

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 2 April 2025 commencing at 6.30 pm.

Present:

Councillor John Barrett
Councillor Owen Bierley
Councillor Karen Carless
Councillor David Dobbie
Councillor Ian Fleetwood
Councillor Sabastian Hague
Councillor Peter Morris
Councillor Roger Patterson
Councillor Roger Pilgrim
Councillor Tom Smith
Councillor Paul Swift
Councillor Stephen Bunney
Councillor Mrs Lesley Rollings
Councillor Trevor Young

In Attendance:

Sally Grindrod-Smith	Director Planning, Regeneration & Communities
Russell Clarkson	Development Management Team Manager
George Backovic	Development Management Team Leader
Ian Elliott	Development Management Team Leader
Holly Horton	Senior Development Management Officer
Paul Weeks	Legal Advisor
Ele Snow	Senior Democratic and Civic Officer
Natalie Smalley	Democratic and Civic Officer

Apologies:

Councillor Matthew Boles (Chairman)
Councillor Jim Snee (Vice Chairman)
Councillor Emma Bailey

Membership:

Councillor Stephen Bunney was appointed substitute for Councillor Emma Bailey
Councillor Lesley Rollings was appointed substitute for Councillor Matthew Boles
Councillor Trevor Young was appointed substitute for Councillor Jimmy Snee

200 TO OPEN THE MEETING AND APPOINT A CHAIRMAN

The Democratic and Civic Officer opened the meeting and explained that, having received apologies from the Chairman and Vice Chairman, the first item of business for the

Committee was to appoint a Chairman for the meeting. Proposals were duly sought.

A Member of the Committee proposed Councillor Sabastian Hague, this was duly seconded.

A Member of the Committee proposed Councillor Ian Fleetwood, this was also seconded.

The Democratic and Civic Officer requested votes in favour of each proposal, the result of which was tied. The Senior Democratic and Civic Officer explained to the Committee that in the absence of a majority vote, Members could move to proceed with no Chairman and requested that they consider how best to continue the meeting. She then repeated the call for proposals to appoint a Chairman for the meeting.

A new proposal to appoint Councillor Ian Fleetwood was moved and seconded. A counter proposal to appoint Councillor Sabastian Hague was also moved and seconded. A motion to proceed with no Chairman was also proposed.

The Democratic and Civic Officer requested votes in favour of each proposal for Chairman. The vote was again tied.

The Senior Democratic and Civic Officer re-stated the final motion to proceed without a Chairman. Having been seconded, with no dissent amongst Members, and no other proposals forthcoming, it was

RESOLVED that the meeting proceed without a Chairman.

The Democratic and Civic Officer therefore undertook to move the meeting procedurally though the agenda'd business.

201 PUBLIC PARTICIPATION PERIOD

There was no public participation.

202 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

A Member of the Committee praised the minutes of the last Planning Committee meeting, and having been proposed and seconded, it was

RESOLVED that the minutes of the Planning Committee meeting held on Wednesday, 5 March 2025, be confirmed and signed as an accurate record.

In the absence of a Chairman for the meeting, the minutes were to be returned for signing at the next available Committee meeting.

203 DECLARATIONS OF INTEREST

Cllr T Smith made a non-pecuniary declaration of interest regarding application number 148017, Land off Riby Road, Keelby, in his capacity as County Councillor for the area. The

Councillor explained to the Committee that he would keep an open mind when approaching the application.

204 UPDATE ON GOVERNMENT/LOCAL CHANGES IN PLANNING POLICY

The Development Management Team Manager provided an update on the Planning & Infrastructure Bill. The Bill was introduced to Parliament on Tuesday 11 March for its first reading and was considered by MPs at its second reading on Monday 24 March. It was sent to a Public Bill Committee for line-by-line scrutiny and was expected to report to the House by Thursday 22 May 2025. The Bill was to undergo several readings in the House of Commons and the House of Lords before receiving Royal Assent. Its progress could be tracked on the Parliamentary page: <https://bills.parliament.uk/bills/3946>

Key measures proposed by the Bill included powers for the Secretary of State to set a national scheme of delegation for planning committees. Regulations setting out the size and composition of planning committees would be established. Mandatory training for committee members before taking planning decisions was also proposed.

With regards to planning application fee setting, local planning authorities (LPAs) would be empowered to set their own planning fees up to full cost recovery. Income from planning application fees would then be applied towards the relevant planning function.

Strategic Planning Spatial Development Strategies (SDS) would be introduced, produced by strategic planning authorities. These strategies would set housing figures and distribution but would not allocate sites. Development would be required to contribute to climate change mitigation and adaptation. Local plans produced by LPAs would need to conform to the spatial development strategy.

In terms of nature recovery, a new type of plan called an 'environmental delivery plan' (EDP) would be established, drafted by Natural England. The EDP would outline measures for nature recovery and set the nature restoration levy to be paid by developers.

The Manager continued that the Energy Infrastructure Bill would empower the Secretary of State to create a financial benefit scheme for eligible people living near new network transmission infrastructure.

Statutory Consultees Plans to reform the statutory consultee process were announced in a Written Ministerial Statement on 10 March 2025. It was explained that the statutory consultee system would support economic growth, with consultations limited to necessary instances. Initial intentions to remove Sport England, the Theatres Trust, and the Gardens Trust were given.

The stages of consultation for the Central Lincolnshire Design Code were outlined. Stage 1 involved the scope and baseline, which took place from September to October 2024. Stage 2 focused on vision and design principles, running from 26 February to 9 April 2025. It was explained that Stage 3 would consist of the draft design code consultation, scheduled for Autumn 2025. Finally, Stage 4 would cover the examination and adoption, expected to occur in Winter 2025/26.

In terms of updates regarding Neighbourhood Plans, the Ingham Regulation 16 (submission) version of the Neighbourhood Plan was expected to be published for consultation soon.

205 147988 - LAND SOUTH WEST OF DUNHOLME ROAD, SCOTHERN

The Committee gave consideration to the first application on the agenda, application number 147988, seeking outline permission for the erection of up to 53 dwellings with access to be considered and not reserved for subsequent applications; and, full planning application for erection of a boundary wall and new driveway associated with no.36 St Germain's Way, on land south west of Dunholme Road, Scothern.

The Officer gave an update to the Committee regarding the published report, it was explained that local planning authority was content that the biomass tanks were no longer in place and had been removed satisfying one of the criteria for development of the site.

The Democratic and Civic Officer stated there was a registered speaker, and Mr Daniel Evans, as Agent, was invited to address the Committee.

Mr Evans explained that the proposed site for up to 53 new dwellings in Scothern had been identified within the Central Lincolnshire Local Plan (CLLP) as a sustainable location for development. It was added that the site had been allocated for development in both the CLLP and the community's own Neighbourhood Plan, which had been adopted in June 2024.

The Agent informed Members that the site provided a logical and natural extension to the village and would form a second phase to the popular development on St Germain's Way, developed in 2019 by a local, family-run construction company.

Mr Evans stated that the Planning Officer's report had confirmed that the site represented an appropriate location for housing development, would support local services and facilities, and was ideally located with good connectivity to the village.

It was added that the Lead Local Flood Authority had confirmed that the development would not lead to an increase in surface water flood risk due to the drainage strategy to be employed on site. The Agent noted that the development would contribute to local schools and NHS services, providing a capital contribution towards local infrastructure necessary to serve the development.

It was concluded that the application was not subject to any objections by statutory consultees and complied with all parts of the development plan; therefore, the Agent requested that the Committee uphold the Officer's recommendation to grant planning permission.

The speaker was thanked for his time and comments sought from the Committee.

In response to questions regarding the rear of the site, the Officer clarified that the site was connected to the garden centre and that the tanks were no longer present. It was added that the boundary of the site would be landscaped to provide an appropriate green buffer with the countryside.

The Officer responded to a query regarding the proposed attenuation pond, explaining that it would likely be dry for most of the year and details regarding fences would be addressed in a future application. It was noted that the current application sought approval for the principle of the proposed development and the access to serve the site.

In response to a query regarding the turning area for waste vehicles, the Officer confirmed that this would be addressed in the decision notice to the Developer, ensuring accessibility for waste vehicles.

Clarification was sought on the recommended decision to defer and delegate approval to Officers, subject to conditions and the completion of a section 106 legal agreement. In response, the Officer stated that the education contribution would be calculated using a standard formula following the reserved matters submission, as the specific number and size of houses were not yet determined.

A Member of the Committee queried the parking provision in front of the proposed houses. In response, the Officer clarified that the level of parking was not a focus of discussion at the Committee meeting, but future applications would need to adhere to parking standards in the CLLP.

Questions were posed about the potential for flooding in the village and whether the development would exacerbate existing issues, citing the concerns of the Parish Council. The Officer confirmed that the development would present a betterment to the existing situation by storing water and discharging it at a restricted rate, thereby reducing the risk of flooding in surrounding areas.

Further discussion ensued, with concerns about the site's topography and the potential for flash flooding highlighted. A proposal for a site visit was made to allow Members to better understand the location and its drainage issues. The Officer responded to the concerns highlighting conditions which would mitigate flood risk, and noting that a drainage strategy had been submitted by the Applicants with no objections from the local flood authority.

A Member of the Committee expressed disagreement with the need for a site visit due to the application being an outline plan, therefore, a proposal was made to approve the application in line with the Officer's recommendations.

A concern was raised about the site being mud-filled due to surface water and construction vehicles; the Officer clarified that condition eight required details to be submitted and facilities for washing wheels, chassis, and bodywork of construction vehicles to be provided.

In response to a question regarding the site's topography, the Officer confirmed that the water would flow south to the Beck at a restricted rate, determined through engineering drawings. It was stated that the development was not expected to lead to flooding or increase flooding issues and would likely provide a betterment to the existing situation.

In response to a question about the local highway authority's request for the development to fund village-wide improvements, the Officer explained that the request was deemed unnecessary for making the development acceptable, as it went beyond what could reasonably be asked of the Developers.

A Member of the Committee noted that many concerns would need to be addressed at the point of full planning permission, which could involve site visits. However, it was deemed unnecessary at the current stage.

Discussion drew to a close and the existing proposal to accept the Officer's recommendation was modified, with an addition stating that the full application return to a future Committee meeting.

Having been proposed and seconded, with the amendment that the application return to a future Committee meeting noted, upon taking the vote, it was

RESOLVED that approval to **GRANT** planning permission be delegated back to Officers subject to conditions and the completion of a Section 106 legal agreement that delivered:

Education: A contribution to be paid on completion of 50% of the development to increase primary school capacity to accommodate the amount of primary school places expected to be generated from the development;

NHS: A contribution of up to £33,522.50 on completion of 50% of the dwellings in order to contribute to the extension of existing medical facilities;

Affordable Housing: 25% of the dwellings to be delivered as affordable housing. The tenure split shall be: 25% First Homes; 15% Shared Ownership and 60% Affordable Rent;

Biodiversity Net Gain: To include delivery and monitoring of BNG following reserved matters submission and approval with a monitoring fee of £6637.00 required;

and imposition of the following conditions:

Outline Permission

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 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).

4. The reserved matters planning application submitted to the Local Planning Authority considering landscaping, layout, scale and appearance must be accompanied by an Energy Statement to accord with the requirements of local policy S6 and S7 of the Central Lincolnshire Local Plan 2023 and D2 of the Scothern Neighbourhood Plan. The development must thereafter proceed only in accordance with the agreed Energy Statement, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure efficient buildings and reduce energy consumption, to accord with the National Planning Policy Framework and policies S6 and S7 of the Central Lincolnshire Local Plan 2023.

5. The reserved matters planning application submitted to the Local Planning Authority considering landscaping, layout, scale and appearance must contain details of existing and proposed levels, with dwellings along the southern boundary with the Scothern beck to have a floor level 300mm higher than existing ground levels.

Reason: To reduce the risk of flooding in accordance with policy S21 of the Central Lincolnshire Local Plan.

6. The reserved matters planning application submitted to the Local Planning Authority considering landscaping, layout, scale and appearance must contain details of the provision of a linear green buffer landscaped with trees and a hedgerow to the west of the site between the new development and the open countryside; retention of the existing hedgerows around the site; and natural boundary treatments through the use of hedgerows where those boundaries are adjacent to open countryside;

Reason: To accord with the site specific development requirements of policy H3 of the Scothern Neighbourhood Plan.

7. No development shall commence until a surface water and foul water drainage scheme has been submitted to and approved in writing by the Local Planning Authority The scheme shall:

- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.
- provide flood exceedance routing for storm event greater than 1 in 100 year.
- provide details of how run-off will be safely conveyed and attenuated during storms upto and including the 1 in 100 year critical storm event with an allowance for climate change, from all hard surfaced areas within the development to the existing local drainage infrastructure and watercourse system without exceeding the run off rate for the undeveloped site.
- provide attenuation details and discharge rates which shall be restricted to an agreed greenfield run off rate.
- provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- provide details of how the scheme shall be maintained and managed over the lifetime

of the development including any arrangements for adoption by a public body or statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

No dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, or upstream in accordance with policy S21 of the Central Lincolnshire Local Plan.

8. No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall indicate measures to mitigate the adverse impacts of noise and disturbance and vehicle activity and the means to manage the drainage of the site during the construction stage of the permitted development. The CEMP shall include

- a) Location of the site compound and routing of construction and delivery vehicles
- b) Parking and turning areas for construction vehicles, delivery vehicles and site personnel;
- c) Temporary traffic management signage;
- d) Access points, loading/unloading and turning areas for construction traffic;
- e) Hours of operation and timing of deliveries which are to be between 07:30 to 18:00 Monday to Friday, 08:00 to 13:00 on a Saturday and at no time on a Sunday or Bank Holiday unless in association with an emergency;
- f) Dust suppression, odour suppression and vapour suppression methods;
- g) fencing/hoardings to any compounds;
- h) Structures to be located within compounds and any proposed lighting including measures to limit light spillage to the public highway and to nearby residents;
- i) Plant, equipment and machinery to be installed within the compound including details of hours of operation and noise during operation;
- j) Facilities for washing the wheels, chassis and bodywork of construction vehicles free of mud;
- k) Storage and removal of demolition and construction waste;
- l) Construction activities to be carried out in accordance with best practice pollution prevention guidelines.

Reason: In the interests of highway safety and to restrict disruption to the living conditions of neighbouring dwellings and the surrounding area from noise, dust and vibration in accordance with policies S47 and S53 of the Central Lincolnshire Local Plan.

9. No development must take place until details of mink traps installed in collaboration with Greater Lincolnshire Nature Partnership "Operation Water vole" including their positions, types and specifications are submitted to and approved by the Local Planning Authority. The details approved must be retained as such thereafter as per requirements of Operation Water Vole.

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

10. No development shall take place until a Construction Ecological Management Plan (CoEMP) has been submitted to and approved in writing by the local planning authority. The CoEMP protection plan shall include:

A plan showing habitat protection zones;

Details of development and construction methods measures to be taken to minimise the impact of any works on habitats/wildlife.

Details of any precautionary method statements for protected species

Details of a sensitive lighting strategy

Details of wildlife friendly landscaping within curtilage of private dwellings (including native tree planting)

Details, specification location of hedgehog highway boundaries throughout the site

Details, specification, locations of amphibian friendly curb and drain treatments.

Details, specification and location of the following species incorporated into private dwellings across the site

- 20x small hole bird box/brick, 5x open fronted bird box, 12x multi species bird box/brick [installed in groups of 3], 9x Swift box/brick [installed in groups of 3], 1 x kestrel box, 1x owl box
- 20x small bat box/brick. 5x large bat box, 10x multi chamber bat box, 10x bat lofts [2 access tiles each
- 1 to 2 bee/insect bricks per dwelling

The CEMP shall be implemented in accordance with the approved plan. All features to be installed within private dwellings shall be installed prior to occupation and retained a such thereafter.

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

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

11. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved relates to the following drawings:

Site Location Plan Drawing No. J1418 001 Rev B

Block Plan Drawing No. J1418 002 Rev A

Proposed Access Drawing No. J1418 005 Rev D

Proposed Boundary Details J1418 006 Rev B

Reason: In the interests of proper planning

12. No works above ground level shall take place until details of the proposed public open space including planting plans, written specification, schedules of plants and species and any outdoor seating or equipment to serve the development have been submitted to and approved in writing by the local planning authority. The details submitted must demonstrate compliance with Appendix 3: Open Space Standards of the Central Lincolnshire Local Plan adopted 2023 and compliance with the latest Central Lincolnshire Developer Contributions Supplementary Planning Document (or similar subsequent document)."

Reason: To ensure sufficient provision of open space to serve the development in accordance with policies S51 and S53 of the Central Lincolnshire Local Plan.

13. The public open space details approved by condition 12 must be provided on site prior to first occupation of the dwellings approved or to a timescale and phasing that has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the timely provision of public open space to accord with Policy S51 of the Central Lincolnshire Local Plan.

14. The dwelling/s hereby approved shall be constructed to ensure that the consumption of wholesome water by persons occupying the dwelling/s is in accordance with the Building Regulations Approved Document G, Requirement G2/Regulation 36 Optional Technical Requirement of 110 litres per person per day.

Reason: To minimise impacts on the water environment and to accord with Optional Technical Housing Standards to accord with Policies S12 and S53 of the Central Lincolnshire Local Plan (2023)

15. No services must be laid within the development for the provision of piped natural gas.

Reason: In the interests of energy efficiency to accord with the National Planning Policy Framework and local policy S6 and S7 of the Central Lincolnshire Local Plan 2023.

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

16. No dwellings shall be occupied until the works shown on Proposed Access Drawing No. J1418 005 Rev D have been completed in full.

Reason: In the interests of highway safety in accordance with policy S47 of the Central Lincolnshire Local Plan.

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

Reason: In the interests of highway safety, to avoid the creation of pedestrian trip hazards within the public highway from surfacing materials, manholes and gullies that may otherwise remain for an extended period at dissimilar, interim construction levels in accordance with policies S47 and S53 of the Central Lincolnshire Local Plan.

18. Before any dwelling is occupied it must have a rain harvesting water butt of a minimum 100 litre capacity within its garden area.

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

19. 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 must be placed within the curtilage of the dwelling(s) hereby approved.

Reason: In the interests of energy efficiency to accord with the National Planning Policy Framework and local policy S6 and S7 of the Central Lincolnshire Local Plan 2023.

Recommendation (full) Defer and delegate approval to officers subject to the following conditions

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).

2. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings: Proposed Access Drawing No. J1418 005 Rev D; Proposed Boundary Details J1418 006 Rev B

Reason: In the interests of proper planning

206 148017 - LAND OFF RIBY ROAD, KEELBY

Members of the Committee gave consideration to the second application of the evening, application number 148017, seeking planning permission to erect ten bungalows for social housing with associated highway, landscaping and boundary treatments, on land off Riby Road, Keelby.

The Officer issued a correction to the report, noting that on page 66 of the document pack the table referring to one bed with one parking space should instead read as one bed with two parking spaces, in line with the information on page 69. It was explained that on page 48 of the document pack, it detailed an appeal cancellation on a site nearby by the Planning Inspectorate, pertaining to planning application 147537; however, it had since been confirmed that the appeal had been reinstated and would proceed to determination with a hearing date to be confirmed.

The Officer proceeded to introduce the application to the Committee, highlighting the location, access, and key features of the site.

The Democratic and Civic Officer stated that there was one registered speaker; Mr Matt Deakins, as Agent, was invited to address the Committee.

Mr Deakins explained that the application was for a residential development of social housing on the southern edge of Keelby. It was noted that the proposal involved only part of this open space, which was classed as a rural exception site. The Agent explained that an edge-of-village location was deemed common for social housing, with a nearby development

serving as a good example.

Mr Deakins continued, adding that the proposal was for 100% affordable housing to meet an identified need determined by Housing Officers. It was stated that the demand for one-bedroom and some two-bedroom properties was reflected in the mix, with eight out of the ten dwellings being one-bedroom properties. It was emphasised that such developments were typically built by housing associations, as speculative developers would rarely build one-bedroom properties outside of large towns and city centres.

The Agent explained that they aimed to retain half of the open space and enhance it with biodiversity enhancements such as new tree planting and hedge planting. It was noted that the area would be open and accessible to the public for the first time, providing a benefit to the local area. The development, consisting of bungalows, was expected to have minimal effects on the location's character alongside minimal effects on school or nursery places within the village.

Mr Deakins addressed concerns from residents about the impact on village infrastructure, with assurances that the development would have minimal impact. It was stated that the proposal included on-street and off-street parking, ensuring no pressure on existing parking in the surrounding area.

It was confirmed that the new dwellings were designed to be water and energy efficient, with solar panels generating all the energy needed over the course of a year. According to the Agent, Anglian Water had confirmed that the village's water mains and foundry management could accept the development. With regard to surface water, it was noted that it would be managed through a sustainable drainage system connected at a controlled rate to an existing dike.

Mr Deakins concluded by stated that the scheme had evolved significantly through collaboration with Officers over the past year, and it was hoped that the Committee would support the application.

With no further Officer response, Members were invited to comment.

A Member of the Committee queried access into the homes for people with disabilities or enabled access; it was noted that the housing association likely had measures in place, but specific details were not found in the application.

In response to a question about the impact of tree roots under houses, driveways, and roads, the Officer confirmed that the tree under the protection order was a significant distance from the houses, minimising potential issues.

A Member of the Committee raised concerns about the site's suitability for social housing due to its location and the potential adverse health impacts from noise pollution. It was stated that the nature of the proposed properties suggested they were intended for economically inactive people, such as retirees or those with health issues, who may spend longer in their homes. It was highlighted that the site was immediately alongside the A18, a well-used road with significant traffic volume, leading to noise intrusion throughout the day and night. The Committee Member continued, citing that the application was an exception to both the CLLP and the Keelby Neighbourhood Plan; specific reference was made to policy

S53 and S54 of the CLLP, noting, amongst other reasons, that the site for the proposed development would be better suited in a more central location, and that housing needed to be adequate for needs of the residents. It was highlighted that the application was not aligned with section 12 of the National Planning Policy Framework, citing health and wellbeing concerns. Based on these considerations, the Member of the Committee proposed to refuse the planning permission. These concerns were later reiterated by other Members of the Committee, highlighting the proposed development's lack of suitability for the location.

The Officer reiterated that the housing would not be specific to a particular age group, which was important to remember when considering the application.

Upon clarification, the Member of the Committee proposing refusal cited that the application was contrary to policy one of the Keelby Neighbourhood Plan, and policy S65 of the CLLP, which designated important open space. It was stated that the loss of this open space was highlighted as a key issue. Additional concerns included accessibility to facilities and health impacts due to the proximity to the A18.

In response to concerns about the potential noise pollution, a Member of the Committee highlighted that some residents may feel safer in that particular environment.

Questions were raised about the utilisation of Hubert Ward House, in response the Officer explained that the need for the proposed housing type was identified in the report, but the reasons for the under-utilisation of Hubert Ward House was not known.

A query was raised regarding the parking standards and the need for social housing in Keelby. It was confirmed that the amended scheme met both the Central Lincolnshire Local Plan and Keelby Neighbourhood Plan parking standards, with the need for one and two-bedroom houses within the village was identified by the housing team.

Concerns were acknowledged regarding the development, but it was noted that the inclusion of affordable homes, bungalows, and energy-efficient features such as solar panels were commendable. A Member of the Committee welcomed the affordability of bungalows with such features. While there were concerns about the paddock and the use of open space, they believed it was mitigated by the fact that the space would be opened to the community, enhancing the quality of life for residents. As a result, a Member of the Committee proposed to accept the Officer's recommendation, emphasising the benefits of the ten bungalows, with the belief that the development would provide significant benefits to the area.

A Member of the Committee praised the design, accessibility, parking provisions, and the opening of previously inaccessible green space. The need for housing for older people living alone in large houses was emphasised, and the development was seen as addressing this need.

In response to a question about flood mitigation measures, the Officer noted that the site was in flood zone 1, indicating a low risk of flooding. It was clarified that further details on the drainage system had been requested as part of the condition, ensuring it would meet the demands of the development and not cause any risk to surrounding properties.

Having been proposed and seconded, the motion to refuse the planning application was voted upon, however, with no majority vote in favour of the refusal, the motion was therefore

lost.

The proposal to accept the Officer's recommendations was duly seconded and voted upon. It was therefore agreed that planning permission be **GRANTED** subject to Bilateral S106 Legal Agreement:

- 10 Affordable Homes
- A request of £1800 facilitate a Traffic Regulation Order
- Open Space Management and Maintenance

and the following conditions:

Recommended Conditions:

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

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

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

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

2. No development must take place until an Arboricultural Method Statement with an accompanied tree protection plan created by a suitably qualified person has been submitted to and approved in writing by the Local Planning Authority. The Arboricultural Method Statement must include the following details:

- tree protection measures plan including ground protection and root protection areas
- no-dig footpath construction specification including materials and installation method
- Clearance and development within or adjacent root protection area of the protected lime tree
- No changes to the ground levels with the RPA of the lime tree other than a maximum 1m wide soil slope from the edge of the footpath closest to T1 to the existing/current soil levels.

The approved tree protection measures must be installed prior to commencement of the development and retained in place until the development is fully completed. The development must be completed in strict accordance with the approved details.

Reason: To safeguard the protected tree to the adjacent the front of the site during construction works, in the interest of the health of the tree and the visual amenity of street scene to accord with the National Planning Policy Framework. local policy S66 of the Central Lincolnshire Local Plan 2023 and Policy 1 of the Keelby Neighbourhood Plan.

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

3. 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:

- RD:5399-04 Rev K dated 9th January 2025 – Site Plan
- RD:5399-08 Rev A dated 16th February 2025 – One Bedroom Bungalow Elevations and Floor Plans
- RD:5399-09 Rev A dated 16th February 2025 – Two Bedroom Bungalow Elevations and Floor Plans
- RD:5399-011 Rev J dated 9th January 2025 – Habitat Plan
- 1115-2404-CIV-01 Rev P1 dated 29th December 2024 – Levels
- 1115-2404-CIV-10 Rev P4 dated 29th December 2024 – Drainage Strategy
- 1115-2404-CIV-20 Rev P2 dated 29th December 2024 – Road Setting Out and Longitudinal Sections
- 1115-2404-CIV-30 Rev P2 dated 29th December 2024 – External Works Construction Details
- 1115-2404-CIV-50 Rev P1 dated 30th January 2024 – Private Drainage Construction Details Sheet 1 of 2
- 1115-2404-CIV-51 Rev P1 dated 30th August 2021 – Private Drainage Construction Details Sheet 2 of 2
- 1115-2404-CIV-S278 Rev P4 dated 29th December 2024 – Stage 1 Section 278 Layout

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, S22, S47, S49 and S53 of the Central Lincolnshire Local Plan 2023-2043 and Policy 1, 2b and 3 of the Keelby Neighbourhood Plan.

4. No development above ground level must take place until details of a scheme for the disposal of foul and surface water from the site (including the results of any necessary soakaway/percolation tests and connectivity plan) have been submitted to and approved in writing by the Local Planning Authority. No operation of the development must take place until the approved scheme has been fully completed.

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, Local Policy S21 of the Central Lincolnshire Local Plan 2023-2043 and Policy 1, 2b and 3 of the Keelby Neighbourhood Plan.

5. No construction works above ground level must take place until details of the external materials listed below have been submitted or inspected on site and agreed in writing by the Local Planning Authority.

- Brick Type
- Roof Materials
- Render Colour and Finish
- Rainwater Goods and Downpipes including the Colour

- All Windows and Doors

The development must be completed in strict accordance with the approved details.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and the character and appearance of the site and the surrounding area including the setting of the Listed Church to accord with the National Planning Policy Framework, Local Policies S53 and S65 of the Central Lincolnshire Local Plan 2023-2043 and Policy 1, 2b and 3 of the Keelby Neighbourhood Plan.

6. No development above ground level must take place until a scheme has been agreed in writing by the local planning authority for the construction of a 1.2 metre wide footway and tactile crossing, together with arrangements for the disposal of surface water run-off from the highway linking the development site to the pedestrian footpath to the south west of Cotham Gardens and the junction of Cotham Gardens and Riby Road. The development must be completed in strict accordance with the agreed scheme and fully installed before the occupation of any of the approved dwellings.

Reason: To ensure safe access to the site, each dwelling and the bus stop in the interests of residential amenity, convenience and safety to accord with the National Planning Policy Framework, Local Policies S47 of the Central Lincolnshire Local Plan 2023-2043 and Policy 1, 2b and 3 of the Keelby Neighbourhood Plan.

7. The development hereby permitted shall be carried out in full accordance with the details set out in the submitted Energy and Sustainability Statement dated 16th February 2024 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 2023-2043.

8. No occupation must take place until a written verification statement to demonstrate that the approved scheme has been implemented in strict accordance with the submitted Energy and Sustainability Statement dated 16th February 2024 has been submitted to 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 2023-2043.

9. No occupation of each individual dwelling must take place until the individual dwellings driveway and parking spaces identified on site plan RD:5399-04 Rev K dated 9th January 2025 has been fully completed and retained for that use thereafter.

Reason: To ensure safe access to the site and each dwelling/building in the interests of residential amenity, convenience and safety and to allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety to accord with the National Planning Policy Framework, Local Policy S47 of the Central Lincolnshire Local Plan 2023-2043 and Policy 1, 2b and 3 of the Keelby Neighbourhood Plan.

10. 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, Local Policy S56 of the Central Lincolnshire Local Plan 2023-2043.

11. No development must take place until details including a plan of the position of 5 bat boxes and 5 swift boxes, as per the recommendations of the Preliminary Ecological Appraisal by CGC Ecology dated August 2023 has been submitted to and approved by the Local Planning Authority. The approved boxes must be retained as such thereafter.

Reason: In the interest of nature conservation to accord with the National Planning Policy Framework and Local Policy S60 of the Central Lincolnshire Local Plan 2023-2043.

12. Apart from the bat and bird boxes approved in condition 10 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 August 2023.

Reason: In the interest of nature conservation to accord with the National Planning Policy Framework and local policy S60 of the Central Lincolnshire Local Plan 2023-2043.

13. No development above ground level must take place until a comprehensive landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. Details to include:

- Type, height and position of all boundary treatments (including hedgehog fencing).
- Material finish of all hardstanding (access road, driveways, bay parking, patios and paths).
- Species, planting height, formation and position of new trees and hedging.
- The development must be completed in strict accordance with the approved landscaping scheme.

Reason: To ensure that appropriate landscaping is introduced and would not unacceptably impact on the character and appearance of the site and the surrounding area or the amenity of nearby residents to accord with the National Planning Policy Framework, Local Policies S53 and S66 of the Central Lincolnshire Local Plan 2023-2043 and Policy 1, 2b and 3 of the Keelby Neighbourhood Plan.

14. A rainwater harvesting butt of a minimum 100 litres must be installed in the external space of each dwelling and retained as such thereafter.

Reason: In the interests of sustainable water management to accord with the National Planning Policy Framework and Local Policy S12 of the Central Lincolnshire Local Plan 2023-2043.

15. The development must be completed in strict accordance with the Biodiversity Net Gain Plan dated January 2025 and prepared by CGC Ecology.

Reason: To ensure the development delivers a biodiversity net gain on site to accord with the National Planning Policy Framework and local policy S60 of the Central Lincolnshire Local Plan 2023-2043.

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

16. All planting or turfing comprised in the approved details of landscaping (see condition 12 of this permission) must be carried out in the first planting and seeding season following 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 must be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The landscaping should be retained thereafter.

Reason: To ensure that additional trees are provided within the site to mitigate for the trees which are to be removed to accord with the National Planning Policy Framework, local policies S53 and S66 of the Central Lincolnshire Local Plan 2023-2043 and Policy 1, 2b and 3 of the Keelby Neighbourhood Plan.

17. The dwellings hereby approved shall be constructed to ensure that the consumption of wholesome water by persons occupying the dwellings is in accordance with the Building Regulations Approved Document G, Requirement G2/Regulation 36 Optional Technical Requirement of 110 litres per person per day.

Reason: To minimise impacts on the water environment and to accord with Optional Technical Housing Standards to accord with the National Planning Policy Framework and Local Policy S12 of the Central Lincolnshire Local Plan 2023-2043.

18. No services must be laid within the development for the provision of piped natural gas.

Reason: In the interests of energy efficiency to accord with the National Planning Policy Framework and local policy S6 and S7 of the Central Lincolnshire Local Plan 2023.

19. 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 must be placed within the curtilage of the dwelling(s) hereby approved.

Reason: In the interests of energy efficiency to accord with the National Planning Policy Framework and local policy S6 and S7 of the Central Lincolnshire Local Plan 2023.

207 147813 - LAND AT 31 TILLBRIDGE ROAD, STURTON BY STOW

Members of the Committee gave consideration to the final application of the evening, application number 147813, seeking planning permission to erect four dwellings with detached garages, with new access and associated works, on land at 31 Tillbridge Road,

Sturton by Stow.

The Officer outlined several updates for the Committee to be aware of. Firstly, it was noted that there had been additional comments from residents regarding drainage, however, the comments did not alter the Officer's recommendation. Secondly, the Officer stated that they believed all drainage matters could be secured by via conditions. Lastly, it was recommended that condition 11 be amended to specify that the driveway would be Grasscrete rather than permeable paving, as confirmed by the Applicant.

A short presentation was shown the Committee, highlighting the location of the proposed development and key features of the site.

The Democratic and Civic Officer stated that there was one registered speaker; Mr Andrew Denton, as Applicant, was invited to address the Committee.

The Applicant expressed gratitude to Officers for their work on the application. It was stated that the scheme had undergone multiple modifications to address concerns raised by Officers, the Parish Council, and local residents. Mr Denton noted that the number of dwellings had been reduced from five to four, with smaller bungalows now proposed for the site.

It was explained that efforts had been made to enhance the site's biodiversity in compliance with the relevant policies. The dwellings, it was stated, were to be constructed to a high standard, fully complying with the Council's energy policies, and using high-quality materials for durability and aesthetic appeal.

The Applicant explained that significant investment had already been made into the site, including the purchase of the existing house, with plans in place to regenerate and restore the dwelling. It was stated that trees had been retained in the design scheme and would be protected during construction.

Mr Denton continued, explaining that a fully engineered drainage system had been submitted and subsequently approved. It was noted that the engineered drainage system would prevent surface water issues and not increase flooding elsewhere. In line with the Council's energy policies, it was confirmed that the design incorporated solar panels, battery, and suitable inverters for maximum energy efficiency,

The Applicant stated that the local Highways authority had approved the scheme, commenting that the proposal provided a suitable access point and sufficient parking and turning within the site, ensuring no unacceptable impact on the public highway.

With regard to location, Mr Denton noted that the site was deemed an appropriate location for development, retaining the core shape and form of the settlement without harming the character of the village. It was emphasised that the site was within the existing built-up area of the village, as defined by the local Neighbourhood Plan.

To conclude, the Applicant confirmed agreement with the Officer's proposed conditions and thanked the Committee for their time and consideration.

Comments were subsequently invited from Members of the Committee.

A Member of the Committee noted that the images provided in the report suggested a benefit to the area compared to its current state; as a result, it was proposed to accept the Officer's recommendation. This was later reiterated by another Committee Member, who commended the collaboration between the Applicant and Officers.

The Parish Council's comments were discussed, with their objections to various aspects of the application highlighted. In response, the Development Management Team Manager confirmed that they had considered the Parish Council's concerns, particularly regarding flood risk and safety concerns. The Manager reiterated that the site was susceptible to surface water flooding, and measures such as permeable surfacing and expanding the existing pond had been proposed to address this; therefore, the development was not expected to increase the risk of flooding elsewhere.

The Manager continued, highlighting safety concerns related to the single-track road serving the bungalows, yet it was determined that this would not be a significant issue. It was stated that the Officers were satisfied that the application complied with policies in the Neighbourhood Plan and the CLLP.

A proposal to refuse the application based on the Conservation Officer's objections in the heritage section assessment was made. In response to concerns regarding the Conservation Officer's comments, the Officer responded that some harm would be caused by the introduction of the dwellings. However, the Officer stated, the harm was deemed indirect and outweighed by the provision of four market dwellings in a sustainable location for development.

Having been proposed and seconded, with the amendment to condition 11 noted, upon 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:

2. No development shall take place until a scheme to include a Biodiversity Gain Plan and a Habitat and Management Monitoring Plan to ensure that there is a 10 percent net gain in biodiversity within a 30 year period as a result of the development has been submitted to and approved by the Local Planning Authority.

The Biodiversity Gain Plan should provide:

- the biodiversity unit values before and after development for on-site and off-site areas;
 - explanation as to how the 10% BNG will be delivered
 - a completed biodiversity metric calculation (macro enabled), including any off-site areas;
- and

- plans before and after development showing the location of on-site habitat.

In addition, evidence that any off-site gains in the plan have been allocated on the Biodiversity Gain register must be provided prior to the occupation of any of the dwellings approved by this permission.

Reason: To ensure the development compensates for the on-site biodiversity loss, and achieves an overall biodiversity net gain of 10%, to accord with Policy S61 of the Central Lincolnshire Plan.

3. No development shall take place until a CEMP has been submitted to and approved in writing by the local planning authority. It shall include details of faunal species enhancements including their positions, types and specifications are submitted to and approved by the Local Planning Authority. Enhancements must include:

- A minimum of a single bat roost accessed via bat roof tiles incorporated into each structure.
- A minimum of a single bird nesting brick unit incorporated into each structure
- A minimum of a single bee brick unit incorporated each structure
- Hedgehog appropriate fencing
- Amphibian friendly drain and curb treatments

The CEMP shall be implemented in accordance with the approved plan. All features to be installed within private dwellings shall be installed prior to occupation and retained as such thereafter.

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

4. No development must take place until details (including the colour) of the position, type and height of acoustic fencing along the western have been submitted to and approved by the Local Planning Authority. The acoustic fencing must be installed in strict accordance with the approved details and retained as such thereafter.

Reason: To protect the amenity of the adjacent neighbour's from undue noise to accord with the National Planning Policy Framework and local policy S53 of the Central Lincolnshire Local Plan 2023.

5. No development must take place until a 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) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- (vi) wheel cleaning facilities;
- (vii) measures to control the emission of dust and dirt;

- (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.

6. No development shall take place until the works to extend the pond for surface water drainage as detailed on drawing RDS 11778 / 18 Rev V have been completed and evidence 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 prevent the pollution of the water environment to accord with the National Planning Policy Framework and Policy S21 of the Central Lincolnshire Local Plan.

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

7. The proposed biodiversity landscaping and planting details as detailed in the submitted Biodiversity Metric received 16/01/2025, RDS 11778 / 16 Rev V dated 18/03/2025 and RDS 11778 / 18 Rev V dated 18/03/2025 shall be completed prior to the occupation of any dwelling and retained in perpetuity for the lifetime of the development.

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

8. 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 and materials:

Site Wide Plans – RDS 11778 / 01 Rev E dated 23/02/2024, RDS 11778 / 18 Rev V dated 18/03/2025, RDS 11778 / 16 Rev V dated 18/03/2025, RDS 11778 / 03 Rev X dated 18/03/2025, Proposed Brickwork Email received 17/03/2025.

Plot 1 – Elevations RDS 11778 / 05 Rev H dated 17/03/2025, Floor Plans RDS 11778 / 04 Rev G dated 27/01/2025, Garage RDS 11778 / 19 received 16/01/2025

Plot 2 – Elevations RDS 11778 / 08 Rev F dated 17/03/2025, Floor Plans RDS 11778 / 07 Rev F dated 27/01/2025, Garage RDS 11778 / 17 Rev E received 16/01/2025

Plot 3 – Elevations RDS 11778 / 10 Rev F dated 17/03/2025, Floor Plans RDS 11778 / 09 Rev F dated 27/01/2025, Garage RDS 11778 / 17 Rev E received 16/01/2025

Plot 4 – Elevations RDS 11778 / 12 Rev H dated 17/03/2025, Floor Plans RDS 11778 / 11 Rev G dated 27/01/2025, Garage RDS 11778 / 20 received 16/01/2025

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.

9. The development hereby permitted shall be carried out in full accordance with the details set out in the submitted Energy Statement received 04/02/2025, 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.

10. Prior to occupation of the building, 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 received 04/02/2025, and approved 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.

11. The development must be completed in strict accordance with the drainage strategy as detailed on drawing C2C-XX-XX-DR-C 500 Rev P02 dated 06/03/2025 and on drawing C2C-XX-XX-DR-C 501 Rev P01 dated 27/02/2025. No occupation must occur until the approved scheme has been installed and retained as such thereafter.

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

12. No occupation of the dwellings hereby approved must take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. Details to include (but not limited to):

- Type, height, specification and position of all boundary treatments.
- Material finish of all any access roads, driveways, patios and paths.
- Species, planting height, formation and position of new trees and hedging.

The development must be completed in strict accordance with the approved landscaping scheme.

Reason: To ensure that appropriate landscaping is introduced and would not unacceptably impact on the character and appearance of the site and the surrounding area or the amenity of nearby residents to accord with the National Planning Policy Framework and local policies S53 of the Central Lincolnshire Local Plan 2023.

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

Reason: To ensure appropriate drainage to accord with the National Planning Policy Framework and Policy S21 of the Central Lincolnshire Local Plan.

14. Prior to occupation of the approved dwelling, 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.

15. The dwellings hereby approved shall be constructed to ensure that the consumption of wholesome water by persons occupying the dwellings is in accordance with the Building Regulations Approved Document G, Requirement G2/Regulation 36 Optional Technical Requirement of 110 litres per person per day.

Reason: To minimise impacts on the water environment and to accord with Optional Technical Housing Standards to accord with Policies S12 and S53 of the Central Lincolnshire Local Plan.

16. The development shall be carried out in accordance with the submitted flood risk assessment undertaken by C2C Consulting Engineers Limited dated 7th March 2025 including the following mitigation measure it details:

- Finished floor levels shall be set no lower than 300mm above existing ground level.

These mitigation measures shall be fully implemented prior to occupation and subsequently shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants in line with Policy S21 of the Central Lincolnshire Local Plan.

17. The development hereby approved must only be carried out in accordance with the tree protection measures set out in the Arboricultural Method Statement dated 22nd December 2023 completed by Equans. All tree protection measures identified on Tree Protection Plan TPP-211223-02 dated 21st December 2023 must be erected prior to commencement of the development and retained in place until the development is fully completed.

Reason: For the avoidance of doubt and to ensure all parties are aware of the approved operations, whilst ensuring the continued well-being of the trees in the interest of the amenity of the locality in accordance with Policy S66 of the Central Lincolnshire Local Plan, and the provisions of the NPPF.

18. Any tree works must be carried out to British Standards for Tree Works, as detailed in document BS3998:2010, to ensure pruning works are carried out to current arboricultural standards.

Reason: To ensure the continued well-being of the trees in the interest of the amenity of the locality in accordance with Policy S66 of the Central Lincolnshire Local Plan, and the provisions of the NPPF.

Conditions which apply or relate to matters which are to be observed following

completion of the development:

19. All planting, seeding or turfing comprised in the approved details of landscaping as required by conditions 6 and 11 shall be carried out in the first planting and seeding season following the occupation of the building(s) or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that an approved landscaping scheme is implemented in a speedy and diligent way and that initial plant losses are overcome, in the interests of the visual amenities of the locality and occupiers of adjacent buildings and in accordance with Policies S53, S60 and S61 of the Central Lincolnshire Local Plan.

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 oil tanks or gas tanks shall be placed within the curtilage of the building hereby approved.

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

21. Notwithstanding the provisions of Classes A, AA, B, C, E, F, G and H of Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) the dwellings hereby permitted must not be extended and no buildings or structures must be erected within or on the curtilage of the dwellings, or alterations made to the roof of each respective dwelling 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 of the area, the setting of the non-designated heritage asset, and the amenities of neighbouring dwellings, to accord with the National Planning Policy Framework and Policies S53 and S57 of the Central Lincolnshire Local Plan 2023.

208 DETERMINATION OF APPEALS

There were no Determination of Appeals to note.

209 PLANNING ENFORCEMENT - FORMAL CASE UPDATE

With no comments, questions or requirement for a vote, the Planning Enforcement Report was **NOTED**.

The meeting concluded at 8.02 pm.

Chairman