



Guildhall Gainsborough

Lincolnshire DN21 2NA

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AGENDA

This meeting will be webcast live and the video archive published on our website

Planning Committee**Wednesday, 7th January, 2026 at 6.30 pm****Council Chamber - The Guildhall****Members:**

Councillor Ian Fleetwood (Chairman)
Councillor Jacob Flear (Vice-Chairman)
Councillor John Barrett
Councillor Matthew Boles
Councillor Karen Carless
Councillor David Dobbie
Councillor Adam Duguid
Councillor Sebastian Hague
Councillor Peter Morris
Councillor Tom Smith
Councillor Jim Snee

1. Apologies for Absence**2. Public Participation Period**

Up to 15 minutes are allowed for public participation. Participants are restricted to 3 minutes each

3. To Approve the Minutes of the Previous Meeting (PAGES 3 - 19)

Meeting of the Planning Committee held on 10 December 2025, previously circulated.

4. Declarations of Interest

Members may make any declarations of interest at this point but may also make them at any time during the course of the meeting.

Agendas, Reports and Minutes will be provided upon request in the following formats:

Large Clear Print: Braille: Audio: Native Language

5. Update on Government/Local Changes in Planning Policy

Note – the status of Neighbourhood Plans in the District may be found via this link

<https://www.west-lindsey.gov.uk/my-services/planning-and-building/neighbourhood-planning/>

6. Planning Applications for Determination

- i) WL-2024-00898 Watermill Leisure Park, Moortown (PAGES 20 - 50)

7. Determination of Appeals (PAGES 51 - 63)

8. Exclusion of Press and Public

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

9. Exempt Reports

- i) Planning Enforcement - Formal Case Update (PAGES 64 - 72)

Paul Burkinshaw
Head of Paid Service
The Guildhall
Gainsborough

Monday, 29 December 2025

Agenda Item 3

Planning Committee – 10 December 2025

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 Owmyby	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

Neighbourhood Plans - 27 made of which: 4 reviewed** and 8 under review* - 16 designated/in preparation - 40 potential new ones	To view all of WL's neighbourhood plans please go to: https://www.west-lindsey.gov.uk/my-services/planning-and-building/neighbourhood-planning/	NP stage-weighting - Made - full weight - Referendum successful – full weight - Examination successful 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 curtilage 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 routeing 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.

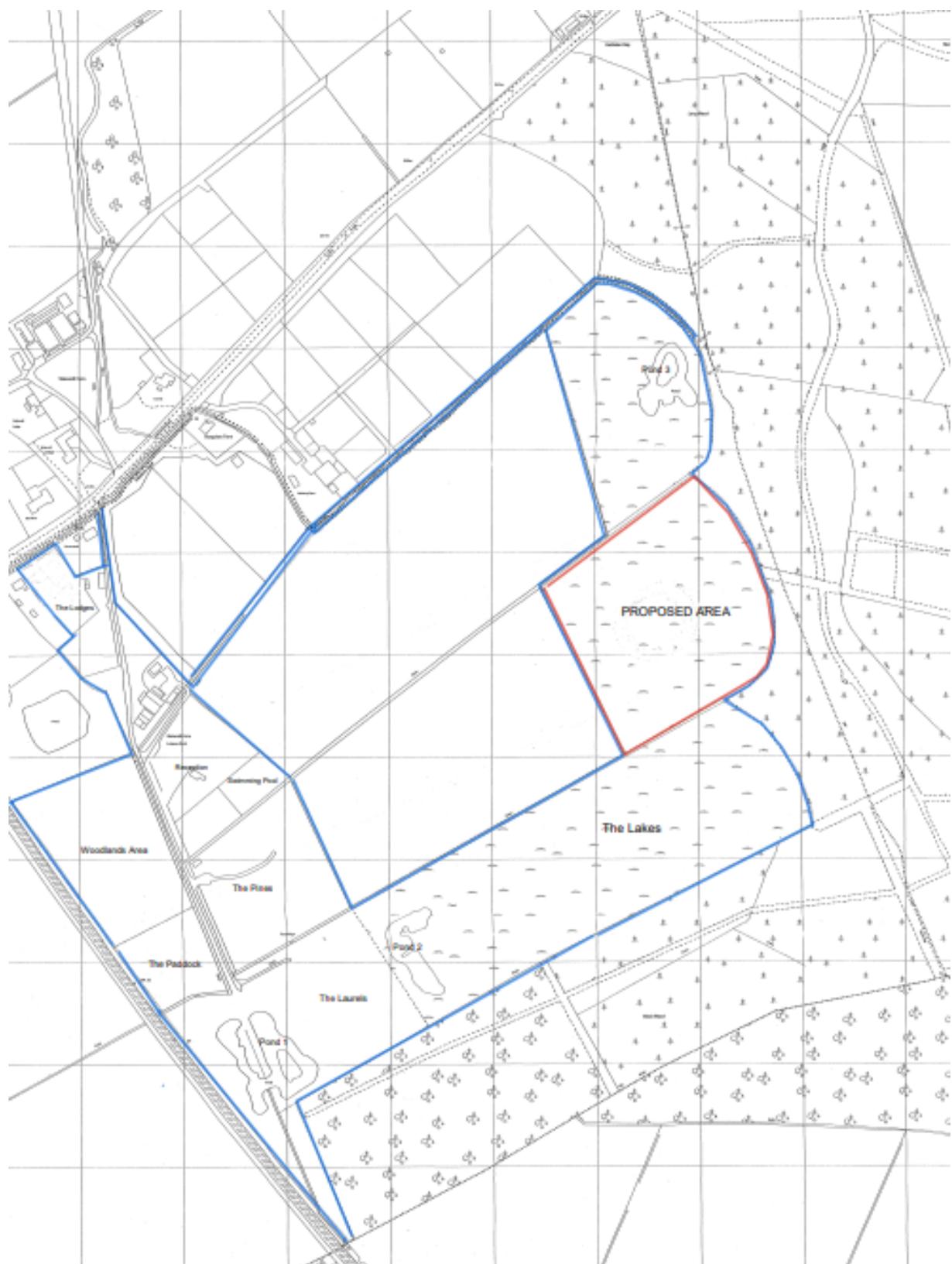
58 DETERMINATION OF APPEALS

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

The meeting concluded at 6.47 pm.

Chairman

Agenda Item 6a



Officers Report

Planning Application No: WL/2024/00898

PROPOSAL: Planning application for change of use of land for siting of 90no. static caravans.

LOCATION: WATERMILL FARM, STATION ROAD, MOORTOWN, MARKET RASEN, LN7 6HZ

WARD: KELSEY WOLD

WARD MEMBER: Cllr P Morris

APPLICANT NAME: Mr Simon Clarke

TARGET DECISION DATE: 21/01/2025 (Extension of time agreed to 9th January 2026)

CASE OFFICER: Holly Horton/Ian Elliott

Recommended Decision: Grant planning permission subject to completion of a S106 agreement to secure a biodiversity net gain.

This request has been referred to the Planning Committee at the request of the Director of Planning, Regeneration and Communities , following concerns raised by third parties as to works already taking place on the site.

Description:

The application site is known as Watermill Farm Leisure Park and is an existing camping and caravan site located in the open countryside to the north west of the village of Moortown. They cater for static caravans, touring caravans, camping and fishing. The nearest dwellings to the site are "Rivermeade" and "The Gables" which are located north and north-west of the site. The site is accessed off Station Road. The site is bounded by the railway to the west/south west, the wider caravan site to the east and south, and by a neighbouring caravan site to the north (Station Farm Caravan and Camping). The proposed site is located adjacent to an Area of Great Landscape Value which lies to the east of the site. There is a permissive footpath which runs through the woodland to the east which at its closest point would be approximately 60 metres from the boundary with the proposed site. This is not a Public Right of Way.

The proposal has been amended following submission and following concerns with meeting the required Biodiversity Net Gain (BNG) minimum percentage of 10%. The proposal now relates site plan dated 12/02/2025. Due to the changes being minor in nature regarding BNG planting etc. and the inclusion of parking spaces, and due to the number of caravans on site remaining the same (and same layout), it was not considered necessary to undertake a re-consultation on the scheme, considering 'Wheatcroft Principles'.

The application seeks permission for the change of use of land for the siting of 90no. static caravans, including fishing lake and ornamental pond.

Relevant history:

This Site:

146794 - Planning application for pool for 'open-air' swimming and paddle boarding and erect changing room building. – Withdrawn by applicant - 22/09/23

145151 - Planning application for recreational pool for 'open-air' swimming and paddle boarding and erect changing room building – County Matter refer to LCC - 22/08/22

147099 - Planning application for change of use of land for siting of 40no. static caravans – Granted with conditions 25/03/2024

147486 - Planning application for the change of use from touring caravan site to open air swimming lake, erection of changing rooms and sauna with parking and the installation of solar panels – Granted time limit plus conditions 15/03/2024

147013 - Planning application for 65no. static caravans and 29no. lodges, including creation of lake and enlargement of pond 2 being removal of condition 7 of planning permission 142987 granted 2 September 2021 - allow for 12 month holiday occupation of all static caravans and lodges – Granted time limit plus conditions 20/10/2023

146159 – Planning application for change of use from storage/scrap yard to site for 7no holiday lodges. Granted time limit plus conditions 21/06/2023

146559 - Planning application for change of use of cafeteria/bar to office accommodation, change of use from touring caravan area to siting of 37no. static caravans and 4no. holiday homes being removal of condition 9 of planning permission 145001 granted 16 August 2022 - to allow the static caravans to be occupied for 12 months a year. Grant time limit plus conditions 12/06/2023.

145719 – Planning application for removal of condition 6 of planning permission 143579 granted 8 November 2021 - to allow static caravans to be sited in lieu of camping area. Permission granted 21/12/22

145692 – Application for non-material amendment to planning permission 136324 granted 28 November 2017 - amendment to change the description of 136324 to remove the number of caravans and lodges. Granted - 10/11/22

145541 – Planning application to vary condition 12 of planning permission 137785 granted 17 July 2018 re: increase in number of static caravans. Permission granted 10/11/22

145001 – Planning application for change of use of cafeteria/bar to office accommodation, change of use from touring caravan area to siting of 37no. static caravans and 4no. holiday homes being variation of condition 9 of planning permission 137785 granted 17 July 2018 - changes to when caravans cannot be occupied. Permission granted 16/08/22

143579 – Planning application to vary conditions 2 and 5 of planning permission 121138 granted 08 January 2009 to allow for the addition of a further 9 static caravans - being variation of condition 6 of 126399 granted 25 February 2011 to change the use from "late arrivals" touring caravans to siting of 18no. static caravans. Permission granted 08/11/21

142987 – Planning application for 65 static caravans and 29 lodges, including creation of lake and enlargement of pond 2. Permission granted 02/09/21.

142593 – Application for replacement reception building. Permission granted 26/04/21

138201 – Application to vary condition 7 of planning permission 126399 granted 25 February 2011 – no static caravan to be occupied between 21 December and 21 January inclusive, in lieu of 1 December and 31st January. Permission granted 03/10/28

137785 – Application to vary condition 9 of planning permission 136324 granted 28 November 2017 re: extending the duration of occupancy. Permission granted 17/07/18

136324 – Planning application for change of use of cafeteria/bar to office accommodation, change of use from touring caravan area to siting of 37no. static caravans and 4no. holiday homes. Permission granted 28/11/17

128363 – Planning application for change of use from storage yard to site for 8no. log cabins, proposed convenience shop and an increase in the number of touring caravans on site from 30 to 56. Permission granted 02/05/12

126399 – Planning application to vary conditions 2 and 5 of planning permission 121138 granted 8th January 2009 – to allow for the addition of a further 9 static caravans. Permission granted 25/02/11

125461 – Planning application for extension to cafeteria, veranda and roof extension over veranda. Permission granted 29/03/10

121138 – Planning application to continue to operate existing caravan site with revised layout incorporating existing static caravan area, late arrivals area and caravan storage area together with revised touring caravan area and associated hardstanding, layout of play area and cafeteria, new camping area and retention of relocated reception building. Permission granted 08/01/09

M05/P/0016 – Planning application to:

1. Vary the terms of condition 5 of planning permission W97/666/92 dated 24th November 1992 to allow continued use of the site for stationing static caravans.
2. Retain the use of land for the purpose of storing touring caravans
3. Retain a clubhouse
4. Retain three caravans as a single, permanent dwelling, and
5. Retain the use of agricultural buildings as stores and a workshop. (re-submission of previously withdrawn application no. M04/P/0600. Permission granted 21/03/05

W97/666/92 – Planning permission to use land for picnic and leisure site, inc. touring caravan facilities, local amenity area, car parking and fish ponds, in accordance with amended plan received on 17 November 1992. Permission granted 24/11/92

Representations

South Kelsey and Moortown Parish Council: 04/12/2024 - Object to the proposal as summarised below:

The Site and Proposal

- The site has grown significantly since 2021, with 18 planning applications, the progress of the site is difficult to follow and has an element of "planning creep."
- Expansion has extended onto adjoining farmland, therefore there are concerns about future infill applications.
- The application seeks to add 90 static caravans, increasing the total to 330.
- The site allows 12-month use and subletting, intensifying year-round occupancy.
- The proposal contradicts the Central Lincolnshire Local Plan (CLLP) S43, which discourages intensive tourism in rural areas.
- there are two further caravan parks within a half-mile area: Nettleton Park which comprises 175 static caravans, and Station Farm Park which provides 30 touring spaces. Within a slightly wider geographical area, there are numerous other static caravan parks.
- South Kelsey & Moortown Parish Council's belief that the cumulative impact of static caravans in our area is already disproportionate to the size of our community and further expansion should not be approved.
- Moortown is primarily a rural and agricultural community but this is slowly being replaced by affordable second homes which is to the detriment of residents.

Impact on Local Infrastructure

- Moortown, a hamlet of around 50 houses, cannot support such growth in population.
- Local health services and infrastructure are already overstretched.

- Increased traffic on country roads without footpaths poses safety risks to cyclists and pedestrians.
- The site offers no services or benefits to the local community and does not contribute via council tax or CIL.

Environmental Impacts

- The site could affect habitats of protected species, including bats, barn owls, and newts.
- Significant areas have been laid to concrete, negatively impacting the environment.

Character Impacts

- Advertisements posted by the owners obstruct views, causing road safety concerns.

Nettleton Parish Council: – 14/11/2024 - Have no objections.

Shire Group of IDBs: 08/11/2024 - Should consent be required from the IDB as described above, we would recommend a planning condition.

LCC Archaeology: No objections

07/04/2025 - No further archaeological input is required on this application.

18/11/2024 – Insufficient Information Provided - There is prehistoric archaeological potential in the site given Neolithic and Bronze Age finds recorded in the field directly to the north of the proposed site. The proposal to establish 90 static caravans will involve groundworks including foundations/concrete bases for the caravans, trenches for services to the caravans, new roads and a proposed fishing lake. These groundworks are likely to impact any surviving archaeological remains.

Recommendation: We do not have enough site-specific information on any potential archaeological remains, their significance, and the impact that the development will have on any potential remains. We recommend that the results of an archaeological trial trench evaluation be produced prior to the determination of the application, in order for our department to be able to make an informed recommendation on the proposal.

LCC Highways/Lead Local Flood Authority: No objections

26/11/2024 – No objections subject to planning conditions. Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.

Comments in summary –

Highway Safety - The access to the site is in good condition and is suitable to accommodate the proposal for 90 static caravans. There are no pedestrian facilities in the vicinity of the site so guests who wish to access local facilities would be required to walk along the grass verge. 90 caravans is a significant increase for the site and has potential to increase the amount of pedestrian movements on this stretch of road. As a result it will be necessary for a footway to be provided from the site entrance to The Skipworth Arms and the rail crossing. The footway would need to be on the opposite side of the road as this affords the largest verge and is not bound by the beck.

Highway capacity - The application will create an increase in vehicle traffic in the area however there are no known highway capacity issues in the vicinity.

Site Layout - The internal site layout provides sufficient circulation and parking to allow for vehicles to access and egress the site in a forward gear.

Flood Risk and Drainage - As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to Drainage on all Major Applications. This application seeks to use land drains and direct infiltration. Therefore the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

21/11/2024 - ADDITIONAL INFORMATION REQUIRED - Please can the applicant provide a drainage strategy drawing to demonstrate the proposed surface water drainage scheme on site and any discharge rates/agreements necessary.

When final comments are submitted there will be a request for highway improvements in the form of providing a link footway to the Skipworth Arms to allow pedestrians of the site safe access to local facilities.

Environment Agency: – 21/11/2024 - No objections to the application, however request an informative with regard to foul drainage.

Central Lincolnshire Principal Ecology and Wildlife Officer:

12/05/2025 – Happy with amended proposal subject to conditions and a S106 agreement.

09/01/2025 – Objected to the application and made the following comments (summarised):

- This application should be refused as the baseline assessment excludes habitat and does not take into account degradation.
- No clear post development habitat map has been provided. Features such as areas for parking and gardens for each caravan have not been included.
- As the site is within the BOM a gain onsite will be required to recommend an approval and a S106 will be required to secure a subsequent HMMP and 30 year management.
- Species specific enhancements have yet to be considered (a requirement of policy 60 and the NPPF)

Relevant Planning Policies:

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Here, the Development Plan comprises the provisions of the Central Lincolnshire Local Plan (adopted in April 2023) and the Lincolnshire Minerals and Waste Local Plan (adopted June 2016).

Development Plan

- **Central Lincolnshire Local Plan 2023-2043 (CLLP)**

Relevant policies of the CLLP include:

Policy S1: The Spatial Strategy and Settlement Hierarchy

Policy S5: Development in the Countryside

Policy S6: Design Principles for Efficient Buildings

Policy S7: Reducing Energy Consumption – Residential Development

Policy S12: Water Efficiency and Sustainable Water Management

Policy S21: Flood Risk and Water Resources

Policy S43: Sustainable Rural Tourism

Policy S47: Accessibility and Transport

Policy S49: Parking Provision

Policy S53: Design and Amenity

Policy S54: Health and Wellbeing

Policy S60: Protecting Biodiversity and Geodiversity

Policy S61: Biodiversity Opportunity and Delivering Measurable Net Gains

Policy S62: Area of Outstanding Natural Beauty and Areas of Great Landscape Value

- **Neighbourhood Plan (NP)**

Parish not currently preparing a plan.

- **Lincolnshire Minerals and Waste Local Plan (LMWLP)**

The site is not within a Minerals Safeguarding Area, Minerals or Waste site / area.

National policy & guidance (Material Consideration)

- **National Planning Policy Framework (NPPF)**

The NPPF sets out the Government's planning policies for England and how these should be applied. It is a material consideration in planning decisions. The most recent iteration of the NPPF was published in December 2024.

Paragraph 232 states:

"Existing [development plan] policies should not be considered out-of-date simply because they were adopted or made prior to the publication

of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

- **National Planning Practice Guidance**
- **National Design Guide 2019**
- **National Model Design Code 2021**

Main issues:

- Principle of Development
- Residential Amenity
- Character and Visual Impact
- Highways and Access
- Drainage and Flood Risk
- Archaeology
- Climate Change and Energy Efficiency
- Biodiversity Net Gain and Ecology
- Other Matters

Assessment:

Principle of Development

The site is located in the open countryside on the western side of the existing Watermill Farm Leisure Park site. The application seeks to change the use of the land for the siting of 90no static caravans, all of which will be used for holiday purposes.

Policy S43 of the CLLP relates to tourism in rural areas. It states that *'Development proposals for tourism uses, wildlife related tourism and visitor accommodation in the countryside will only be supported where it has been demonstrated that:*

- f) part E of Policy S5 has been satisfied; or*
- g) locations within settlements are unsuitable for the scale and nature of the proposal or there is an overriding benefit to the local, or wider, economy and/or community and/or environment for locating away from such built up areas and the proposal will not result in harm when considered against other policies in the plan; or*
- h) it relates to an existing visitor facility which is seeking redevelopment or expansion and is of a scale, form and design appropriate to its location.*

New visitor accommodation in the countryside may be restricted by means of planning conditions or a legal agreement which permits holiday use only.'

The proposal to change the use of the land for the siting of 90no caravans is considered to be an expansion of an existing visitor facility under criteria (h) of

Policy S43 as above. Criteria (h) requires that the scale, form and design is appropriate to its location. The introduction of an additional 90no caravans would considerably increase the number of caravans with permission on-site. Using the up to date site plan displayed shown later in the report the site when the 18 pitches to the north of Eagles Chase have been completed would have 192 pitches with a further 40 pitches with permission until 25th July 2026. This would equate to a total of 232 pitches constructed or with permission. Given these numbers the increase of 90no is considered to be appropriate to the scale of the existing site.

The design and form of the caravans would be standard, and would be similar to those existing at the site at present. Overall, the development is considered to be of an appropriate scale, form and design for the location.

In addition to this, it is important to acknowledge that bringing more visitors will undoubtedly benefit the economy of the district for local businesses in Nettleton, Caistor and Market Rasen. The location of this camping and caravanning site is perfect for walking including close proximity to the Viking Way (3,500 metres from the site entrance), cycling and fishing holidays, and it is therefore attractive to visitors looking for self-contained vacations in rural locations, with leisure pursuits which may reduce stress and improve health and wellbeing. The proposal is close to the local pub Skipworth Arms (approximately 200m from the site entrance), and is also located approximately 2.3 miles from the village of Nettleton and 3 miles from the market town of Caistor.

The comments made by the Parish Council with regard to the supplementary text within the CLLP at paragraphs 7.2.3 and 7.3.4 are acknowledged, however this text is not written policy, which takes precedence and is against which the application must be assessed. .

The supporting text does state the following:

7.2.2. The Lincolnshire Wolds Area of Outstanding Natural Beauty (AONB) is a popular visitor destination for walking, cycling and outdoor pursuits. The AONB extends into Central Lincolnshire between Market Rasen and Caistor, and is surrounded by a locally designated Area of Great Landscape Value (AGLV).

7.2.3. Visitor pressure is not evenly spread across Central Lincolnshire, and this is particularly the case across the rural area, with some areas being distinct 'honey pots'. Within the rural area intensive tourism and leisure uses, including static caravans, will typically be discouraged, in order to protect the countryside from inappropriate development, in accordance with other policies in this plan. Regard will also be given to the cumulative impacts of tourism and recreation proposals on landscape character, nature conservation value and local transport movements.

Nevertheless, the proposal is an expansion of an existing facility therefore this supplementary text is not strictly relevant to this proposal, and the proposal also does not constitute the creation of a new tourism facility within the countryside. It proposes to expand an existing tourism facility which lies adjacent to the AGLV referred to in paragraph 7.2.2 and in close proximity to facilities within the market town of Caistor and in close proximity to the Lincolnshire Wolds.

The site is well enclosed by woodland and is considered a generally sustainable location for rural tourism.

Overall, the proposal is considered to accord with criteria (h) of Policy S43 of the Central Lincolnshire Local Plan, and as such, would be acceptable in principle, subject to satisfy all other policies and material considerations.

Residential Amenity

Local Plan Policy S53 also states that all development must not result in harm to people's amenity either within the proposed development or neighbouring it through overlooking, overshadowing, loss of light or increase in artificial light or glare.

The nearest dwellings to the site are 'The Bungalow' and 'Rivermeade', both on Station Road, and are located approximately 370 metres and 450 metres to the west/north-west of the proposed site respectively. It should be noted that 'Rivermeade' lies to the immediate west of the existing access serving the site. It is acknowledged that there would be an increase in the number of vehicle movements to and from the site as a result of the proposal, however it is not considered that this increase would be unacceptably harmful to the occupiers of the dwelling.

Given the size and scale of the static caravans being single storey in height, there would be no issues in regard to overlooking, overshadowing, loss of light or over dominance on the occupiers of neighbouring properties. It would be expected that there would be an increased level of noise from the occupiers of the static caravans, however given the separation distances from the neighbouring dwellings, as well as the existing use of the site, it is considered that there would be no unacceptably harmful impacts in regard to noise.

It should be noted that no objections have been received from the occupiers of neighbouring dwellings.

Character and Visual Impact

Local Plan Policy S53 states that all development must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all.

Development must relate well to the site, its local and wider context and existing characteristics including the retention of existing natural and historic

features wherever possible and including appropriate landscape and boundary treatments to ensure that the development can be satisfactorily assimilated into the surrounding area. It further states that development should contribute positively to the sense of place, reflecting and enhancing existing character and distinctiveness, and should be appropriate for its context and its future use in terms of its building types, street layout, development block type and size, siting, height, scale, massing, form, rhythm, plot widths, gaps between buildings, and the ratio of developed to undeveloped space both within a plot and within a scheme.

Policy S62 of the CLLP protects Areas of Great Landscape Value (AGLV), and states that development within the setting of an AGLV shall conserve and enhance the qualities, character and distinctiveness of locally important landscapes.

The proposed site is located adjacent to an AGLV which lies to the east of the site. There is a permissive footpath which runs through the woodland to the east which at its closest point would be approximately 60 metres from the boundary with the proposed site. This is not a designated Public Right of Way or bridleway, and seems to be within land under the control of the forestry commission. The proposed caravans would be read in the context of the existing wider Watermill Farm complex. Whilst there would be glimpse views of the caravans when walking along the woodland path, the nature of the caravans means they are only single storey in height and would not have a dominant or overbearing presence when travelling along this path.

In addition to this, by virtue of the nature of Nettleton Wood, there has been relatively recent tree felling (between June 2021 and March 2022 according to Google Earth) within the wood between the proposed site and the path, which has left views of the site more exposed, however re-stocking of the forest will occur in the upcoming years (or may have already done so) as per the Nettleton Forest Plan 2022-2032 produced by Forestry England¹. Therefore, it can be ascertained that as the trees and ground flora begin and/or continue to grow, the views of the site from the path will gradually decrease overtime.

There would be no views of the proposal from the highway due to the set back of the site from the road. It is considered to be reasonable and necessary to condition a landscape management plan to ensure the site is appropriately landscaped and screened.

However, the site is well contained and is not readily accessible or visible from any public vantage points.

Overall, it is considered that subject to this condition, the proposal would not have an unacceptably harmful impact on the character of the area or countryside context in which it would be viewed, and it would conserve the wider setting of the AGLV. As such, the proposal would not give rise to any unacceptably harmful impacts on the rural character of the area.

¹ <https://www.forestryengland.uk/forest-planning/nettleton-forest-plan>

Highways and Access

Local Plan Policy S47 and S49 requires well designed, safe and convenient access for all, and that appropriate vehicle parking provision is made for development users.

The Highways Authority at Lincolnshire County Council have been consulted on the proposal and they have stated that they have no objections to the proposal subject to a planning condition and informative – the planning condition being to secure a public footpath from the entrance of the site to the Skipworth Arms/railway crossing.

Paragraph 57 of the NPPF states that *“planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects”*.

There have been multiple applications on the site over recent years to expand Watermill Farm Leisure Park and none have requested a footpath creation, therefore it is unclear as to why this increase requires the installation of a public footpath. The site is also located in a countryside location therefore a tarmac footpath spanning across the existing grassed verge would not respect the wider character of the area.

In response to the comments made by LCC Highways regarding the footpath, the agent for the application has commented that there is a small bar and beer garden on site which owners of the caravans use.

Acknowledging this, if the owners of the caravans choose to visit the Skipworth Arms public house then they can still do so at their own risk. Moortown itself does not have an public services aside from a phone box and letter box therefore there would be no real need for the site to connect with the built-up area of Moortown itself.

In this instance, it is not considered to be reasonable or necessary to require the creation of a new footpath to link the site to the nearby Skipworth Arms/railway crossing.

Whilst the recommended condition is acknowledged, as discussed above, on balance, it is considered that it is not relevant or necessary or reasonable to make the development acceptable in planning terms. The development would therefore accord with Policy S47 of the CLLP, and the provisions of the NPPF.

Parking

The caravans are for holiday purposes only and would not be used as a person's sole or main place of residence, therefore it is considered that the parking requirements should be proportionate to the nature of the use. The proposed site plan has provision for car parking serving each static caravan. LCC Highways have not raised any concerns with regard to parking. It is

therefore considered that there is sufficient parking on site for the needs of the development and as such, the proposal would accord with Policy S49 of the CLLP, and the provisions of the NPPF.

Drainage and Flood Risk

Policy S21 of the Central Lincolnshire Local Plan states that development proposals should demonstrate that adequate mains foul water treatment and disposal already exists or can be provided in time to serve the development and that proposed surface water disposal should follow the surface water hierarchy.

The application form proposes that surface water would be drained via a sustainable drainage system, which is the preferred method of drainage as stated within the surface water hierarchy within Policy S21 and the NPPG. It is proposed that foul water would be drained via a package treatment plant, which is the least preferred method of drainage. However, Paragraph 20 of the Water supply, wastewater and water quality page (Reference ID: 34-020-20140306) of the NPPG states that *“where a connection to a public sewage treatment plant is not feasible (in terms of cost and/or practicality) a package sewage treatment plant can be considered”*.

A Flood Risk Assessment and Drainage Statement have been submitted alongside the application which states the following:

“The whole of Watermill Farm Leisure Park is within a Flood Risk Zone 1 and is not prone to any flooding from rivers or sea. Prior to the siting of the static caravans the land would be levelled out and have land drains installed with the flow directed towards the existing drains which run on the Northern & Southern sides of the site. The proposed site, as seen above, is a very sandy soil which does allow for fairly quick penetration of any standing surface water. Floor levels of all static vans are situated at a minimum of 600mm above the hardstanding bases.”

In regard to surface water flood risk, the site is identified as being largely in within a very low risk area for surface water flooding (less than 1 in 1000 annual probability), however there is a very small area of land to the west of the site that has a low to high risk (between 1 in 1000 annual probability to greater than 1 in 30 annual probability), as can be seen in the below screenshot².

² <https://check-long-term-flood-risk.service.gov.uk/map?easting=508054.83&northing=399850.52&map=SurfaceWater#>



The Lead Local Flood Authority being Lincolnshire County Council Highways have been consulted and have provided the following comments (summarised):

"This application seeks to use land drains and direct infiltration. Therefore the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site."

The proposed siting of the caravans would not be expected to encroach into this area of surface water flooding. Nevertheless, a positive drainage scheme for the site would provide a betterment to the site, and it is clear that the proposed development would not increase the risk of flooding elsewhere. A condition would be included on any grant of planning permission to ensure that any hardstanding to be constructed is either done with a porous material or shall be appropriately drained within the site and retained as such thereafter.

Taking account of the comments made by the lead local flood authority who have no objections to the proposal, it is considered that subject to conditions to secure foul and surface water drainage details, the proposal would accord with policy S21 of the CLLP and the provisions of the NPPF.

The Environment Agency have also commented and have no objections to the application, however they requested an informative be added to the decision in regard to the use of a private sewage treatment plant requiring an Environmental Permit. A note will be added to the decision in this regard.

Archaeology

Policy S57 states *"Development affecting archaeological remains, whether known or potential, designated or undesignated, should take every practical and reasonable step to protect and, where possible, enhance their significance".*

It has been highlighted by the Historic Environment Officer at Lincolnshire County Council Archaeology that: *“There is prehistoric archaeological potential in the site given Neolithic and Bronze Age finds recorded in the field directly to the north of the proposed site. The proposal to establish 90 static caravans will involve groundworks including foundations/concrete bases for the caravans, trenches for services to the caravans, new roads and a proposed fishing lake. These groundworks are likely to impact any surviving archaeological remains.”*

The Historic Environment Officer subsequently recommended further evaluation was completed including trial trenching prior to determination. This work has taken place and an Archaeological Evaluation Report by PCAS Archaeology Ltd (dated March 2025) was submitted.

The report identifies that thirteen trenches were excavated and concluded that: *“No archaeological features were identified by the evaluation. Beneath the topsoil the thirteen trenches exposed only the natural sandy geology. Five pieces of flint were recovered from unstratified contexts, though three of these were proven post-excavation to be natural. The only artefacts retrieved from topsoil sieving in this programme were the flint side scraper and flake from Trench 2, which were not chronologically diagnostic, but do provide evidence for human activity in the area during the flint-using periods of prehistory. Trench 2 is one of the northernmost trenches on the site (see Figure 2), and several prehistoric artefacts have been recovered through fieldwalking in the field immediately to the north of this site, including a polished Neolithic stone axe and Neolithic and/or Bronze Age pottery and flint implements (see 5.0 above and Figure 17 below).”*

The Historic Environment Officer at LCC has accepted the conclusion of the report and has not recommenced any further archaeological input as it is unlikely that any significant archaeological remains would be impacted by the proposed development. Therefore, the development would accord with local policy S57 of the CLLP and the provisions of the NPPF.

Climate Change and Energy Efficiency

The CLLP sets specific standards that are required by new residential and non-residential development in relation to site average space heating demand and total energy demand. Policy S6 states a set of design expectations that should be considered when formulating development proposals. This includes the orientations of buildings, form of buildings, fabric of buildings, heat supply and renewable energy generated. Policy S7 requires that all new residential buildings are accompanied by an Energy Statement and in addition to the requirements of policy S6, must meet the following criteria:

1. *‘Can generate at least the same amount of renewable electricity on-site (and preferably on-plot) as the electricity they demand over the course of a year, such demand including all energy use (regulated and*

unregulated), calculated using a methodology proven to accurately predict a building's actual energy performance; and

- 2. To help achieve point 1 above, target achieving a site average space heating demand of around 15-20kWh/m²/yr and a site average total energy demand of 35 kWh/m²/yr, achieved through a 'fabric first' approach to construction. No single dwelling unit to have a total energy demand in excess of 60 kWh/m²/yr, irrespective of amount of on-site renewable energy production. (For the avoidance of doubt, 'total energy demand' means the amount of energy used as measured by the metering of that home, with no deduction for renewable energy generated on site).'*

Static caravans that are sited on a permanent basis do meet the definition of a 'building' for the purposes of Section 336 of the Act, despite only being 'temporary' structures. Their level of permanency however warrants planning permission being required for their siting as well as their use. Despite this, the type of development does not neatly fit into the policy requirements of S6, S7 or S8 of the CLLP. The siting of caravans for use as holiday accommodation does not meet the definition of a residential development in the way that the wording of Policy S7 implies. The same however is also true for Policy S8 as although they are not dwellings, the static caravans are not non-residential buildings as visitors could be staying in the caravans for varying lengths of time within a calendar year. The energy demand of a static caravan, combined with the potential lack of year-round occupancy therefore considerably lowers the overall energy demand.

Given the nature of the proposal and use of the structures, it was considered appropriate that only a proportionate energy statement that takes into consideration the requirements of Policies S6 and S7 would be required for the proposal.

The energy statement submitted does not outline figures as required in policy S7, however this is in line with the justification provided above. The statement states that all static caravans would be constructed to BS:3632 which includes that the statics have double glazed windows with adequate ventilation, and have insulated walls, roof and flooring. It has been estimated that 4 static units on the site would have an annual consumption of approximately 40kW. The statement also states that EV chargers would be installed on all plots. In addition to this, to address S6, the statement details that the distancing between the statics allows for a degree of orientation to capture the maximum sunlight on the main windows/doors of the units.

When considering that there are technical and policy reasons why it would be unreasonable to give full weight to Policies S6 or S7, it is considered that the proposed development would not be in conflict with the overarching principles of the energy policies of the CLLP. The standard condition that ensures development is undertaken in accordance with the energy statement would be included on the decision, however it is not considered to be necessary or reasonable to impose the other energy conditions.

Whilst not directly relevant to this application, it is also acknowledged that a solar array has recently been approved under application reference 147486 which would provide a considerable amount of renewable energy towards the wider site.

Biodiversity Net Gain and Ecology

Biodiversity Net Gain (BNG) has been mandatory on major developments from 12th February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). It requires that development must deliver a net gain of 10% to ensure that habitats for wildlife are left in a measurably better state than they were before the development.

This is also a requirement of Policy S61 of the CLLP which requires “*All qualifying development proposals must deliver at least a 10% measurable biodiversity net gain attributable to the development. The net gain for biodiversity should be calculated using Natural England’s Biodiversity Metric*”.

The Central Lincolnshire Principal Ecology Officer has been consulted on the proposal. The proposal has been subject to discussions between the applicant and the Ecology Officer to overcome the concerns in relation to Biodiversity on the site. Amended BNG documents and plans have been received as a result and the Ecology Officer now has no objections to the proposal subject to securing the gains via a S106 agreement and subject to conditions.

The submitted amended metric states that the proposal would result in a net gain on-site of 21.95% habitat units which would equate to 1.91 units. There would be a net gain on-site of 150.77% hedgerow units equating to 2.65 units, and there would be an on-site net gain of 40.47% watercourse units equating to 0.50 units. These gains would largely be delivered through ‘other neutral grassland’, ‘species rich native hedgerow’ and a ditch.

It is clear from the above that the 10% net gain requirement would be met through on-site provision. Under the statutory framework for biodiversity net gain, subject to some exemptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met (“the biodiversity gain condition”). The biodiversity gain condition is a pre-commencement condition: once planning permission has been granted, a Biodiversity Gain Plan must be submitted and approved by the planning authority before commencement of the development.

In this instance, a S106 agreement is needed to secure the significant onsite gains. This will also secure a Habitat Management and Monitoring Plan (HMMP), completion period of 5 years, and monitoring on the site over a 30 year period as well as a monitoring fee. Subject to the signing of a S106 agreement to secure the above, the proposal is considered to be acceptable in this regard.

Ecology/Protected Species

The application has been accompanied by a Preliminary Ecological Appraisal and BNG Assessment (PEA) completed by KJ Ecology Ltd dated updated 14th February 2025. It is noted that there is the potential for nesting birds, hedgehogs and amphibians within the site.

The PEA makes a number of recommendations to ensure that the development protects these species and delivers the biodiversity requirements as follows:

2. *As there is potential for nesting birds on site which are protected under the Wildlife and Countryside Act 1981 (as amended), then if the works are to start in the bird nesting season (March to August) then a nesting bird survey will be required before works commence. If a nesting bird is found, then no works will proceed until the chicks have fledged and the ecologist has given the all clear;*
3. *As there is potential for Hedgehogs within the area, then any trenches need to be covered at night during construction to prevent them from falling in;*
4. *As there is potential for amphibians on site, then a precautionary method statement needs to be applied to prevent amphibians being killed or injured as all amphibians are protected under the Wildlife and Countryside Act 1981 (as amended). This includes:*
 - a. All materials to be stored off the ground (for example on pallets) to minimise the likelihood of amphibians accessing them for refugia;*
 - b. All spoil/waste materials to be removed from site at the end of each working day or stored in a skip;*
 - c. The site should be maintained as sub-optimal prior to the commencement of works;*
 - d. All involved in the construction should be aware of the possible presence of amphibians and know what they look like;*
5. *The wildflower areas and the ponds need planting up with wildflowers in the Springtime with a suitable mix from a reputable supplier. The wildflower meadow area will require cutting in late August time with the vegetation being moved off site and a second cut in November time on the wildflower meadow to reduce the vigour of the grasses. Some reseeding may be required to reach the stated target. The ditch will only need cutting in August and may also require reseeding or planting to gain the required target condition;*
6. *The new trees should be planted up in the Winter and watered regularly in the first year until the plants become established;*
7. *Any planting around the buildings should include native and RHS Perfect for Pollinators Garden Plants.”*

The PEA will be conditioned to ensure that the development is carried out in accordance with the recommendations. In addition to this, the Central Lincolnshire Ecology Officer has also recommended an Ecological Mitigation and Enhancement Plan (EMEP) to provide further details with regard to construction methods, lighting strategy, and location of ecological

enhancements. Overall, subject to conditions, the proposal would accord with Policy S60 and S61 of the Central Lincolnshire Local Plan, and the provisions of the NPPF.

Other Matters

Pre-commencement Conditions

All pre-commencement conditions have been agreed in writing with the applicant.

Response to Parish Comments

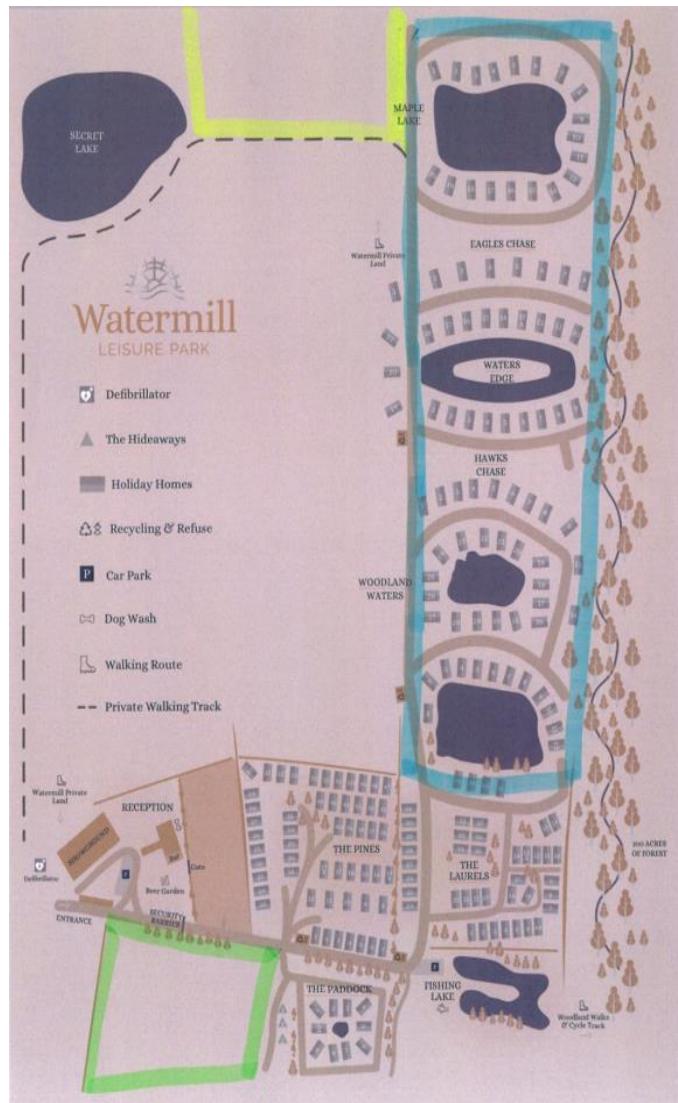
- Health Care - The Parish Council comments are noted with regards to the impact on health and social care, however, given that the use of the static caravans would be limited to holiday use, the proposal would not trigger NHS contributions and the users would be registered at their own doctors at their permanent place of address. Therefore, the impact to services would be negligible.
- Council Tax and Stamp Duty – The Parish Council comments are noted with regard to an increased number of individuals being able to live 11+ months of the year without contributing to the local area, however taxation is a separate matter considered under separate legislation, the expansion of this facility would provide economic benefits to the local area through increased visitor spending etc.

Response to third party comments

The Local Planning Authority has received third party comments based on the overall site and not just the application site. In summary the following concerns were raised:

- Extensive excavations are currently underway for the creation of another lake. Has the lake been granted?
- Lorries have been observed removing material from the site. It is unclear whether this activity constitutes the extraction of minerals.
- Where are the wildflower meadow areas?
- Public access to the site for walking, dog walking and horse riding which has been happening for a number of years.

To fully understand the position of the site in terms of approved applications and activity on site the case officer, Planning Manager and Planning Enforcement Officer visited the site on 9th December 2025. The owner of the site provided an up to date site map:



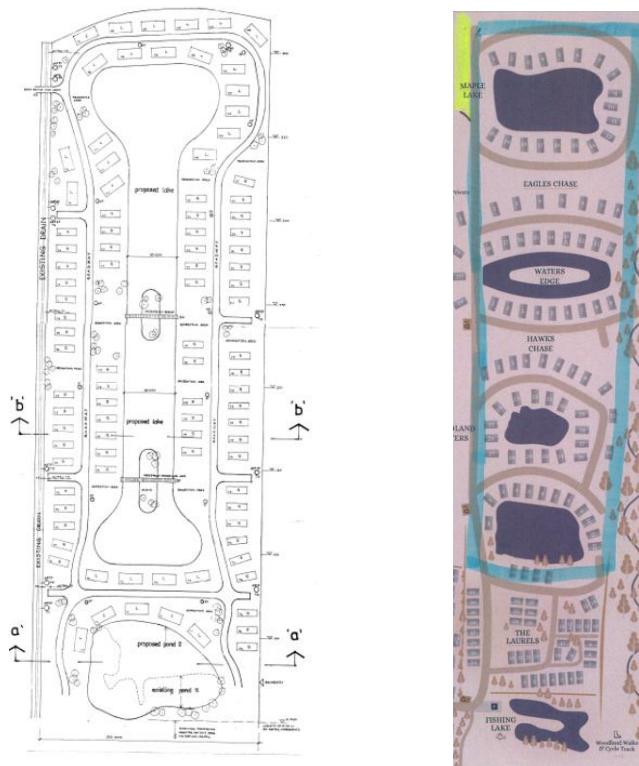
There are a number of phases on the Leisure Park which have either been developed, have extant planning permission where there has been no material commencement or in this applications case pending a decision.

The application site included some excavation works, but the four or five pits were clearly archaeological trial pits and not an attempt to commence the development. The site is also covered by a substantial amount of sand which has been excavated from the overall Leisure Park to create the ponds. This includes the pond which has recently been excavated to the south east of the application site.

The pond which has recently been excavated is part of planning permission 142987 (varied by planning permission 147013). The plan below identifies the approved layout for this section of the site which has a single bone shaped pond with two islands. The plan next to it is the layout which has been created on the site. This is clearly different to the approved plan for 65 static caravans and 29 lodges.

142987

As built or to be built



The pond currently under construction is the pond to the north of the site with a proposed 18 pitches around it. The owner has additionally confirmed that the actual numbers on the above site are:

	142987	As Built
Static Caravans	65	78
Lodges	29	8
Total	94	86

The layout created is different to the approved scheme and the number of units provides more static caravans than the 65 approved. However, the total number of units is below the 94 approved in planning permission 142987.

Whilst the departure from the approved layout on the adjacent phase, this does not appear to raise any planning issues or otherwise have any bearing on the application site under consideration.

However, as stated, the site does contain large quantities of sand that is understood to have been excavated from the adjacent phase. This has been raised with the applicant who has verbally advised that the sand which is stored on the application site is not for removal from the caravan park but is to be used to increase the land levels of the development approved in planning permission 147099 (see below approved plan and plan highlighted in green).



Any lorry activities on the Leisure Park are either bringing materials to the site or moving sand from the pond excavation work to the application site where it is being stored for future use on the site.

The meadow land is identified on the site plan (Rev B) submitted in the application and as an appendix in the signed S106 legal agreement.

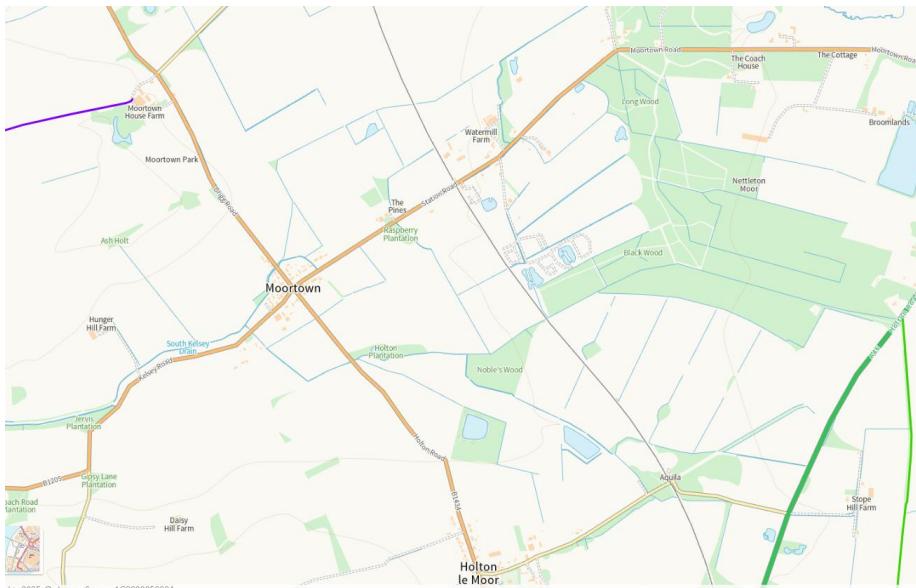


It has been commented that the land identified as wildflower is not sufficient to meet the required area of 0.76 hectares. The application recommends a condition (number 3) requiring an Ecological Mitigation & Enhancement Plan which must include a plan identifying the habitat protection zones. This condition would ensure that Biodiversity Net Gain figures are met.

The public rights of way maps³ on Lincolnshire County Councils rights of way website have been inspected. The definitive map is clear that there are no public rights of way on the Leisure Park (see map below – purple lines are public rights of way) and the Leisure Park land is in complete private ownership. In fact there are no public rights of way in proximity to the site.

In is therefore concluded that following a full investigation of the site that:

³ <https://lincsccc.maps.arcgis.com/apps/instant/basic/index.html?appid=4977330953ed48fb857f1e688a3ebddb>



Conclusions and reasons for decision:

The decision has been considered against Policy S1: The Spatial Strategy and Settlement Hierarchy, Policy S5: Development in the Countryside, S6: Design Principles for Efficient Buildings, S7: Reducing Energy Consumption – Residential Development, S12: Water Efficiency and Sustainable Water Management, S21: Flood Risk and Water Resources, Policy S43: Sustainable Rural Tourism, S47: Accessibility and Transport, S49: Parking Provision, S53: Design and Amenity, S54: Health and Wellbeing, Policy S60: Protecting Biodiversity and Geodiversity, S61: Biodiversity Opportunity and Delivering Measurable Net Gains and S62: Areas of Outstanding Natural Beauty and Areas of Great Landscape Value of the adopted Central Lincolnshire Local Plan in the first instance. Guidance contained in National Planning Policy Framework, National Planning Practice Guidance, National Model Design Code and National Design Guide has also been considered.

In light of this assessment, it is considered that subject to conditions, the proposal is an acceptable development as it is supported by Policy S43 Sustainable Rural Tourism of the Central Lincolnshire Local Plan and the proposed development will not harm the character and appearance of the street-scene/countryside or the nearby ALGV, nor the living conditions of neighbouring occupiers. The proposal will also not impact unacceptably on the local highway network or railway network and would provide a biodiversity net gain in line with national requirements.

Recommended Conditions

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

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

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

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

2. No development shall take place until a Construction and Traffic Management Plan has been submitted to and agreed in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period. The statement shall provide for:

- (i) the routeing and management of traffic;
- (ii) the parking of vehicles of site operatives and visitors;
- (iii) storage of equipment or materials used in constructing the development;
- (iv) wheel cleaning facilities;
- (v) measures to control the emission of dust and dirt;
- (vi) the hours during which machinery may be operated, vehicles may enter and leave, and works may be carried out on the site;
- (vii) scheme of recycling and disposal of waste;
- (viii) storage of raw materials on site;
- (ix) details of any raw materials to be removed off the site.

Reason: In the interests of highway and railway safety, including the adjacent level crossing in accordance with Policy S47 of the Central Lincolnshire Local Plan 2023-2043 and the provisions of the NPPF.

3. 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 educational leaflets to be provided to all visitors regarding enhancements for wildlife across the site.
- Evidence of collaboration with Waterlife Recovery East as part of GLNP Operation Water Vole by means of providing 1 x mink trap and upkeep for at least 3 years
- Details, specification, locations of amphibian friendly curb and drain treatments.
- Details, specification and location of the following species enhancements incorporated across the site:
 - Bird boxes (tree or post mounted)
 - General Multi Species Boxes
 - Owl and kestrel boxes
 - Woodpecker/tree creeper boxes
 - Bat Boxes (tree or post mounted)

- Insect Hotels/Bee posts
- Hibernacula and Log Piles

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 2023-2043.

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

4. The Biodiversity Gain Plan shall be prepared in accordance with the Statutory Biodiversity Metric received 13/05/2025 and prepared by Kevin Johnson from KJ Ecology Ltd.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy S61 of the Central Lincolnshire Local Plan 2023-2043.

5. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings and materials:
 - Proposed Site Plan: 2464 Rev B dated 12/02/2025.
 - Site Location Plan dated 27/09/2024.

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 Plan 2023-2043.

6. The development hereby permitted shall be carried out in full accordance with the details set out in the submitted Energy Statement received 11/10/2023, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development takes place in accordance with the approved details and in accordance with the provisions of Policies S6 and S8 of the Central Lincolnshire Local Plan 2023-2043.

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

- Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment Version 1.1 produced by KJ Ecology Ltd dated 14th February 2025.

Reason: To ensure that the development proceeds in accordance with the recommended ecological enhancements in accordance with Policy S60 of the Central Lincolnshire Local Plan and the provisions of the National Planning Policy Framework.

8. All 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.

9. No occupation of the lodges/caravans shall take place until a scheme for the disposal of foul and surface waters (including the results of soakaway/percolation tests) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details and prior to occupation of the dwelling.

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

10. No occupation of the lodges/caravans 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:

- Type, height and position of all boundary treatments.
- Material finish of all hardstanding (access road, 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.

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

11. All planting and turfing approved in the Biodiversity and Landscape Management Plan under condition 2 shall be carried out in the first

planting and seeding season following the completion of the development, whichever is the sooner; and any trees or hedging which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The landscaping should be retained in perpetuity thereafter.

Reason: To ensure the site is visually softened by appropriate methods in accordance with the National Planning Policy Framework and Policies S53 and S57 of the Central Lincolnshire Local Plan.

12. The lodges shall be occupied for holiday purposes only and shall not be used as a person's sole or main place of residence. The owners/operators shall maintain an up-to-date register of the names of all occupiers in individual lodges on the site and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.

Reason: To ensure that unencumbered residential accommodation is not permitted in this open countryside location in accordance with the provisions of Policy S5 and S43 of the Central Lincolnshire Local Plan and the provisions of the National Planning Policy Framework.

13. No more than 90 static caravans shall be sited on the site at any one time and shall be sited within the red line boundary indicated on plan 2464 Rev B dated 12/02/2025.

Reason: To ensure the development remains appropriate in scale in accordance with S5 and S43 of the Central Lincolnshire Local Plan.

Notes to the Applicant

FOUL DRAINAGE – ENVIRONMENT AGENCY

The development is likely to require an environmental permit. Please note that the granting of planning permission does not guarantee the granting of an Environmental Permit. Upon receipt of a correctly filled in application form we will carry out an assessment. It can take up to 4 months before we are in a position to decide whether to grant a permit or not.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period must comply with General Binding Rules provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone.

Further advice is available at:

Septic tanks and sewage treatment plants: what you need to do: Overview - GOV.UK

As part of the permit application, we would expect a full drainage plan, and package treatment plan (appropriately sized, specified and to appropriate BS) to be finalised.

Finally, discharge from the site must not be made prior to a valid environmental discharge permit being issued.

HIGHWAYS

The highway improvement works referred to in the above condition are required to be carried out by means of a legal agreement between the landowner and the County Council, as the Local Highway Authority. For further guidance please visit our website: www.lincolnshire.gov.uk/highways-planning/works-existing-highway

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections, Section 50 licences and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works. For further guidance please visit the Highway Authority's website via the following link: Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

BIODIVERSITY NET GAIN

Unless an exception or a transitional arrangement applies¹, the effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan² has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan in respect of this permission would be West Lindsey District Council.

Biodiversity Gain Plan

The biodiversity gain plan must include/accompanied by³:

- (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- (b) the pre-development biodiversity value of the onsite habitat;
- (c) the post-development biodiversity value of the onsite habitat;

- (d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- (e) any biodiversity credits purchased for the development;
- (f) any information relating to irreplaceable habitat making up onsite habitat
- (g) information about steps taken or to be taken to minimise any adverse effect of the development on, and arrangements for compensation for any impact the development has on the biodiversity of, any irreplaceable habitat⁴ present within the onsite baseline.
- (h) any additional information requirements stipulated by the secretary of state⁵.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission (“the earlier Biodiversity Gain Plan”) there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i. do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii. in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

¹ listed exemptions from Statutory BNG and transitional arrangements can be found at [Biodiversity net gain: exempt developments - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/biodiversity-net-gain-exempt-developments).

The LPA advises that all perceived exempt applications complete a Statutory Metric Baseline Assessment prior to commencement. Should the relevant exemption cease to apply following commencement, a higher value precautionary assessment will be required if an appropriate pre-commencement baseline was not conducted.

² The Statutory Biodiversity Gain Plan template can be found at <https://www.gov.uk/government/publications/biodiversity-gain-plan>

³ Minimum legal requirements for the Biodiversity Gain plan can be found at [https://www.legislation.gov.uk/ukpga/2021/30/schedule/14#:~:text=paragraph%202015\).-,Biodiversity%20gain%20plan,-14](https://www.legislation.gov.uk/ukpga/2021/30/schedule/14#:~:text=paragraph%202015).-,Biodiversity%20gain%20plan,-14)

⁴ Irreplaceable habitats for the purposes of Biodiversity Net Gain are defined by Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024. A full list of irreplaceable habitats can be found at <https://www.legislation.gov.uk/ksi/2024/48/schedule/made>

⁵ Additional information required is outlined by Articles 37C(2) [Non Phased] 37C(4) [Phased] of The Town and Country Planning (Development Management Procedure) (England) Order 2015 and may be subject to the nature of your

application <https://www.legislation.gov.uk/ksi/2015/595#:~:text=Additional%20content%20of%20plan>

COMMUNITY INFRASTRUCTURE LEVY

Please be aware that as of the 22nd January 2018 West Lindsey District Council implemented a Community Infrastructure Levy and that eligible development granted on or after this date will be subject to this charge. The development subject to this Decision Notice could fall within the definitions held within the adopted charging schedule and as such may be liable to pay the levy. For further information on CIL, processes, calculating the levy and associated forms please visit the Planning Portal www.west-lindsey.gov.uk/cilforms and West Lindsey District Council's own website www.west-lindsey.gov.uk/CIL

Please note that CIL liable development cannot commence until all forms and necessary fees have been submitted and paid. Failure to do so will result in surcharges and penalties

Human Rights Implications:

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

Legal Implications:

Although all planning decisions have the ability to be legally challenged it is considered there are no specific legal implications arising from this report



Planning Committee

7 January 2026

Subject: Determination of Planning Appeals

Report by:

Director – Planning, Regeneration & Communities

Contact Officer:

Molly Spencer
Democratic and Civic Officer
Molly.Spencer@west-lindsey.gov.uk

Purpose / Summary:

The report contains details of planning applications that had been submitted to appeal and for determination by the Planning Inspectorate.

RECOMMENDATION(S): That the Appeal decisions be noted.

IMPLICATIONS

Legal: None arising from this report.

Financial: None arising from this report.

Staffing: None arising from this report.

Equality and Diversity including Human Rights: The planning applications have been considered against Human Rights implications especially with regard to Article 8 – right to respect for private and family life and Protocol 1, Article 1 – protection of property and balancing the public interest and well-being of the community within these rights.

Risk Assessment: None arising from this report.

Climate Related Risks and Opportunities: None arising from this report.

Title and Location of any Background Papers used in the preparation of this report:

Are detailed in each individual item

Call in and Urgency:

Is the decision one which Rule 14.7 of the Scrutiny Procedure Rules apply?

i.e. is the report exempt from being called in due to urgency (in consultation with C&I chairman)

Yes

No

Key Decision:

A matter which affects two or more wards, or has significant financial implications

Yes

No

Appendix A - Summary

- i) Appeal by Mr Neil Blake against the decision of West Lindsey District Council to refuse planning permission to replace the remaining 6 windows with black ash wood effect UPVC frames to match the window on the side elevation at The Old Barn, Willingham Hill, North Willingham, Market Rasen LN8 3RN.

Appeal Allowed – See copy letter attached as Appendix Bi.

Officer Decision – Refuse

Costs Dismissed – see costs letter attached as Appendix Bia

- ii) Appeal by Group Retreats Limited against the decision of West Lindsey District Council to refuse planning permission for change of use of dwelling and grounds to holiday let/group at Glentworth Hall, Northlands Road, Glentworth, Gainsborough, Lincolnshire DN21 5DL

Appeal Dismissed – See copy letter attached as Appendix Bii.

Officer Decision – Refuse



Appeal Decision

Site visit made on 1 December 2025

by **Ryan Cowley MPlan (Hons) MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 08 December 2025

Appeal Ref: APP/N2535/W/25/3368512

The Old Barn, Willingham Hill, North Willingham, Market Rasen LN8 3RN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
- The appeal is made by Mr Neil Blake against the decision of West Lindsey District Council.
- The application Ref is WL/2025/00210.
- The development proposed is to replace the remaining 6 windows with black ash wood effect UPVC frames to match the window on the side elevation.

Decision

1. The appeal is allowed and planning permission is granted to replace the remaining 6 windows with black ash wood effect UPVC frames to match the window on the side elevation at The Old Barn, Willingham Hill, North Willingham, Market Rasen LN8 3RN in accordance with the terms of the application, Ref WL/2025/00210, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with drawing nos:
NB DOC 007 Block Plan
NB DOC 005 Window Specification.
 - 3) Prior to installation, full details of all new windows showing elevations, sections, sill and header details, colour and finish must be submitted to and approved in writing by the Local Planning Authority. The development must thereafter be completed in strict accordance with the approved details.

Applications for costs

2. An application for costs was made by Mr Neil Blake, against West Lindsey District Council. This is the subject of a separate Decision.

Preliminary Matters

3. In the banner heading and formal decision above I have set out a truncated form of the description of development in the application form, omitting that which is unnecessary to accurately describe the scheme.
4. I saw on my site visit that the large window on the northwest elevation has already been replaced. I have had regard to correspondence between the appellant and the Council at that time, though a Lawful Development Certificate confirming the planning status of the window is not before me. This window does not form part of

the appeal proposal, and it is not within the remit of this appeal to formally determine whether it requires planning permission.

5. On the 22 November 2023, all designated Areas of Outstanding Natural Beauty (AONB) in England and Wales became National Landscapes (NL). The site lies within the designated Lincolnshire Wolds NL. I have thus used the NL description even where the AONB description is directly cited within the policies and guidance.
6. The appeal building is not statutorily listed, nor located in a conservation area. There is however disagreement between the main parties as to whether it should be considered as a non-designated heritage asset (NDHA). There is no evidence that the building is featured in a local heritage list. However, the Planning Practice Guidance (PPG) indicates that, in some cases, local planning authorities may identify NDHAs as part of the decision-making process on planning applications¹.
7. The Council's Conservation Officer highlighted that the appeal building was a barn belonging to Boucherette Farm (formerly Willingham Corner Farm). This is found in the Historic Environment Record (HER)² and noted as a 19th century farmstead with a regular courtyard and multiple regular yards and a detached farmhouse. However, the evidence indicates that the barn was significantly damaged by fire in August 2017, with most of the building either collapsing or being demolished. This is recognised in a later update to the HER. Despite this, the building was sympathetically reconstructed. It retains a degree of significance and group value through its agricultural origins and context, which can still be appreciated in its appearance, layout, relationship to neighbouring buildings and rural setting.
8. I am thus satisfied on the evidence before me that the appeal building requires consideration as a NDHA and I have done so in reaching my decision.

Main Issue

9. The main issue is the effect of the proposal on the character and appearance of the host dwelling and surrounding area, including the significance of the NDHA and the landscape and scenic beauty of the Lincolnshire Wolds NL.

Reasons

10. Policy S62 of the Central Lincolnshire Local Plan Adopted April 2023 (the Local Plan) states that great weight should be given to conserving and enhancing the landscape and scenic beauty of the Lincolnshire Wolds NL. This accords with Paragraph 189 of the National Planning Policy Framework (the Framework), which places great weight on the conservation and enhancement of landscape and scenic beauty in NLs. I am also mindful of my statutory duty to seek to further the purposes of conserving and enhancing the natural beauty of NLs.
11. The Lincolnshire Wolds NL is characterised by open plateau hilltops, sweeping views, strong escarpments, wide grass verges and ridge-top routeways, dramatic wooded slopes and valleys, beech clumps, attractive villages often nestled in hill folds, and natural and historic features of great interest. The appeal site is part of a small cluster of several dwellings, with some of the adjacent buildings also associated with the historic farmstead. The surrounding area is otherwise predominantly rural in nature, with agricultural fields extending in all directions. The

¹ Paragraph: 040 Reference ID: 18a-040-20190723

² Ref ML117887

site sits close to an intersection, with the appeal building set back only a modest distance from the road, in a relatively prominent position.

12. Paragraph 216 of the Framework states that the effect of an application on the significance of a NDHA should be taken into account in determining the application. In weighing applications that directly or indirectly affect NDHA, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
13. The appeal building comprises a detached dwelling which has successfully recreated many of the characteristics of the former agricultural barn, including close similarities in its general appearance, layout, finishing materials and decorative features. It differs however in some significant respects, including in terms of its overall footprint, floor area, roof heights and use. While the building retains a degree of significance, this has weakened its authenticity and its historic and architectural interest.
14. The existing windows are side hung timber casement windows with Georgian glazing bars, some of which are new openings in the elevations of the building. While the timber finish of the existing windows is analogous of materials used in the windows of the original barn, they are otherwise clearly modern additions, with opening sashes that stand proud of the face of the window and conspicuous dark brown plastic trickle vents. Though the arched nature and decorative brickwork of the original openings have been replicated, the evidence shows the size and overall form of them differs in places. Moreover, the existing timber frames are rather bulky and do not respond to the curvature of the openings but instead feature thick timber infill boards. These attributes are somewhat emphasised by the bright honey pine colour. Notably, the Council's Conservation Officer acknowledges that the existing windows are not of historic or architectural interest.
15. The proposal would replace the existing windows with traditional mechanical weld flush uPVC casement windows with slim line heritage frames and concealed trickle vents in a black ash finish. The dark colour of the frames and their simpler design would appear more subtle and provide a contrast to the decorative brickwork and characterful stone façade of the appeal building. They would also be in keeping with the existing window installed in the north-west elevation and so would improve the overall consistency in the building's fenestration.
16. I find that the proposed windows are therefore of a style and material that would not be inappropriate in this context. Given the limited contribution from the existing windows and the evolution of the building over time, the proposal would not detract from the character and appearance of the NDHA or its significance. Accordingly, it would not harm the character and appearance of the surrounding area and would conserve the landscape and scenic beauty of the Lincolnshire Wolds NL.
17. The proposal would comply with Policies S53, S57 and S62 of the Local Plan. These policies, among other provisions, seek to ensure that all developments achieve high quality sustainable design that contributes positively to local character and landscape. They also seek to protect, conserve and enhance the historic environment, including protecting the significance of heritage assets; and ensure developments are compatible with the special character of the Lincolnshire Wolds NL, and retain and enhance existing historic and cultural features that contribute to the special quality of the landscape.

Conditions

18. The Council has suggested conditions should the appeal be successful. I have considered these and amended where necessary to accord with the PPG and the tests for conditions set out in the Framework.
19. In addition to the standard time limit condition, it is necessary to specify the approved plans as this provides certainty and clarifies the finishing materials and colour. While a window specification and sections through parts of the frames have been provided, these do not show the windows or their finish in detail nor how they will be positioned and fit to existing openings, for example the extent to which they will be recessed into the wall or the treatment of the arched openings. A condition to secure full details of the windows prior to installation is thus also required.

Conclusion

20. The proposed development would adhere to the development plan as a whole and there are no other considerations which outweigh this finding. Accordingly, for the reasons given, the appeal succeeds.

Ryan Cowley

INSPECTOR



Costs Decision

Site visit made on 1 December 2025

by **Ryan Cowley MPlan (Hons) MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 08 December 2025

Costs application in relation to Appeal Ref: APP/N2535/W/25/3368512

The Old Barn, Willingham Hill, North Willingham, Market Rasen LN8 3RN

- The application is made under the Town and Country Planning Act 1990, sections 78, 322 and Schedule 6, and the Local Government Act 1972, section 250(5).
- The application is made by Mr Neil Blake for a full award of costs against West Lindsey District Council.
- The appeal was against the refusal of planning permission to replace the remaining 6 windows with black ash wood effect UPVC frames to match the window on the side elevation.

Decision

1. The application for an award of costs is refused.

Reasons

2. Parties in planning appeals normally meet their own expenses. However, the Planning Practice Guidance (PPG) advises that costs may be awarded against a party who has behaved unreasonably and thereby caused the party applying for costs to incur unnecessary or wasted expense in the appeal process.
3. Local planning authorities are required to behave reasonably in relation to procedural matters at the appeal and with respect to the substance of the matter under appeal. Examples of unreasonable behaviour may include preventing or delaying development which should clearly be permitted, failure to produce evidence to substantiate each reason for refusal or vague, generalised or inaccurate assertions about a proposal's impact, unsupported by objective analysis.
4. The applicant for costs contends that they have incurred wasted expense related to increased pricing for the windows due to the delay associated with the refusal, costs for their time, inconvenience and distress in having to make an appeal and, potentially, costs associated with replacing the existing arched window in the side elevation due to conflicting advice from the Council.
5. In the first instance, costs can only be awarded in relation to unnecessary or wasted expense at the appeal and those that are unrelated to the appeal are ineligible. As set out in my decision, the planning status of the existing window is not within the remit of the appeal and so there can be no claim in regard to this.
6. It will be seen from my decision that, while I agree with the Council's position that the appeal building can be considered a non-designated heritage asset, I have found that the proposal would not have a harmful effect on the character and appearance of the host dwelling and surrounding area, including the significance of the NDHA and the landscape and scenic beauty of the Lincolnshire Wolds NL.

7. While I have taken a different view to the Council, this is ultimately a matter of planning judgement. The Council's reasons for refusal are set out clearly in the decision notice. Further justification is provided in the Council's officer report and subsequent appeal statement, with reference to local and national planning policy and guidance and relevant material considerations.
8. I therefore do not consider that the Council acted unreasonably in its assessment of the application or that its approach was fundamentally flawed.

Conclusion

9. I conclude that unreasonable behaviour resulting in unnecessary or wasted expense, as described in the PPG, has not been demonstrated.

Ryan Cowley

INSPECTOR



Appeal Decision

Site visit made on 21 October 2025

by **Sarah Manchester BSc MSc PhD MEnvSc**

an Inspector appointed by the Secretary of State

Decision date: 11 December 2025

Appeal Ref: APP/N2535/W/24/3358083

**Glentworth Hall, Northlands Road, Glentworth, Gainsborough,
Lincolnshire DN21 5DL**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
- The appeal is made by Group Retreats Limited against the decision of West Lindsey District Council.
- The application Ref is WL/2024/00638.
- The development proposed is change of use of dwelling and grounds to holiday let/group accommodation.

Decision

1. The appeal is dismissed.

Preliminary Matters

2. The application form indicates that the change of use commenced in August 2023. Therefore, I have determined the appeal on the basis that permission is sought to retain the change of use that has already been implemented.
3. The change of use relates to a listed building. As such, I have had special regard to section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) in the determination of the appeal.

Main Issue

4. The main issue is whether the site is in a suitable location for the tourism accommodation, having regard to local policy for development in the countryside.

Reasons

5. Glentworth Hall is a large country house dating from around 1566 and it is a Grade II* listed building (the LB; Ref: 1063348). It is set back from Northlands Road, at the end of a long formal driveway and in grounds that extend to around 5 acres. Access and car parking for around 25 vehicles is provided at the rear via a private road. It lies in the countryside beyond the small village of Glentworth.
6. Policy SP1 of the Central Lincolnshire Local Plan Adopted April 2023 (the LP) sets out the Council's spatial strategy. This seeks to focus development in accordance with the settlement hierarchy and to restrict development in the countryside unless for certain purposes or allowed by other local or neighbourhood plan policies. The holiday let would not be for any of the listed purposes and it falls to consideration under LP policy S5: Development in the countryside, Part E of which supports non-residential development provided it meets each of several criteria.

7. There appears to be no dispute between the parties in relation to criteria b) a suitably accessible location; c) the location would not result in conflict with neighbouring uses; and d) the size and scale of development is commensurate with the proposed use and the surrounding rural character. Taking into account the location adjacent to a small village, the distance and type of neighbouring uses, and the character and appearance of Glentworth Hall, I see no reason to disagree. Compliance with LP policy S5, and thereby the development plan, thus depends upon whether or not criterion a) is satisfied. This requires that the rural location is justifiable to maintain or enhance the rural economy or the location is justified by means of proximity to existing established businesses or natural features.
8. Glentworth Hall is not associated with any existing business. Nearby Glentworth is a small village with no shops, cafes or public houses. Beyond that, there is a convenience store roughly 2 miles away, an antique centre with coffee shop and a wedding venue (both 2.5 miles), and a public house (roughly 4 miles). Rural central Lincolnshire makes a significant contribution to the visitor economy, with many people attracted to waterways, walking and cycling routes, aviation and the Lincolnshire Wolds. However, there is little evidence that Glentworth is in proximity to any such attractions. Consequently, the location is not demonstrably justified on grounds relating to proximity to existing established businesses or natural features.
9. Although the change of use commenced in 2023, little substantive evidence has been provided to quantify or qualify the use in terms of visitors, frequency and duration of stays, occupancy rates or local spend. However, the evidence indicates that Glentworth Hall is mainly used for weekend breaks with some midweek breaks, typically by groups of up to 25, with extended family groups accounting for around 75% of bookings and 25% corporate and business use. Conversely, the third party and Parish Council representations refer to the Hall being used as a 'party space', with large and disruptive single sex hen and stag parties.
10. Irrespective, Glentworth Hall provides 10 bedrooms suitable to accommodate up to 33 people, together with dining, sitting, cinema and games rooms, and a fully equipped kitchen. External amenity space includes patio and barbecue facilities, a pool and hot tubs, and extensive private grounds. As such, the Hall provides a generous amount of internal and external living space to meet the needs of large family and friends' groups who are looking to spend quality time together, including celebrating special occasions, in a beautiful property in the countryside.
11. Away from the amenities provided by the Hall, the holiday let brochure directs visitors to shops, restaurants and supermarkets in Gainsborough and places to eat and local attractions in Lincoln. Visitor spend in this main town and city contributes to the urban economy. The evidence with the appeal refers to restaurants, cafes, post office and antique centre in the nearby villages of Harpswell and Hemswell, and a wider range of services and facilities in Ingham. While these are more local, Harpswell appears to be a parish with no facilities and it seems unlikely that holiday let visitors would provide any particular support to the post office, village hall, primary school or bus service in Ingham.
12. I accept that holiday let visitors will leave the grounds, including to walk in the local area and visit Hemswell Antique Centre. However, I am not persuaded that the large groups, who want to collectively enjoy the luxurious private setting of the Hall, would frequently or regularly break into smaller groups such as could be readily accommodated by smaller rural coffee shops or public houses. Even if they did,

there is little evidence this results in any materially greater economic support for the limited rural businesses in the area than would an ongoing residential use.

13. Some guests have used a curry house in the town of Gainsborough, but again this does not appear to support the rural economy. Guests also apparently use local caterers and chefs who come in and cook, but there is little evidence that these are rural businesses or that this supports the rural economy to any marked degree. Use of taxi companies that can provide 7-seater carriages or minibuses, commonly based in urban areas, does not demonstrably support the rural economy.
14. The planning application form indicates that the holiday let does not create any direct employment opportunities. A part-time caretaker, who runs a pest control business, is apparently paid for an average of 20 hours per week. However, this is not robustly evidenced by the single invoice from March 2025, which is after the appeal was made. The caretaker is in any case based in Gainsborough, which is a main town. I understand the Hall is serviced by a team of part-time cleaners consisting of local residents. However, the cleaning company is based in a large urban town over 40 miles away and little substantive evidence has been provided in relation to any local cleaners. Therefore, it has not been demonstrated that the holiday let supports the rural economy through employment.
15. A range of other businesses are involved in support of the holiday use and more generally the maintenance of the Hall. The laundry company and the heating and plumbing engineer are based in distant towns. The roofing and construction company and landscaping services are based in Lincoln. Others such as the electrician and farming contractor appear to be based more locally. Irrespective, there is little evidence that an ongoing residential use would not require the services of a similar range of tradespeople as part and parcel of the routine maintenance of Glentworth Hall and its grounds.
16. Tourism overall results in significant economic benefits for businesses and communities, including shopping and food and drink spend and employment. More locally, the West Lindsey Visitor Economy Strategy (2022) notes that the visitor economy is a significant and growing sector and there is a high demand for, yet a limited supply of, self-catering accommodation including to accommodate multigenerational and friends' group travel. Notwithstanding that the holiday let accommodates large groups, for reasons set out above, it is not justified on rural economic grounds or by proximity to existing businesses or natural features.
17. My attention has been drawn to a planning permission (ref 147074) for change of use of dwelling to create holiday let at Moortown House, a grade II listed building in the countryside around 2.8km north east of the small village of South Kelsey. That holiday let provides 5 bedrooms suitable for up to 12 people, a swimming pool and tennis court. The Council accepted it would bring visitors to the area to aid the economy of the district, including Nettleton, Caistor and Market Raisen.
18. Despite some similarities, it is not demonstrably directly comparable to the appeal scheme. It appears better located in relation to smaller rural settlements and the smaller number of visitors would be more readily accommodated in rural food and drink establishments. The owners in that case retained a generous amount of living space for their own accommodation such that the tourism use is in addition to the residential use and not replacing it. Third party representations also indicate that the Moortown House holiday let income supports a farming business, whereas the

appeal scheme is not diversification of a rural business. Moortown House does not therefore provide a justification for the appeal scheme and, in considering each case on its own merits, I find no inconsistency in the Council's decision making.

19. Therefore, I conclude that, by virtue of its location, the change of use of Glentworth Hall to holiday let accommodation is not justifiable to maintain or enhance the rural economy nor by proximity to existing established businesses or natural features. Accordingly, the appeal scheme conflicts with the aims of LP Policy S5.

Other Matters

20. Glentworth Hall comprises a coursed limestone rubble 16th century rear range and a red brick 18th century front range with hipped slate roof. Its 2 storey 11 bay front has slightly projecting end bays and central 3 bays, the latter crowned with pediment with modillion decoration. It has an ashlar plinth, first floor band and narrower upper band, with a central ashlar doorway with moulded doorcase, pediment, consoles and double 3 quarter glazed doors. At the time of listing, its interior had been vandalised and it was in a severe state of dilapidation before being restored in the late 20th century.
21. There is little before me in relation to the unauthorised works that have been carried out and that will be the subject of a separate application. However, on the basis that the change of use does not require alterations to the LB or its curtilage, I am satisfied that the appeal scheme would not harm the special interest of the LB.
22. I understand that there will be substantial costs associated with maintaining Glentworth Hall and the owner wants to put it into an effective, sympathetic use. However, little substantive evidence has been provided in relation to maintenance costs or to demonstrate that it is not economically viable, or there is no demand for it, as a residential dwelling.
23. I note reference to the Hall being previously leased as a yoga and wellbeing retreat. However, the appeal relates to the change of use of a dwelling and there is little evidence in relation to any other existing lawful use. Therefore, this is not a matter that weighs in favour of the appeal.

Conclusion

24. For the reasons set out above, I conclude that the appeal scheme conflicts with the development plan and there are no material considerations to outweigh the conflict.
25. Therefore, I conclude that the appeal is dismissed.

Sarah Manchester

INSPECTOR

Agenda Item 9a

By virtue of paragraph(s) 2 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted