

WEST LINDSEY DISTRICT COUNCIL

MINUTES of the Meeting of the Planning Committee held in the Council Chamber - The Guildhall on 10 December 2025 commencing at 6.30 pm.

Present: Councillor Ian Fleetwood (Chairman)
Councillor Jacob Flear (Vice-Chairman)

Councillor John Barrett
Councillor Karen Carless
Councillor David Dobbie
Councillor Adam Duguid
Councillor Peter Morris
Councillor Tom Smith
Councillor Jim Snee
Councillor Stephen Bunney

In Attendance:
Russell Clarkson Development Management Team Manager
Richard Green Development Management Officer
Vicky Maplethorpe Development Management Officer
Joanne Sizer Development Management Officer
Martha Rees Legal Advisor
Ele Snow Senior Democratic and Civic Officer

Also In Attendance: 16 members of the public

Apologies: Councillor Matthew Boles

Membership: Councillor S Bunney was appointed substitute for
Councillor M Boles

50 PUBLIC PARTICIPATION PERIOD

There was no public participation.

51 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on Wednesday, 12 November 2025, be confirmed and signed as an accurate record.

52 DECLARATIONS OF INTEREST

Councillor S. Bunney declared a non-pecuniary interest in agenda item 6d, application WL/2025/01017, 5 Oxford Street, Market Rasen, in that he was District and County

Councillor for the area. He confirmed he had had no involvement with the application and would remain in the meeting as a member of the committee.

53 UPDATE ON GOVERNMENT/LOCAL CHANGES IN PLANNING POLICY

The Committee heard from the Development Management Team Manager who explained that the Chancellor's budget on 26 November had announced a number of measures relevant to planning. These included:

- a new Planning Careers Hub to “retain and retrain mid-career professionals” and confirmed £48 million of “additional” funding for three government departments to recruit 350 new council planners;
- the Office for Budget Responsibility (OBR) said “the latest outturn on planning activity suggests that the impact of the March 2025 residential planning reforms” was “yet to materialise, consistent with our judgement that most of the increase in housebuilding takes place from 2027/28”
- the OBR slightly reduced its forecast for the number of homes to be built in the UK over its six-year forecast period, after concluding that build rates would recover more slowly than it previously expected. The OBR predicted that 10,000 fewer homes would be built between the 2024/25 financial year and 2029/30 than it forecast in March;
- the government “will explore further planning reforms to make it easier for hospitality and high street businesses to expand and grow”.

It was further highlighted that in a statement released last month, the Secretary of State for Housing (Steve Reed MP) advised MPs that the government would release an updated NPPF (National Planning Policy Framework) before Christmas.

He advised that under the new NPPF:

- planning applications for new homes near “well-connected” train stations, including on green belt, would receive a default “yes” from decision-makers providing they “meet certain rules”
- the MHCLG statement also confirmed measures that would require English councils to tell the government when they intended to reject new housing developments of more than 150 homes.
- the housing secretary would then “decide whether to step in and make the decision instead”, it continued. “Particular attention will be paid to those applications where a planning committee intends to refuse it against the recommendation of planning officers”, it added. Applications that were “called in by ministers will also be sped up through the removal of the mandatory requirement for inquiries”.

The housing secretary also told MPs that the government would bring forward a proposed suite of national development management policies (NDMPs) on a non-statutory basis

alongside the new NPPF, before Christmas. It was explained to the committee that national development management policies (NDMPs), which were legislated for by the previous Conservative government's 2023 Levelling Up and Regeneration Act but never brought into force, were designed to cover planning considerations that applied regularly in decision-making across England. The legislation gave them equal force to local plan policies in development management decisions, but where they conflicted, NDMPs would have more weight.

With regard to the Neighbourhood Plans update across the district, the following was summarised:

Neighbourhood Plan/s	Headlines	Planning Decision Weighting
Made Neighbourhood Plans	Brattleby, Caistor*, Cherry Willingham*, Dunholme **, Great Limber, Lea*, Osgodby, Riseholme, Scotter, 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, Hemswell Cliff, Scothern**, Nettleham**, and Reepham.	Full weight
Ingham	Examination process underway. Examiner to be appointed.	Increasing weight
Saxilby with Ingleby Review*	Examination underway.	Increasing weight
Sudbrooke Review*	NP Review has been submitted for Reg 16 consultation and examination.	Some weight, rising to increasing weight when Reg 16 consultation begins.
Grasby and Searby cum Owmbly	NP has been submitted for Reg 16 consultation and examination.	Some weight, rising to increasing weight when Reg 16 consultation begins.
Welton by Lincoln Review*	The Reg 14 (pre-submission) version of the NP review is being prepared.	Review NP currently has little weight
Lea	PC is reviewing its NP.	Review NP currently has no weight
Blyton	PC has started work on its NP. A steering group has been formed. A residents' survey is to be undertaken.	Little weight

<p>Neighbourhood Plans</p> <ul style="list-style-type: none"> - 27 made of which: 4 reviewed** and 8 under review* - 16 designated/in preparation - 40 potential new ones 	<p>To view all of WL's neighbourhood plans please go to:</p> <p>https://www.west-lindsey.gov.uk/my-services/planning-and-building/neighbourhood-planning/</p>	<p>NP stage-weighting</p> <ul style="list-style-type: none"> - Made - full weight - Referendum successful–full weight - Examination successful and Decision Statement published –significant weight - Submission Reg 16–increasing weight - Draft Reg 14 - some weight - Designated – little weight - Not designated or Review not started – no weight
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54 WL/2025/00872 - THE HIDEAWAY WELDON ROAD HEMSWELL

The Chairman introduced the first application of the evening, application number WL/2025/00872 for change of use from residential to alternative educational provision with respite and the erection of a detached sensory room at The Hideaway, 12a Weldon Road, Hemswell, Gainsborough, DN21 5UG. Members received a presentation on the application and were advised of the following updates. A late representation had been received from a local resident raising additional points regarding details on the companies house website concerning the applicant Illuminate Care Group, and also enquiring who would be accountable for any anti-social behaviour arising from the development. In response, it was clarified that the application was attributed to the land rather than the applicant, and any anti-social behaviour concerns would need to be raised through the normal routes, namely the police.

The Chairman stated there was one registered speaker for the application, and invited Mr Stuart Nicoll, applicant, to address the committee.

Mr Nicoll thanked the committee for their time and consideration of the application. He highlighted a tendency in local communities to be concerned regarding the unknown. He explained the company ran a fully regulated service and tried to work with the local community as far as possible, highlighting the conversations which had taken place with local residents, and emphasising the approachability of the company. He reiterated that the application was exactly as they had put through the pre-application stage. In response to comments regarding the potential for anti-social behaviour, Mr Nicoll recognised the human nature to worry about negative possibilities, however he provided assurance that the premises would be running as a school for four children who were in need of a calm and quiet environment. He highlighted the connection with the main site in Gainsborough, noting that the children there fared well but the additional site would provide an additional peaceful, calming environment for those who needed it. He emphasised there would always be staff

on site, and reiterated the company's open door policy, encouraging residents to approach himself directly, or those involved with the premises. Mr Nicoll highlighted the benefit of the proposed plan and the difference it would make to those children who needed it.

The Chairman thanked Mr Nicoll and invited comments from the committee. In recognising the concerns raised by residents, a Member of the Committee highlighted his experience with children experiencing difficulties at school and supported the provision of a sensory room contained within the premises. It was also felt by Committee Members that the concerns raised by the Parish Council had been reasonably addressed within the report, and did not constitute material concerns for the Planning Committee.

Having been proposed and seconded, the Chairman took the vote and it was unanimously 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 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:

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 and documents:

- FF-213-14 dated Aug 25
- FF-213-15 dated Aug 25
- FF-213-16 dated Aug 25
- FF-213-17 dated Aug 25
- 509 01 dated November 1 2024
- 509 02 dated November 1 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 and Policy S53 of the Central Lincolnshire Local.

3. On site staffing numbers shall not exceed 5, as detailed in the submitted Planning Statement and the use shall only provide education provision for a maximum of 5 children at any one time.

Reason: In the interests of residential amenity and in accordance with the National Planning Policy Framework and policy S53 of the Central Lincolnshire Local Plan.

4. The ecological enhancements as shown on the submitted Enhancement Plan dated 16/11/2025 shall be implemented within 3 months of the building being brought into first use and retained in perpetuity thereafter.

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.

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

5. The educational provision use hereby permitted shall not be open to pupils and staff outside the following times during school term time:

- Monday to Friday: 9:30 am to 14:30 pm.

Reason: In the interests of residential amenity and to accord with the National Planning Policy Framework and Policy S53 of the Central Lincolnshire Local Plan.

6. The respite facility shall only be used outside of school term and will be limited to a maximum of 1 child occupant and their family and carer.

Reason: In the interests of residential amenity and to accord with the National Planning Policy Framework and Policy S53 of the Central Lincolnshire Local Plan.

7. The buildings shown on Drawing No. FF-213-14 dated Aug 25 shall only be used as an 'Alternative Educational Provision' for young people aged 11 to 16 years of age and for no other use, including for any other purpose under use class F.1 Learning and non-residential institutions of the Town & Country Planning (Use Classes) Order 1987 (as amended) or its equivalent in any successive legislation, without having first obtained the planning permission of the local planning authority.

Reason: The application has been assessed and found to be acceptable in accordance with the National Planning Policy Framework and Policy S45 of the Central Lincolnshire Local Plan.

55 WL/2025/00960 - OAK TREE MEADOWS, KETTLETHORPE ROAD, FENTON, LINCOLN, LN1 2ER

The Chairman introduced the second application of the evening, number WL/2025/00960 seeking permission for rear extension to agricultural building at Oak Tree Meadows, Kettlethorpe Road, Fenton, Lincoln, LN1 2ER. On receiving a presentation on the application by the Planning Officer, the Committee was advised that an amendment to condition five was to be included, it would now read "The extended building *hereby approved* shall be used for purposes incidental to the agricultural use of the site only."

The Chairman noted there were two registers speakers, and invited the first, Councillor

Catherine Turner, to address the committee.

Councillor Turner explained she was representing the Parish Council, and stated that over the years, residents had lost faith in those involved with the development of the site. She stated there were ongoing issues and a lack of transparency in the intentions for the site. She respectfully requested that the existing building be completed prior to work commencing on the extension. There had been several concerns raised regarding the continued presence of a static caravan on the site, with residents and the Parish Council worried that the site was being planned to be used as a caravan site. It was questioned whether the incomplete work on the original building could be conditioned for completion, citing a lack of clarity from the applicant as to the long term plans for the site. Councillor Turner also requested that any decision from the Committee be presented in plain English and detailed the relevant legislation in order for residents to understand the outcome.

The Chairman thanked Councillor Turner for her comments, and invited the second speaker, objector Mr Richard Elliott, to address the Committee.

Mr Elliott stated his belief that the planning process had been exploited, highlighting the siting of a static caravan, coupled with the lack of progress with the original build, and what residents believed were clandestine connections to water and sewerage, it was suggested that the applicant was not honest with the intentions for the site. He reiterated the request from the Parish Councillor that completion of the original building be mandated prior to extension work commencing. He also stated that Anglian Water and the Highways Agency needed to be fully appraised of works undertaken to connect to water and sewers, and damage to the roads caused by said works. Mr Elliott raised concerns regarding the deduction that the site was to be used as a camping and caravan site, requesting that the applicant engage with the local community in order to rebuild trust and alleviate their unease. In concluding, Mr Elliott restated the residents' objections to the proposals and requested that if permission be granted, it be conditional on the completion of the existing building.

The Chairman thanked Mr Elliott and invited a response from Officers. It was explained that to enforce the completion of the building would fail the six tests as to whether a condition was proportionate and enforceable. It was highlighted that the relevant condition was for work to be commenced within three years, which had occurred, not for work to be completed.

Members of the Committee expressed understanding of the residents' frustrations, and it was commented that the spirit of the process appeared to have been circumnavigated, however, there were not material considerations to indicate refusal of the application.

With regard to the static caravan and suggested connections to mains water, it was suggested that be taken up with the water board and planning enforcement officers. It was also requested that any application for the site to be used for camping or caravanning return for a committee decision. It was confirmed that the static caravan was there under permitted development rules, however an application for more could be returned to the committee.

In consideration of the potential risk of flooding, a Member of the Committee proposed a site visit. With no seconder, the proposal fell.

In response to concerns regarding the permanence or otherwise of the static caravan, it was suggested that an additional condition could be included, which would remove permitted development rights to use land as a recreational caravan / campsite. This was duly accepted by Members.

Having had a proposer and seconder, the Chairman reiterated that the proposal was to grant permission, subject to conditions, with the previously stated amendment to condition five, and the additional condition six. The proposer and seconder confirmed this, Members indicated their agreement, and the Chairman took the vote.

It was agreed that permission be **GRANTED** subject to the following conditions:

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

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

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

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

None.

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

2. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings and documents: D02 Rev PL1 dated 02/09/2025 (Site Location (Red Line) and Proposed Block Plan) and D01 Rev PL1 dated 02/09/2025 (Proposed Floor Plans and Elevations). 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.

3. The materials used in the development shall match those stated on the application form and drawing No. D01 Rev PL1 dated 02/09/2025 (Proposed Floor Plans and Elevations). For the avoidance of doubt the external walls and roof shall be clad in steel box profile sheets in dark green to match the existing agricultural building granted under planning permission 144120.

Reason: To ensure the use of appropriate materials to accord with the National Planning Policy Framework and Policy S53 of the Central Lincolnshire Local Plan.

4. The development shall be carried out in accordance with the mitigation measures outlined in the submitted Flood Risk Assessment received 5 November 2025.

Reason: To reduce the risk and impact of flooding on the approved development and its occupants in accordance with the National Planning Policy Framework and Policy S21 of the Central Lincolnshire Local.

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

5. The extended building hereby approved shall be used for purposes incidental to the agricultural use of the site only.

Reason: To establish the scope of the permission and in the interests of safeguarding the character and amenity of the area to accord with the National Planning Policy Framework and Policy S53 of the Central Lincolnshire Local Plan.

6. Notwithstanding the provisions of Class C of Schedule 2, Part 5 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any Order revoking and re-enacting that Order, the building hereby permitted shall not be used by members of certain recreational organisations for the purposes of recreation or instruction and the erection or placing of tents on the land unless planning permission has first been granted by the Local Planning Authority.

Reason: To establish the scope of the permission and in the interests of safeguarding the character and amenity of the area to accord with the National Planning Policy Framework and Policy S53 of the Central Lincolnshire Local Plan

56 WL/2025/00850 - NORBECK LANE WELTON

The third application was introduced, that being application number WL/2025/00850, to erect 3no. custom self build dwellings including creation of a new vehicle and pedestrian access, ecological enhancements, and other associated site works, on Land To The West Of, Norbeck Lane, Welton, Lincoln, LN2 3JP. Members received a presentation on the application and it was confirmed there were no updates.

The Chairman invited the first of two registered speakers to address the Committee.

Councillor Mike Powell, representing the Parish Council, thanked the Chairman and began by stating that the proposal was incompatible with the Neighbourhood Plan, as it was not an allocated site for development. He highlighted that the access to the site was proposed to be situated on a very narrow rural lane, opposite livery stables, posing significant risk to all road users and residents, whether in vehicles or on horseback. He added that the access point was also on a blind bend, with restricted visibility, on top of the road being predominantly a single track road with no footpaths, thereby increasing the risk for pedestrians as well. Councillor Powell also emphasised the negative impact the construction traffic would have on such a road, and queried how emergency vehicles would get past if the road was blocked with construction and delivery traffic. Additionally, it was stated that the infrastructure was at breaking point, with insufficient capacity at the heath centre for more patients. Councillor Powell concluded by requesting that the committee undertook a site visit to be able to see the issues for themselves.

The Chairman thanked Councillor Powell and invited the second speaker, Mr Andy Inch, agent for the applicant, to address the committee.

Mr Inch thanked the Chairman and the committee for their time. He explained that the proposed development was for one multi-generational family, and confirmed that the principle of building on the site was acceptable. The proposal had been revised, addressing all reasons for the previous refusal. The design was new, and taken directly from existing designs in Welton, with the use of materials being planned to fit in with neighbouring dwellings. The relationship between the site and neighbouring properties had been examined, leading to all homes being situated to avoid the need for windows facing existing houses, and using existing garden space and hedges to avoid overlooking and overshadowing. He highlighted that whilst the site was exempt from BNG, significant work had been undertaken regarding the design of outside space with trees and hedgerows to embed ecological enhancements. Additionally, the submitted energy statement confirmed an energy efficient approach to the construction. Mr Inch recognised the concerns regarding the safety of the road and access point, highlighting that the plans endeavoured to work with the bend of the road and enhance visibility on the access, and assured Members that traffic movements would remain moderate. However, the site also allowed turning space for 999 vehicles, as well as three parking spaces per property, and with the traffic management plan in place, there would be no need for there to be vehicles parking on the road. He acknowledged the consultation process, and confirmed that the applicant accepted the conditions addressed all previous reasons for refusal, and reiterated that the proposal provided homes, preserved the character of the area and adhered to key policies.

The Chairman thanked Mr Inch and invited comments from the committee. A Member enquired as to the requirement for hard boundaries, with artistic representation of the site demonstrating built walls around the garden space. He voiced concerns regarding the impact on wildlife, for example hedgehogs being unable to pass between gardens. It was confirmed the images were simply an artist's impression, however condition six could be amended to remove the words 'closed panel fence'. This was accepted and, with that amendment agreed, the proposal was duly moved and seconded.

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

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

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

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

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

2. Prior to the commencement of development, the local planning authority shall be notified in writing of the intention to commence the archaeological investigations in accordance with the approved archaeological mitigation strategy undertaken by PCAS Archaeology, Dated 2025 V8. The written notification shall be made at least 14 days before the said investigation

commences. 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 the National Planning Policy Framework and to accord with Policy S57 of the CLLP.

3. The initial pre-commencement archaeological site work (strip, map and record) shall be undertaken only in full accordance with the approved archaeological mitigation strategy undertaken by PCAS Archaeology and Dated 2025 V8.

Reason: To ensure the satisfactory preservation in situ or by record of archaeological remains in accordance with the National Planning Policy Framework and to accord with Policy S57 of the CLLP.

4. No development shall take place until details of the finished site and floor levels of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with those details so approved.

Reason: To ensure a satisfactory relationship with adjoining development and the character and appearance of the area in accordance with Policies S53 and S66 of the Central Lincolnshire Local Plan and guidance within the NPPF.

5. No development or archaeological investigation works shall take place until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning authority. The statement shall include the following:

- Details of all tree/hedge/ground protection measures and their location
- Details of all pruning works
- Details of the cellular confinement system for the roadway (including design, materials and installation)
- Location of underground utilities and how they will be installed (using tree friendly methods)

The development must then be carried out in accordance with the approved Arboricultural method statement, all protection measures installed before the commencement of any works/investigation and retained in their approved position until completion of the development.

Reason: To safeguard the health and vitality of the existing trees/hedging to be retained in the interest of visual amenity in accordance with Policies S53 and S66 of the 2023 Central Lincolnshire Local Plan and guidance within the NPPF.

6. No development shall take place until a written Ecological Mitigation & Enhancement Plan (EMEP) is submitted to and approved in writing by the local planning authority. The EMEP shall include: -

- A plan showing habitat protection zones
- 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, garden ponds, flowering lawns and urban greening [i.e. rain gardens])
- Details of educational leaflets to be provided to all residence as to the enhancements for wildlife within their own cartilage and the wider development.
- Details, specification location of hedgehog highway within all boundaries
- Details, specification, locations of amphibian friendly curb and drain treatments.
- Details, specification and location of the following species enhancements incorporated into structures across the site:
 - ? Integrated bird boxes - Total across site to be equal to number of dwellings (swift bricks are preferred and should be installed in groups of 3)
 - ? Integrated bat boxes - Total across site to be equal to number of dwellings
 - ? 2 bee/insect bricks per dwelling.

The EMEP shall be implemented in strict accordance with the approved plan. All features shall be installed during construction 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

7. No development must take place until a construction method statement/management plan and site plan has been submitted and agreed in writing by the local planning authority. The approved statement(s)/plan must be adhered to throughout the demolition and 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) measures to control the emission of dust and dirt;
- (vi) construction 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 2012-2036 and Policy D2 of the Neighbourhood plan.

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

8. Development works shall be undertaken only in full accordance with the approved archaeological mitigation strategy undertaken by PCAS Archaeology and Dated 2025 V8.

Reason: To ensure the satisfactory preservation in situ or by record of archaeological remains in accordance with the National Planning Policy Framework and to accord with Policy S57 of the CLLP.

9. Following the archaeological site work referred to in conditions 2 3 and 8, 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: To ensure the satisfactory archaeological investigation and retrieval of archaeological finds in accordance with the National Planning Policy Framework and to accord with Policy S57 of the CLLP.

10. The report referred to in condition 9 and any artefactual evidence recovered from the site shall be deposited within 6 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: To ensure the satisfactory archaeological investigation, retrieval and archiving of archaeological finds in accordance with the National Planning Policy Framework and to accord with Policy S57 of the CLLP.

11. 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 information:

24019/001v03 – Site Location Plan
24019-P-10-Rev4 – Proposed site plan
24019-P-15 R1 – Plot 1 ground floor plan
24019-P-16 R1 – Plot 1 first floor plan
24019-P-17 R1 – Plot 1 proposed elevations plan
24019-P-18 R1 – Plot 1 proposed elevations plan
24019-P-20 - Plot 2 ground floor plan
24019-P-21 – Plot 2 first floor plan
24019-P-22 – Plot 2 proposed elevations plan
24019-P-23 – Proposed elevations plan
24019-P-25 R1 – Plot 3 proposed ground floor plan
24019-P-26 R1 – Plot 3 proposed first floor plan
24019-P-27 R1 – Plot 3 proposed elevations plan
24019-P-28 R1 – Plot 3 proposed elevation plan
24019-P-11-Rev1 – Plot 1 Site Plan
24019-P-12 -Rev1 – Plot 2 Site Plan
24019-P-13-Rev1 – Plot 3 Site Plan
Arboricultural impact assessment
Topographical survey

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

Drainage

12. Notwithstanding the details submitted, no further development other than the laying of the foundations for the proposed dwellings shall be carried out until details of all external materials for each dwelling to be used have been 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 appearance of the building and its surroundings, and have a low environmental impact in accordance with Policies S53 and S7 of the 2023 Central Lincolnshire Local Plan, Policy D1 of the Neighbourhood Plan and guidance within the NPPF.

13. No further development other than the laying of the foundations for the proposed dwellings shall be carried out until a scheme for the disposal of foul and surface waters have been submitted to and approved in writing by the Local Planning Authority. Consideration shall be given to root protection areas and the development shall only be carried out in accordance with the approved details and completed prior to their first occupation.

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 2023 Central Lincolnshire Local Plan and guidance within the NPPF and NPPG.

14. Notwithstanding, the details submitted, no occupation of the dwellings hereby approved must take place until a landscaping scheme for the development has been submitted to and approved in writing by the Local Planning Authority. Details of the scheme shall include:

- Type, height and position of all boundary treatments/means of enclosure.
- Material finish of all hardstanding (access road, driveways, patios and paths).
- Species, planting height, formation and position of new planting, trees, grassed areas and hedging.

Reason: To ensure that appropriate landscaping and boundary treatments are introduced and the development contributes to the character and appearance of the site and the surrounding area in accordance with the National Planning Policy Framework and local policies S53 of the Central Lincolnshire Local Plan 2023 and policies D1 and EN1 of the Neighbourhood Plan.

15. The development must be completed in strict accordance with the approved landscaping scheme and any planting, seeding or turfing must be fully implemented in the first planting season following the occupation of each dwelling. 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 that appropriate landscaping and boundary treatments are introduced and the development contributes to the character and appearance of the site and the surrounding area in accordance with the National Planning Policy Framework and local policies S53 of the Central Lincolnshire Local Plan 2023 and policies D1 and EN1 of the Neighbourhood Plan.

16. The development hereby permitted shall be carried out in full accordance with the details set out in the submitted Energy Statement dated 30/08/2025 undertaken by The PES.

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).

17. Prior to occupation of each plot, a written verification statement shall be submitted to demonstrate that each dwelling has been implemented in full accordance with the submitted Energy Statement dated 27/09/2024 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)

18. Prior to the occupation of each individual dwelling a rain harvesting water butt (minimum capacity of 100 litres) must be installed within its garden space and retained as such thereafter.

Reason: In order to provide a water management facility to accord with the National Planning Policy Framework and local policy S12 of the Central Lincolnshire Local Plan 2023.

19. The dwellings 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).

20. No occupation of each dwelling must take place until the access road and driveways for the associated plot identified on site plan 24019-P-1- Rev 4 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 and local policy S53 of the Central Lincolnshire Local Plan 2023 and Policy D2 of the Neighbourhood Plan.

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

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

Reason: To safeguard the residential amenity of the occupiers of the existing and proposed dwellings and in the interest of visual amenity in accordance with Policy S53 of the Central Lincolnshire Local Plan 2023 and guidance in the NPPF. 16.

22. 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(s) hereby approved.

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

57 WL/2025/01017 - 5 OXFORD STREET MARKET RASEN, LN8 3AL

The fourth and final application of the evening was introduced, application number WL/2025/01017, for change of use of part of first floor from commercial (Use Class E) to residential (Use Class C3a) to form 2no. additional flats, with new external stairs and external alterations to first and ground floor, at 5 Oxford Street, Market Rasen, LN8 3AL. Members received a short presentation, hearing there were no updates and the application was before the committee as it did not meet the requirements for the provision of car parking spaces.

The Chairman welcomed the registered speaker, Kate Kelly, agent for the applicant, and invited her to speak.

Ms Kelly thanked the Chairman and provided some background to the application, explaining that the building had been vacant for eight years, and was in a bad state of repair. She highlighted that the owners were undertaking significant work to bring the building back into use and to improve the appearance of it on what was a very busy corner in the town centre. The existing layout was as a two bedroom flat which had been used as overspill and storage for the previous commercial business which had occupied the ground floor. The ground floor was now a dental surgery, with the proposal to convert the upstairs space into three flats being a sustainable approach to using the space. She acknowledged the application had been referred as there would be no designated parking, however she highlighted the town centre location, the proximity to local shops and amenities, as well as bus stops and the train station. She highlighted the vast improvement to the building and the benefits the conversion would bring to the area, respectfully requesting the approval of the committee.

The Chairman thanked Ms Kelly for her comments and invited comments from the committee. Members were in full agreement as to the amelioration of the building in the town centre and recognised the need for single bedroom residences. It was acknowledged that the lack of parking was unfortunate, however not unexpected in such a location, and overall not an insurmountable problem for those who would reside in the flats.

With Members reiterating their support for the proposal, and on being proposed and seconded, the Chairman took the vote and it was unanimously agreed that permission be **GRANTED** subject to the following conditions:

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

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

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

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

None.

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

2. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings and documents: 762.04D dated 23/09/2025, 762.13A dated 23/09/2025, 762.14A dated 23/09/2025, 762.11A dated 23/09/2025 and 762.01B (Red Line) dated 23/09/2025. 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.

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

None.

58 DETERMINATION OF APPEALS

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

The meeting concluded at 6.47 pm.

Chairman