public to bring issues to the Council's attention. He considered the application to be unacceptable and it was not supported by the Parish Council or resident community.

The Development Management Team Manager responded to comments and advised the Committee that the Local Plan was adopted in 2023, so not out of date, and the NPPF "Presumption in favour of Sustainable Development" was not engaged. He advised members the correct test was set out in the Officers Report, which is to refer to the most recent policy where there is a conflict, which here is the Central Lincolnshire Local Plan. The Development Management Team Leader explained there were no trees being removed as part of the application and the Tree Officer had addressed this in their report to members.

Members enquired if they could increase the capacity of the rainwater harvesting butt as detailed in condition 18 and asked when the TPOs were enforced. Members were asked to refer to the Tree Officer comments in the report. The Development Management Team Manager explained the condition was for a minimum of 100 litres, so a greater capacity could be obtained.

On taking the vote, it was agreed that planning permission be **GRANTED** subject to 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 Construction Management Plan (CMP) has been submitted to, and approved in writing by, the local planning authority. Construction shall be carried out in accordance with the approved CMP at all times. The CMP shall include the following matters:

a) Details of construction access.

- b) Loading and unloading of plant and materials
- c) Storage of plant and materials
- d) Programme of works. No works on the site, including works of preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or Public Holidays
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- e) Details of proposed means of dust suppression and noise mitigation.
- f) Details of measures to prevent mud from vehicles leaving the site during construction.
- g) Monitoring and review mechanisms.

Reason: in order to reduce noise and disturbance to existing housing in accordance with policy S53 of the Central Lincolnshire Local Plan.

- 3.** No development shall take place until a written scheme of archaeological works consisting of archaeological monitoring and recording of all groundworks 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.
- The scheme is to be in accordance with the Lincolnshire Archaeological Handbook.

Reason: In order to facilitate the appropriate monitoring arrangements and to ensure the satisfactory archaeological investigation and retrieval of archaeological finds in accordance with policy S57 of the Central Lincolnshire Local Plan. Specifically, development may have an impact on medieval archaeology.

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

- 4.** 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 3 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 policy S57 of the Central Lincolnshire Local Plan. Specifically, the development does have the potential to disturb medieval archaeology.

- 5.** 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 drawings:

Proposed Site Layout Drawing No. A1-02 Rev A
Site Layout (showing tree protection measures) Drawing No. A1-02 Rev B
Plot 1 Proposals (including floor plans and elevations) Drawing No. A1-03
Plot 2 Proposals (including floor plans and elevations) Drawing No. A1-04
Energy Statement dated August 2023

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: In the interests of proper planning.

6. The driveways of the dwellings shall be constructed of porous materials and retained as such thereafter.

Reason: In the interests of appropriate surface water disposal in accordance with policy S12 of the Central Lincolnshire Local Plan.

7. No works above ground level must take place until details of a scheme for the disposal of 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.

Reason: To ensure adequate drainage facilities are provided to serve the dwellings, to reduce the risk of flooding and to accord with the National Planning Policy Framework and policy S21 of the Central Lincolnshire Local Plan.

8. No work above existing ground level must take place until details of all external facing materials for the approved buildings and materials to be used for the access drive have been submitted to and approved in writing by the local planning authority. Work shall subsequently be carried out in accordance with the approved details.

Reason: In the interests of securing a satisfactory visual appearance in proximity to Heritage Assets in accordance with policies S53 and S57 of the Central Lincolnshire Local Plan.

9. No work above existing ground level shall take place until a until a one metre squared sample panel of the proposed brickwork and bond has been erected on site and approved in writing by the local planning authority. Once approved, it must remain on site for the duration of the development.

Reason: In the interests of securing a satisfactory visual appearance in proximity to Heritage Assets in accordance with policies S53 and S57 of the Central Lincolnshire Local Plan

10. Prior to installation, drawings to a scale of 1:20 fully detailing the new windows, doors, surrounds, headers, and sills shall be approved in writing by the Local Planning Authority and installed completely in accordance with the approval.

Reason: In the interests of securing a satisfactory visual appearance in proximity to Heritage Assets in accordance with policies S53 and S57 of the Central Lincolnshire Local Plan

11. No construction works above ground level must take place until details of a soft landscape scheme to enhance the biodiversity value of the site have been submitted to and approved in writing by the local planning authority.

Reason: To enhance the biodiversity value of the site in accordance with policy S60 of the Central Lincolnshire Local Plan.

12. The archaeological site work shall be undertaken only in full accordance with the written scheme required by condition 3

Reason: In order to facilitate the appropriate monitoring arrangements and to ensure the satisfactory archaeological investigation and retrieval of archaeological finds in accordance with policy S57 of the Central Lincolnshire Local Plan. Specifically, the development does have the potential to disturb medieval archaeology.

13. Following the archaeological site work referred to in condition 12 a 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.

Reason: In order to facilitate the appropriate monitoring arrangements and to ensure the satisfactory archaeological investigation and retrieval of archaeological finds in accordance with policy S57 of the Central Lincolnshire Local Plan. Specifically, the development does have the potential to disturb medieval archaeology.

14. The report referred to in condition 13 and any artefactual evidence recovered from the site shall be deposited within 3 months of the archaeological site work being completed in accordance with a methodology and in a location to be agreed in writing by 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 policy S57 of the Central Lincolnshire Local Plan. Specifically, the development does have the potential to disturb medieval archaeology.

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

15. All planting, comprised in the approved details of landscaping referred to in condition 11 shall be carried out in the first planting and seeding season following the occupation of the dwellings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure there is appropriate landscaping in place and to provide bio diversity enhancement in accordance with policies S53 and S60 of the Central Lincolnshire Local Plan.

16. Notwithstanding the provisions of Classes A, AA, B, C, D, and E of Schedule 2 Part 1 and Class A of Schedule 2 Part 2 of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, or any Order revoking and re-enacting that Order, the buildings hereby permitted shall not be altered or extended, no new windows shall be inserted, and no buildings or structures shall be erected or gates, walls or fences unless planning permission has first been granted by the Local Planning Authority.

Reason: To enable any such proposals to be assessed in terms of their impact on the character and appearance of the buildings and their surroundings in proximity to heritage assets and to avoid adverse impacts on existing neighbours in accordance with policies S53 and S57 of the Central Lincolnshire Local Plan.

17. The hereby approved dwellings shall not be occupied until the approved surface water drainage scheme referred to in condition 7 for the development have been completed in full and maintained thereafter.

Reason: To ensure adequate drainage facilities are provided to serve the dwellings, to reduce the risk of flooding and to accord with the National Planning Policy Framework and policy S21 of the Central Lincolnshire Local Plan.

18. Prior to occupation of the approved dwellings evidence must be submitted to the local planning authority that a rainwater harvesting butt of a minimum 100 litres has been installed.

Reason: In the interests of sustainable water management in accordance with policy S12 of the Central Lincolnshire Local Plan.

19. Prior to occupation of the approved dwellings a written verification statement shall be submitted to demonstrate that the approved scheme has been implemented in full, in accordance with the submitted Energy Statement dated August 2023 and approved in writing by the 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).

20. Notwithstanding the provisions 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 domestic oil tanks or domestic gas tanks shall be placed within the curtilage of the dwelling hereby approved.

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

98 146801 - LAND OFF EASTFIELD LANE, WELTON

The Chair introduced application 146801, to erect 108 dwellings with access to be considered. The Planning Officer confirmed there were a couple of updates to the published report and presented a summary of the application. On page 62 of the report, 14.2dph had been corrected to 7dph per dwelling. There were also amendments on page 63 as the developable area was 75% and on page 84/85 in relation to condition 10 changed to 5 litres.

Members asked a point of clarification on the cold-water maintenance and asked who was responsible for this. The Development Management Team Leader responded that this would be detailed as part of the condition at a later stage as it would need to be agreed with the

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Subject to Call-in. Call-in will expire at 5pm on

flood authority and Internal Drainage Board (IDB).

The Chair thanked the Officer for his presentation and advised the Committee there were six registered speakers.

Councillor Mike Powell, Chair of Welton-by-Lincoln's Planning and Development Committee addressed the Committee and expressed that Welton had been inundated with housing development and it was important to consider accessibility and character of the village. He expressed concerns regarding flooding and drainage, and pressure on healthcare and education providers.

Steve Catney, the agent for the site, shared the application would deliver biodiversity benefits, provided affordable homes as well as significant road improvements and improve the rural footpath network. He addressed surface water concerns raised by the Parish Council and explained drainage was controlled at 5 litres per second. He concluded that the Wildlife Trust and other statutory consultees had been approached and were happy with the application.

Mr Chris Thomas represented a large group of residents from Welton and outlined objections to the application on the grounds of a need to preserve the local vernacular and a need for low density. He urged for the character and setting to be taken into account and access at the West of the site, in line with Highways comments.

Councillor Mrs Diana Rodgers, a local ward member for Dunholme and Welton, shared that she had lived in Eastfield Lane for over 25 years. She emphasised the unsuitability of the site, as Welton had been subject to major housing developments to address the housing need, but the highways were dangerous and fatal accidents had taken place on the bend near the proposed access. The schools and health centre were at capacity and more housing would place a further strain on services.

Councillor Paul Swift, a local ward member for Dunholme and Welton, echoed concerns regarding the excessive growth in Welton with 3 ongoing large developments and future proposed developments. He stressed the unsuitability of the site and the need for low density requirements.

The Development Management Team Manager advised the Committee that it is a plan-led planning system, and the site is already allocated for residential development in the Central Lincolnshire Local Plan (April 2023), which had been through a public examination and found to be 'sound'. In terms of infrastructure, there was a clear policy and mechanisms in place, and the development accorded with this. There would be a Section 106 contribution in place to address healthcare capacity concerns and the scheme was in line with the Central Lincolnshire Local Plan.

The Development Management Team Leader explained that Anglian Water had approved the drainage of the site, and it was a greenfield site with unrestricted access to water courses. Rainwater could have an impact, but the site proposed a controlled water run off 5 litres per second and water storage on site to enable the water course to have a consistent level. Highways had given no objections to the site, and they did consider accidents and other data when making their decision and had agreed to widening of the road, footpath, and speed limit changes. The local schools had no objection to the site.

Members discussed the application and requested a site visit to determine the appropriate access point for the site. They also wished to know the depth of the alleviation pond and if there would be safety measures in place to prevent children from accessing. Members expressed concerns regarding the danger of the highways and the bend, it was felt that a road structure to slow traffic needed to be in place. Members questioned why the land owner had not been contacted to purchase land to allow for access to the West of the site.

The Legal Adviser addressed the Committee and advised caution, as the application was allocated site for 109 dwellings which had been assessed by Highways and Officers. There were no concerns raised by statutory consultees other than a preferred access point. It had been deemed safe and the design would be brought at a later stage. The ransom strip could not be enforced.

RESOLVED that the application be deferred for a site visit to be held, to afford Members a greater understanding of the site access and impact on the local area.

Note: The Chairman adjourned the meeting for a short comfort break at 20:04.

99 146936 - QUEENS HEAD, STATION ROAD, NORTH KELSEY MOOR

Note: The Chairman recommenced the meeting at 20:11.

The Chair introduced application 146936, for change of use from former public house to form 1 dwelling with studio workspace and attached annexe, including additional self-contained annexe to be used as holiday accommodation. The Development Management Officer confirmed there was no update to the published report and presented a summary of the application.

The Chair thanked the Officer for her presentation and advised the Committee there was one registered speaker and a written statement had been received.

Mr Daniel Hyde, the agent, addressed the Committee and explained the Queen's Head was for sale in 2018 and in 2020 was listed for sale and remained on the market until May 2020. The original owner repurchased the property as a pub but after a failed venture went into liquidation. Due to age and lack of investment, and insulation and other building costs, the building had fallen into a state of disrepair. Significant investment would be required to bring up to standard and would hope to bring tourism to the area and prevent further deterioration of the building.

A statement from Ms Helen Burrows was read by the Democratic and Civic Officer:

My home (West Barn Cottage) is very close to the Queens Head pub and since it closed over 6 years ago, we have lived with a great deal of uncertainty. Over this time, it has fallen into further disrepair and blights our local community as it has been broken into and vandalised many times over the years. I am in favour of the plans that the current owner has submitted. Pubs in our area are struggling in the current economic climate. The Queens Head failed as a business in January 2019 when the economy was significantly better, and it no longer has a customer base. If it were to reopen as a pub then this would

take customers away from other local businesses who are struggling to remain open.

Members sought clarification on how conditions 6 and 7, relating to the alteration of the annexe and change of use to residential, could be enforced. The Development Management Officer explained the condition prevents a separate residential property and if breached it would be reported to the Council and condition 7 prevented any extension or alteration, as planning permission would be required. Members expressed flooding concerns and the Development Management Officer responded there was no additional risk with the change of use and did not warrant need for additional drainage.

On taking the vote, it was agreed that planning permission be **GRANTED** subject to the following conditions.

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

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

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

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

None.

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

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

- LDH1539 09 Site Layout/Block plan received 05/09/23
- Site location plan received 08/03/24
- LDH1535/06A Proposed first floor plan received 08/03/24
- LDH1535/05B Proposed ground floor plan received 08/03/24
- LDH1535 08 Proposed North and West elevations received 23/06/23
- LDH1535 07 Proposed South and East elevations received 23/ 06/23

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

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with Policy S53 of the 2023 Central Lincolnshire Local Plan

3. Prior to their installation details of all external materials, including windows and doors to be used in the exterior of the building shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the agreed materials.

Reason: To ensure appropriate materials are used for the character and

significance of the building and its surroundings, have a low environmental impact and high energy efficiency in accordance with Policies S13, S53 and S57 of the 2023 Central Lincolnshire Local Plan and guidance within the NPPF and NPPG

4. Prior to the completion of the development or occupation of the dwelling as hereby approved, a scheme of hard and soft landscaping including boundary treatments has been submitted to and approved in writing by the Local Planning authority. Details submitted should include the size, species and position or density of all trees and planting, site surfaces, fencing and walling.

The approved scheme shall then be carried out in the first planting and seeding season following the occupation of the dwelling or completion of the development (whichever is the sooner); and any trees or plants which within a period of 5 years from the completion of the development die or removed or become damaged or diseased shall be replaced in the next planning season with others of similar size and species.

Reason: To ensure that landscaping and boundary treatments contribute to the character and biodiversity value of the area in accordance with Policies S53 and S60 of the Central Lincolnshire Local Plan and guidance within the NPPF.

5. The proposed development shall be completed in accordance with the flood resilience measures set out in section 5.0 of the Flood Risk assessment undertaken by Roy Lobley Consulting and dated March 2023.

Reason: To ensure the development is safe for its lifetime and does not increase flood risk elsewhere in accordance with Policy S21 of the Central Lincolnshire Local Plan and guidance within the NPPF.

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

6. The annexe and holiday accommodation hereby approved and shown on drawing Nos LDH1535/05B and LDH1535/06A shall only be occupied as ancillary short-term accommodation in connection with the residential dwelling hereby approved and the building currently known as Queens Head Station Road North Kelsey Moor Market Rasen LN7 6HD, and shall not be used separately as a dwellinghouse.

Reason: To prevent the annexe being occupied as a separate dwelling house in accordance with Policies S5, NS27 and amenity considerations set out in Policy S57 of the CLLP and guidance within the NPPF.

7. Notwithstanding the provisions of Classes A, AA, B, C, D, E and G of Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any Order revoking and re-enacting that Order, the dwelling, annex and holiday accommodation hereby permitted shall not be altered or extended unless planning permission has first been granted by the Local Planning Authority.

Reason: To enable any such proposals to be assessed in terms of their impact on the living conditions of adjoining dwellings and the resulting amount of space around the dwelling in accordance with Policy S53 of the Central Lincolnshire Local Plan and guidance within the

NPPF

100 147479 - WATER TOWER ABBEY ROAD BARDNEY

The Chair introduced application 147479, conversion of water tower to 1 dwelling with demolition of existing attached agricultural buildings, and extension of host building. The Senior Development Management Officer confirmed there was no update to the published report and presented a summary of the application.

The Chair thanked the Officer for her presentation and advised the Committee there were no registered speakers.

Members considered the application and praised the imaginative development work.

On taking the vote, it was agreed that planning permission be **GRANTED** subject to the following conditions.

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

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

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

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

None.

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

2. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the details as shown on the approved plans and any other document forming part of the application:

- Site Location Plan with Proposed Block Plan- 2668-A1-04C received 01/02/2024;
- Proposed Elevations- 2668-A1-06A received 01/02/2024;
- Proposed Floor Plans – 2668- A2-05A received 01/02/2024.

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

3. No development, other than to foundations level on the proposed extension shall take place until details and samples (where stated) of the following materials have been made available on site for inspection and agreed in writing with the Local Planning Authority. The proposed development shall only proceed in accordance with the approved materials.

- Brickwork- 1m square sample panel to be made available on site for inspection;
- Sample of any replacement stone;

- All new external cladding – Samples to be made available on site for inspection;
- Specifications of all new windows, doors, glazing and joinery details at a scale of 1:20, including colour and finish,
- Rainwater goods.

Reason: In the interests of visual amenity and to ensure the materials used are appropriate in this sensitive setting in accordance with Policies S53 and S57 of the Central Lincolnshire Local Plan 2023 and the NPPF.

3. No development other than to foundation level on the proposed extension shall take place until full details of foul and surface water drainage (including the results of percolation tests) has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: To ensure adequate drainage facilities are provided to serve the development and to prevent pollution of the water environment in accordance with Policy S21 of the Central Lincolnshire Local Plan 2023.

4. The development hereby approved must only be carried out in accordance with the recommendations set out in Section 5 of the Ecology and Protected Species Survey dated May 2022.

Reason: In the interest of nature conservation to accord with the National Planning Policy Framework and Policies S60 and S61 of the Central Lincolnshire Local Plan 2023.

5. All new external and internal 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 fabric and appearance of the host building, a non- designated heritage asset in accordance with Policies S53 and S57 of the Central Lincolnshire Local Plan 2023.

6. No development other than to foundation level on the proposed extension shall take place until full details until a scheme of ecological enhancements, including the provision of Bat and Bird Boxes and the Owl nest box have been submitted to and approved in writing by the Local Planning Authority. (See note to applicant section)

Reason: To protect and enhance the biodiversity value of the site to accord with the National Planning Policy Framework and Policies S60 and S61 of the Central Lincolnshire Local Plan.

7. Prior to the first occupation of the dwelling hereby permitted, a scheme of landscaping including details of the size, species and position or density of all trees and hedges to be planted, shall be submitted to and approved in writing by the Local Planning Authority. All planting comprised in the approved details of landscaping shall at the latest be carried out in the first planting season following the occupation of the relevant dwelling; and any landscaping which within a period of 5 years from the

completion of the development dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the visual impact of the development on the area is minimised and in the interests of providing biodiversity enhancements in accordance with the requirements of Policies S53, S60 and S61 of the Central Lincolnshire Local Plan.

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

8. Notwithstanding the provisions of Class A, AA, B, C, D and E of Schedule 2 Part 1 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order), following the commencement of the development hereby permitted, there shall be no further alterations, windows, additions or enlargement of the dwelling, or additional buildings within its curtilage, unless planning permission has first been granted by the local planning authority.

Reason: To allow the Local Planning Authority to appropriately assess the visual impacts of any alterations to the development in accordance with Policies S53 and S57.

101 147536 - LAND OFF BRIDGE STREET BALTIC MILL LANE GAINSBOROUGH

The Chair introduced application 147536, for change of use of vacant Baltic Mill site into a landscaped area. The Senior Development Management Officer confirmed there was no update to the published report and presented a summary of the application.

The Chair thanked the Officer for her presentation and advised the Committee there were no registered speakers.

Members considered the application and praised the landscaping. Members felt concerned that there may be an increase in traffic in the area and felt a road crossing should be considered at the site. Members noted the raised road to slow traffic, and one suggested a coffee shop or similar would make a good addition to the area.

On taking the vote, it was agreed that planning permission be **GRANTED** subject to the following conditions.

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

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

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

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

None.

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

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

- Site Location Plan 1000008345-4-BM0000 Rev 2;
- Baltic Mill Seat Details 1000008345-4-0150-02 Rev 1;
- Baltic Mill Planting Plan Planting Bed 5 1000008345-4-3000-06 Rev 1;
- Gainsborough Public Realm Lighting Document;
- Gainsborough Baltic Mill Lighting Column Specification;
- Lighting Column 3D44268-03 Rev A;
- Lantern Specification and Lantern Product Datasheet;
- Baltic Mill Retaining Wall Details 1000008345-4-0150-04 Rev 1;
- Baltic Mill Soft Landscape Details 1000008345- 4-BM-3001-01 Rev 1;
- General Arrangement Baltic Mill 1000008345-4-0100 Rev 1;
- Proposed Lighting Layout Baltic Mill Sheet 1 of 1 1000008345-4-0130-001 Rev 2;
- Baltic Mill Step and Edging Details 1000008345-4-0150-01 Rev 1;
- Baltic Mill Planting Design Planting Beds Location Plan 1000008345-4-3000-01 Rev 1;
- Baltic Mill Corten Pergola Design Intent Details 1000008345-4-0150-05 Rev 1;
- Baltic Mill Planting Design Tree Planting Plan 1000008345-4-3000-02 Rev 1;
- Hardscape Plan Baltic Mill 1000008345-4-1110 Rev 1;
- Baltic Mill Planting Design Planting Plan- Planting Bed 1 1000008345-4-3000-03 Rev 1;
- Baltic Mill Planting Design Planting Plan Planting Beds 2 and 3 1000008345- 4-3000-04 Rev 1;
- Baltic Mill Planting Design Planting Plan Planting Bed 4 1000008345- 4-3000-05 Rev 1.

All received 9th November 2023. The works shall be carried out in accordance with the details and materials 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. The development shall be carried out in accordance with the drawings '1000008345-4-0150-02' and '1000008345-4-0150-04', both dated October 2023, compiled by Project Centre and the following mitigation measures they detail:

- A maximum depth of 1 metre shall be adhered to for all excavations for example for the retaining walls and street furniture.

The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To ensure the structural integrity of the existing flood defences thereby reducing the risk of flooding to accord with the National Planning Policy Framework and Policy S21(d) of the Central Lincolnshire Local Plan.

4. The development shall proceed in strict accordance with Sections 15 and 16 of the

Preliminary Soil Contamination Report by Construction testing solutions (CTS) dated June 2023.

Reason: In order to safeguard human health and the water environment and to accord with the National Planning Policy Framework and Policy S56 of the Central Lincolnshire Local Plan 2023.

5. If during the course of development, contamination is found to be present on site, then no further development (unless otherwise agreed in writing by the local planning authority) must be carried out until a method statement detailing how and when the contamination is to be dealt with has been submitted to and approved in writing by the Local Planning Authority. The contamination must then be dealt with in accordance with the approved details.

Reason: In order to safeguard human health and the water environment and to accord with the National Planning Policy Framework and Policy S56 of the Central Lincolnshire Local Plan 2023.

6. The proposed landscaping hereby approved as shown on the drawings listed within condition 2 of this permission, together with the Planting Schedule (1000008345-4-3000-07 Rev 1) shall be carried out in the first planting season following the commencement of the works. Any landscaping which within a period of 5 years from the completion of the development dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of providing biodiversity enhancements to accord with the National Planning Policy Framework and Policies S53, S60 and S61 of the Central Lincolnshire Local Plan.

7. Prior to the installation of any bespoke artwork, details, including its exact positioning shall be submitted to and approved in writing by the Local Planning Authority. The development shall only proceed in strict accordance with the approved details unless otherwise agreed in writing.

Reason: In the interests of visual amenity and to ensure the artwork is appropriate for the Riverside Conservation Area and the setting of Listed Buildings to accord with the National Planning Policy Framework, policies S53 and S57 of the Central Lincolnshire Local Plan 2023 and Policies NPP 6, 7 and 12 of the Gainsborough Town Neighbourhood Plan.

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

None.

102 147781 - PROSPECT HOUSE, SUMMER HILL, GAINSBOROUGH

The Chair introduced application 147781, listed building consent to install access ramp and level access shower. The Development Management Team Manager confirmed there was no update to the published report and presented a summary of the application.

The Chair thanked the Officer for his presentation and advised the Committee there was one written statement.

A statement from Veronica Edwards was read by the Democratic and Civic Officer:

The proposed changes are essential for the client to remain in the family home and lead a more fulfilling life. At the current time the client is restricted to downstairs living, and this is proving very challenging due to the lack of bathing facilities that she can access. Other issues that the family must contend with are the difficulties the emergency services are experiencing in removing the client from the property when her condition worsens, which unfortunately is becoming more frequent. Due to the layout of the property with the many changes in level and the absence of ramps, removing her safely and quickly has become a challenge for all concerned. We have received an email from Rosie Jeffery (NHS Continuing Health Care Case manager) who has expressed a need for these adaptations at the property due to the difficulties the ambulance crews are having. The family have tried to sell the property, with it being on the market for well over two years and move to a more suitable house, however this has proved unsuccessful. The fact the property is a grade 2 listed building has put some potential buyers off, as it would prove very difficult to adapt to their own liking, these restrictions are also what is restricting the family from adapting the home. The proposed adaptations are sympathetic to the original features, within the proposed bathroom the original doorway will be covered but retained underneath the new stud wall. The external ramp will be hidden by the existing wall and the original doorway it leads to is being kept and not altered. The Heritage Officer (Liz Mayle) who carried out our heritage statement fully endorses the proposed changes that we have suggested, and it was her suggestion to move the door within the proposed bathroom area, as she stated no original features would be damaged or disturbed.

Members considered the application and strongly felt that it was important for the adaptations to be made so they could remain in the family home.

On taking the vote, it was agreed that planning permission be **GRANTED** subject to the following conditions.

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

1. The works to which this consent relates shall be begun before the expiration of three years from the date of this consent.

Reason: To conform with Section 18(1) of the Planning (Listed Buildings and Conservation Areas) 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: Existing and Proposed Ground Floor Utility/Bathroom Floor Plans, Proposed Ramp Plans (x3) and a Proposed Site Location/Block Plan for the Proposed Ramp received 23/01/2024. 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. The following features must be retained in situ:

- The original door opening, door, frame, and architrave to the downstairs utility/bathroom.

Reason: To ensure the development proceeds in accordance with the approved plans to safeguard the fabric and setting of the Grade II Listed Building to accord with the National Planning Policy Framework.

4. Prior to the installation of the new internal doorway to the ground floor utility/bathroom a section through of the proposed new internal door to the ground floor utility/bathroom showing all finishes, the new door, frame, architrave etc. on a scale of no less than 1:20 shall be submitted to and approved in writing by the Local Planning Authority. The development must be completed in strict accordance with the approved details.

Reason: To ensure the development proceeds in accordance with the approved plans to safeguard the fabric and setting of the Grade II Listed Building to accord with the National Planning Policy Framework.

5. All new external and internal 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 development proceeds in accordance with the approved plans to safeguard the fabric and setting of the Grade II Listed Building 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.

103 DETERMINATION OF APPEALS

With no comments, questions or requirement for a vote, the determination of appeals was **NOTED**.

104 EXCLUSION OF PUBLIC AND PRESS

RESOLVED That under Section 100 (A)(4) of the Local Government Act 1972, the public and press be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraph 2 of Part 1 of Schedule 12A of the Act.

105 PLANNING ENFORCEMENT - FORMAL CASE UPDATE

The Housing and Environmental Enforcement Manager presented information relating to enforcement cases to the Committee.

Members agreed to the frequency of reporting and requested more data relating to cases and asked questions pertinent to the report.

RESOLVED That the Committee noted the enforcement action that is being undertaken and approved the frequency of reporting.

The meeting concluded at 8.52 pm.

Chairman