

**AGENDA**

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

**Planning Committee**

**Wednesday, 27th May, 2026 at 6.30 pm**

**Council Chamber - The Guildhall, Marshall's Yard, Gainsborough, DN21 2NA**

**Members:** Councillor Ian Fleetwood (Chairman)  
Councillor Matthew Boles (Vice-Chairman)  
Councillor Jacob Flear  
Councillor John Barrett  
Councillor David Dobbie  
Councillor Adam Duguid  
Councillor Sabastian Hague  
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 - 10)

- i) Meeting of the Planning Committee held on Wednesday, 29 April 2026, 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.

**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/2025/01162 - Louisberg Road, Hemswell Cliff, (PAGES 11 - 21)  
Gainsborough

ii) WL/2026/00176 - Mayfield, Linwood Road, Market (PAGES 22 - 33)  
Rasen

**7. Determination of Appeals**

(PAGES 34 - 40)

Paul Burkinshaw  
Head of Paid Service  
The Guildhall  
Gainsborough

Monday, 18 May 2026

## WEST LINDSEY DISTRICT COUNCIL

MINUTES of the Meeting of the Planning Committee held in the Council Chamber - The Guildhall on 29 April 2026 commencing at 6.30 pm.

**Present:**

- Councillor Ian Fleetwood (Chairman)
- Councillor Jacob Flear (Vice-Chairman)
- Councillor John Barrett
- Councillor Matthew Boles
- Councillor David Dobbie
- Councillor Peter Morris
- Councillor Tom Smith
- Councillor Jim Snee

**In Attendance:**

Sally Grindrod-Smith	Director Planning, Regeneration & Communities
Russell Clarkson	Head of Planning
Danielle Peck	Senior Development Management Officer
Martha Rees	Legal Advisor
Molly Spencer	Democratic & Civic Officer

**Apologies:** Councillor Sabastian Hague

### 89 PUBLIC PARTICIPATION PERIOD

There was no public participation.

### 90 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

**RESOLVED** that the minutes of the Planning Committee meeting held on Wednesday, 4 March 2026, be confirmed and signed as an accurate record.

### 91 DECLARATIONS OF INTEREST

Councillor Dobbie declared a non-pecuniary interest in application WL/2025/01067 – Ship Court, Silver Street, Gainsborough, as the matter had previously been discussed at Gainsborough Town Council, of which he was a member.

### 92 UPDATE ON GOVERNMENT/LOCAL CHANGES IN PLANNING POLICY

The Lead Officer provided an update on recent Government and local changes in planning policy.

Members were advised that the Town and Country Planning (Consultation) (England) Direction 2026 had been issued (see Appendix A, Reference 1). The Direction specified that, where a local planning authority intended to refuse planning permission for a scheme of 150 dwellings or more, the Secretary of State must be consulted. Ministers would then have 21 days to decide whether to exercise their powers to call in the application. The Direction would apply to applications that had not been determined before 11 May 2026.

The Committee was informed that the Government was also consulting on extending consultation with the Secretary of State in additional circumstances (see Appendix A, Reference 2), namely where a local planning authority was minded to refuse planning permission for commercial development with a floorspace of 15,000 square metres or more, certain development relating to nuclear facilities, and residential development within a Detailed Emergency Planning Zone for an Atomic Weapons Establishment where some local planning authorities, though not West Lindsey District Council, were minded to grant permission. The consultation was due to close on 4 May 2026.

Members were further advised that, since the previous meeting, the Government had undertaken a short consultation on a proposed new National Scheme of Delegation (see Appendix A, Reference 3). Information had been circulated to Members, and thanks were expressed to those who had provided feedback for inclusion in the Council's response. The consultation proposed that applications would be split into two tiers. Tier A applications would always be delegated to Officers, unless they were Officer or Member applications, and would include householder development, minor commercial development and residential development of up to nine dwellings. Tier B applications would only be referred to Committee where the nominated Member and nominated Officer agreed, using specified criteria. This tier would include major residential schemes and retrospective applications. It was also proposed that Planning Committees would be limited to 13 Members. The consultation had now closed, and it was anticipated that the National Scheme of Delegation would be introduced in September 2026.

The Lead Officer also outlined proposals relating to planning fees. Members were advised that the Government was consulting on a new national fee structure, based on recovering 90 per cent of estimated costs, together with principles relating to local fee setting and potential caps on locally set fees (see Appendix A, Reference 4). It was noted that full cost recovery was not proposed in order to avoid fees exceeding actual costs for some local planning authorities and to incentivise continued service improvements. Examples of proposed fee changes were highlighted, including increases for householder applications, dwellings and changes of use. The consultation was due to close on 18 May 2026.

Members were also informed of consultations relating to biodiversity net gain. The Government was consulting on proposals to exempt small residential brownfield sites of up to 2.5 hectares from biodiversity net gain requirements (see Appendix A, Reference 5). It was further reported that development sites under 0.2 hectares and temporary developments of up to five years would be exempt, and that the current exemption for self-build and custom build housing would be removed (see Appendix A, Reference 6). These changes were expected to come into force by 31 July 2026.

An update was provided on neighbourhood planning within the district. Members noted the current position in relation to made Neighbourhood Plans, Neighbourhood Plans under review and those at various stages of preparation, examination and consultation. The weighting applied at each stage of the Neighbourhood Plan process was outlined, together with an overview of the number of Neighbourhood Plans made, under review, designated or in preparation, and those identified as potential future Plans.

During discussion, clarification was sought on the requirement to consult the Secretary of State where the authority was minded to refuse major development, and how this would interact with Committee decision making.

The Lead Officer explained that the process would only apply once the authority had resolved to refuse an application. In those circumstances, the Secretary of State would be notified and given 21 days to decide whether to call in the application. Where no call-in was made, the authority would proceed to issue its decision. It was confirmed that the Committee would still make the resolution and that the requirement would apply only to schemes of 150 dwellings or more.

In response to questions on planning fees, it was confirmed that the current consultation focused solely on cost recovery for determining planning applications. Any locally set fees would need to be justified against actual determination costs and would be ringfenced for the development management service. Matters relating to neighbourhood planning costs were not included within the proposals.

Clarification was also provided on proposed biodiversity net gain changes. It was confirmed that the current exemption applied only to self-build and custom build housing of up to nine dwellings. The Government was proposing to remove this exemption where sites exceeded 0.2 hectares, with the intention of reducing the burden on smaller sites while capturing larger schemes.

### **Reference 1**

Town and Country Planning (Consultation) (England) Direction 2026

<https://www.gov.uk/>

### **Reference 2**

Consulting the Secretary of State on planning decisions

<https://www.gov.uk/government/consultations/consulting-the-secretary-of-state-on-planning-decisions/consulting-the-secretary-of-state-on-planning-decisions>

### **Reference 3**

Planning Committee reform: draft regulations and guidance

<https://www.gov.uk/government/consultations/planning-committee-reform-draft-regulations-and-guidance>

**Reference 4**

Fees for planning applications

<https://www.gov.uk/government/consultations/fees-for-planning-applications>

**Reference 5**

Biodiversity net gain: considering a targeted exemption for brownfield residential development

<https://www.gov.uk/government/consultations/biodiversity-net-gain-considering-a-targeted-exemption-for-brownfield-residential-development>

**Reference 6**

Improving the implementation of biodiversity net gain for minor, medium and brownfield development – Government response

<https://www.gov.uk/government/consultations/improving-the-implementation-of-biodiversity-net-gain-for-minor-medium-and-brownfield-development/outcome/government-response-and-summary-of-responses>

**93 WL/2025/01067 - SHIP COURT, SILVER STREET, GAINSBOROUGH**

Consideration was given to planning application WL 2025 01067, relating to the conversion of the Ship Court building to eight apartments. The application was referred to the Committee due to a departure from adopted parking standards.

The Lead Officer presented the application and confirmed that no updates had been received. It was explained that the proposal included five parking spaces, where nine would ordinarily be required to comply with policy. Existing and proposed floor plans and elevations were shown. The building was currently vacant. The proposal comprised 2x one bedroom units at ground floor level, 4x one bedroom units at first floor level and two units at second floor level, one of which would be a two bedroom apartment. External works included repairs to damaged render, replacement of windows and doors and repainting, with the intention of improving the appearance of the building. The unit fronting Silver Street would be re-rendered and would remain in commercial use.

A Member of the Committee stated that the proposal would secure the renovation of a prominent building which had fallen into disrepair and was considered an eyesore. Support was expressed for the application. A question was raised regarding how the proposed parking spaces would be secured for residents. Officers advised that this would likely be controlled through private parking signage.

A Member of the Committee stated that while parking concerns had initially been noted, the Officer's assessment was considered sound. Reference was made to the proximity of nearby short stay parking and support for town centre living.

A Member of the Committee expressed support for the application as part of the regeneration of Gainsborough and welcomed the collaborative working between Officers and the Conservation Officer.

A Member of the Committee queried the practicality of monitoring conditions relating to construction methods, including the use of handheld tools only. The Lead Officer advised that conditions had to be enforceable and proportionate, and that while continuous monitoring was not feasible, reported breaches could be investigated. It was explained that the condition primarily related to minimising noise impacts. Officers further advised that close working with the applicant was ongoing and that the Conservation Officer had been undertaking site visits.

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

### **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:**

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 plans and documents:

Site Location Plan PA-001-A-0-SLP

Site Block Plan PA-002-A-0-SBP

Proposed Elevations PA-101-A-0-GA-PP

Proposed Floor Plans PA-201-A-0-GA-PE

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 to safeguard the fabric and setting of the Grade II Listed Building to accord with the National Planning Policy Framework.

3. Prior to installation, drawings to a scale of 1:20 fully detailing the following new or replacement windows, doors, surrounds, bays, or any other timberwork, including that on the east elevation (shop frontage) must be submitted to and approved in writing by the Local Planning Authority. The development shall only proceed in accordance with the approved details.

- materials;
- decorative/ protective finish;
- cross sections for glazing bars, cills and headers at a scale of 1:10; method of opening;
- method of glazing;
- Notwithstanding the paint specification as shown on the proposed plans- The colour scheme and paint specification to be used on the timber- (See notes to Applicant)

**Reason:** To ensure that the proposed windows and doors are acceptable for the Grade II Listed building in accordance the Statutory Duty and, Policy S57 of the Central Lincolnshire Local Plan and the NPPF.

4. Prior to works any internal or external works to the commercial unit, details shall be approved in writing by the Local Planning Authority to ensure that precautions are taken to secure and protect the interior and exterior shop front and its features during the building work. The agreed measures shall be carried out in full.

No such features shall be disturbed or removed temporarily or permanently except as indicated on the approved drawings or without the prior approval in writing of the Local Planning Authority.

**Reason:** To ensure that the host listed building is preserved during construction works in accordance with the Statutory Duty the Statutory Duty and, Policy S57 of the Central Lincolnshire Local Plan and the NPPF.

5. Any demolition work shall be carried out by handheld tools. No power-driven tools shall be used.

**Reason:** To avoid any unnecessary damage to the host listed building in accordance with the Statutory Duty the Statutory Duty and, Policy S57 of the Central Lincolnshire Local Plan and the NPPF.

6. The roof tile to be used in the replacement roof shall be Sandtoft Old Hollow 451 un-weathered pantile with a wet lime mortar finish (no cement in the mix) with Tyvek Supro Roofing Membrane as detailed within the updated Heritage Statement.

**Reason:** The materials are considered appropriate for use on the Listed Building in accordance with the Statutory Duty and, Policy S57 of the Central Lincolnshire Local Plan and the NPPF.

7. Prior to installation, a specification for the external render to be used shall be approved in writing by the Local Planning Authority to define:

- mortar mix;
- the number of coats;
- finish and backing material;
- and, relationship to existing finishes and openings.

**Reason:** To ensure the proposed render is acceptable for the Grade II Listed building in accordance the Statutory Duty and, Policy S57 of the Central Lincolnshire Local Plan and the NPPF.

8. Prior to any bricks being replaced, a sample of the new brick to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.

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

9. Prior to any other works than beyond the required structural repairs to Unit 7 a detailed methodology of the repairs and proposals to protect and conserve the historic fabric shall be submitted to and approved in writing by the Local planning Authority. This shall include photographs detailing the exact extent of fabric impacted and sectional details of the proposed works.

**Reason:** To allow the Local Planning Authority to ensure that the works are acceptable in relation to the historic fabric of the host listed building to accord with the National Planning Policy Framework and local policies S53 and S57 of the Central Lincolnshire Local Plan and NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

10. Prior to internal works beyond the structural repairs, the position, type and method of installation of all new and relocated services and related fixtures (for the avoidance of doubt this includes communications and information technology servicing), shall be specified and agreed in writing with the Local Planning Authority wherever these installations are to be visible, or where ducts or other methods of concealment are proposed. The works shall be implemented only in accordance with such approval.

**Reason:** To preserve the fabric and appearance of the host listed building and setting of the nearby listed buildings to accord with the National Planning Policy Framework and local policies S53 and S57 of the Central Lincolnshire Local Plan and NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

11. Full details of 'making good' exposed areas revealed by demolitions are to be submitted and approved in writing by the Local Planning Authority.

**Reason:** To preserve the fabric and appearance of the host listed building and setting of the nearby listed buildings to accord with the National Planning Policy Framework and local policies S53 and S57 of the Central Lincolnshire Local Plan and NPP6, NPP7 and NPP18 of

the Gainsborough Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

12. Any new or replacement guttering to be used in the development hereby permitted shall be black cast iron unless otherwise agreed in writing with the Local Planning Authority.

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

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

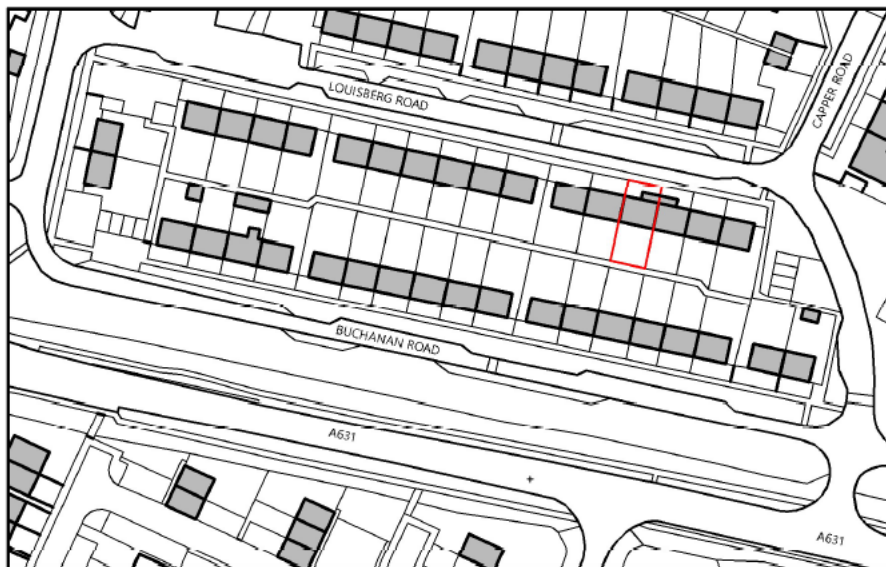
None.

#### **94 DETERMINATION OF APPEALS**

There were no determination of appeals.

The meeting concluded at 6.53 pm.

Chairman



Site Location Plan  
(1:1250@A1)



## **Officers Report**

**Planning Application No:** WL/2025/01162

**PROPOSAL:** Planning application to convert existing three-bedroom two-storey private dwellinghouse, into 2no. single bedroom flats.

**LOCATION:**

7

LOUISBERG ROAD

HEMSWELL CLIFF

GAINSBOROUGH

DN21 5XU

**WARD:** HEMSWELL

**APPLICANT NAME:** Mr G Rowe

**TARGET DECISION DATE:** 21/01/2026

**EXTENSION OF TIME DATE:**

**CASE OFFICER:** Owen Toop

### **Planning Committee**

The application is referred to the planning committee for determination in line with the constitution as the proposal is considered to be a departure from Policy S49 Parking Standards of the Central Lincolnshire Local Plan 2023.

### **Site Description and Proposal:**

This application seeks planning permission for a change of use to convert an existing three-bedroom two-storey dwellinghouse into 2no. single bedroom flats.

The application site, 7 Louisberg Road, is a three-bedroom two-storey dwellinghouse. The site is located within an established residential area and the property forms part of a row of terraced properties that are located on the south side of the street.

Properties in this area predominantly do not contain off-street parking. Likewise, this application does not propose any off-street parking.

### **Relevant Planning History**

No planning applications found.

### **Representations**

Chairman/Ward member(s):

No response.

Hemswell Cliff Parish Council:

Objection received.

“Could you please note Council objects to the application on the grounds of this property only has 1 parking space, it is a rural location with limited public transport options, 1 space would not satisfy parking needs for 2 separate flats. Parking is already an issue in the village and brought up regularly in the council meetings, this would just create more parking problems.”

Lincolnshire County Council Highways and Lead Local Flood Authority:

No Objections

“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. Application does not affect the public highway.”

Growth and Specials Project Officer:

Notes that parking is an issue in this area.

Local residents:

No representations received.

LCC Archaeology:

No response.

Date Checked: 11.05.2026

**Relevant Planning Policies and Legislation:**

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), the Lincolnshire Minerals and Waste Local Plan (adopted June 2016) and Hemswell Cliff Neighbourhood Plan (adopted November 2023).

Development Plan

- **Central Lincolnshire Local Plan 2023 –**

Relevant policies of the CLLP include:

- S1 The Spatial Strategy and Settlement Hierarchy
- S4 Housing Development in or Adjacent to Villages
- S6 Design Principles for Efficient Buildings
- S7 Reducing Energy Consumption –Residential Development
- S20 Resilient and Adaptable Design
- S21 Flood Risk and Water Resources
- S23 Meeting Accommodation Needs
- S47 Accessibility and Transport
- S49 Parking Provision
- S53 Design and Amenity
- S61 Biodiversity Opportunity and Delivering Measurable Net Gains

<https://www.n-kesteven.gov.uk/central-lincolnshire/adopted-local-plan-2023>

- ***Hemswell Cliff Neighbourhood Plan (adopted November 2023) [NP]***

<https://www.west-lindsey.gov.uk/planning-building-control/planning/neighbourhood-planning/all-neighbourhood-plans-west-lindsey>

Relevant policies of the NP include:

- Policy 1: Sustainable Development
- Policy 2: Delivering Good Design

- ***Lincolnshire Minerals and Waste Local Plan (LMWLP) 2016***

<https://www.lincolnshire.gov.uk/planning/minerals-waste>

The site is in a Minerals Safeguarding Area (Limestone Mineral Safeguarding Area) and policy M11 of the Core Strategy applies.

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:

*However, existing 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).*

<https://www.gov.uk/government/publications/national-planningpolicy-framework--2>

- **National Planning Practice Guidance**

<https://www.gov.uk/government/collections/planning-practice-guidance>

- **National Design Guide (2019)**

<https://www.gov.uk/government/publications/national-design-guide>

- **National Model Design Code (2021)**

<https://www.gov.uk/government/publications/national-model-design-code>

### **Main Considerations:**

- Principle of Development:
- Highway Safety and Parking Provision
- Design and Visual Amenity
- Future Amenity of Occupiers
- Impact on Neighbours
- Climate Change and Energy efficiency
- Neighbouring/Residential amenity
- Biodiversity Net Gain
- Minerals

### **Assessment:**

#### Principle of the Development:

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. In this case the Development Plan consists of the CLLP (adopted April 2023) and NP (adopted November 2023).

The site is located within Hemswell Cliff and local policy S1 of the CLLP defines this settlement as a 'Medium Village'.

Located within the 'Developed Footprint' of Hemswell Cliff, local policy S4 of the CLLP supports in principle the development of up to 10 dwellings in appropriate locations in 'Medium Villages'. As the application seeks to convert an existing 3 bedroom single dwellinghouse (C3) into two 1-bedroom residential flats, the development is deemed to be in an appropriate location and is found to be acceptable in principle. The development therefore accords to local policies S1 and S4 of the CLLP.

It now falls to the site-specific material planning considerations to determine the application. These are discussed below:

## Highway Safety and Parking Provision

As noted above, the application is brought to the attention of planning committee due it being a departure from the CLLP (local policy S49).

### Appendix 2: Car Parking Standards

The Standards set out in Table A2.1. will be applied in Central Lincolnshire.

**Table A2.1. Car parking standards in Central Lincolnshire**

Accommodation type / size	Lincoln City Centre	Other Urban and Suburban Areas (including wider Lincoln urban area, main towns and market towns)	Villages and Rural Area
1 bed dwelling (C3)	No standards, each application considered on a case by case basis (with further detail provided in a Lincoln City specific SPD)	1	1
2 bed dwelling (C3)		2	2
3 bed dwelling (C3)		2	3
4 bed dwelling (C3)		2	3
5+ bed dwelling (C3)		3	3
Flatted Development		1 plus visitor allowance	1 plus visitor allowance

### *Parking Standards of the CLLP*

Appendix 2 states that flatted development should provide 1 parking space, plus visitor allowance for 'villages and rural areas'. As such this application for 2 one bedroom flats would need to provide 2 spaces (1 space per flat), plus visitor allowance, being located in the village of Hemswell Cliff, to meet the Local Plan standard. However, no dedicated parking provision is provided.

At present, the site is a 3- bed dwelling with no off-street parking, and it does not conform to the parking standards above, which requires 2 parking spaces on site.

It is considered that to convert the property into two 1xbedroom flats would lead to a small, if any, increase in parking pressure where there is currently a shortage in spaces. Nonetheless it is not considered that this would be a significant intensification that would, by itself, lead to having an unduly adverse impact upon surrounding amenities.

It should be noted that the Local Highway Authority has no objections to the scheme.

It is considered that whilst the development would not meet the parking standards, that is already the case with the current situation. The development would not be expected to result in a significant intensification of users or demand for parking spaces. Taking this into account it is not considered reasonable to withhold permission on this ground alone and on balance the lack of dedicated parking is justified in this instance.

## Design and Visual Amenity

Local policy S53 of the CLLP states that:

*"All development, including extensions and alterations to existing buildings, must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all."*

Policy 2 of the NP states that ...

*"As appropriate to their scale, nature, and location development proposals that include the creation or alteration of buildings or spaces should embody principles of good design, including that the development..."*

ii) is visually attractive with regard to design, layout and landscaping;"

With regard to visual design, the proposal has been amended in response to initial concerns raised with the proposed external staircase to the rear. The external rear staircase has now been removed from the development. Visually, there would be no external changes and so it considered that there are no adverse impacts in this regard, in accordance with local policy S53 of the CLLP and Policy 2 of the NP.

## Future Amenity of Occupiers

Local policy S53 states that all development proposals will...

*"provide homes with good quality internal environments with adequate space for users and good access to private, shared or public spaces"*

Policy 2 of the NP states that development should create *"places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users"*.

The proposed flatted development would adhere to the National Described Space Standards (39sqm) as set out below:

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) <sup>2</sup>			1.0
	2p	50	58		1.5

## **SCHEDULE OF ACCOMMODATION**

### **Flat 1 (7A) - Ground Floor**

40m<sup>2</sup> Floor Area, 1 Bedroom, 1 Shower Room  
1 person, 1-bedroom Flat, 1.5m<sup>2</sup> Storage.

### **Flat 2 (7B) - First Floor**

47m<sup>2</sup> Floor Area, 1 Bedroom, 1 Bathroom  
1 person, 1-bedroom Flat, 2.7m<sup>2</sup> Storage.

### *Space Standards*

The proposed development would contain adequate openings for natural light. As such, it is considered that the development would be acceptable for future occupiers, in accordance with local policy S53 of the CLLP and Policies 1 and 2 of the NP.

### Impact on Neighbours

Local policy S53 requires that development proposals *"be compatible with neighbouring land uses and not result in likely conflict with existing uses unless it can be satisfactorily demonstrated that both the ongoing use of the neighbouring site will not be compromised, and that the amenity of occupiers of the new development will be satisfactory with the ongoing normal use of the neighbouring site;"*

Policy 2 of the NP also requires that particular regard should be had to the reasonable amenity expectations of neighbouring users.

The proposed development would not include any external alterations. It would involve the conversion of an existing residential property. Presently at first floor at the rear there is are two bedrooms which have windows facing southward. The proposal would change this to be one living room and one bedroom. This impact is considered to be neutral given the existing rooms at the property.

In addition, as there are no external works as a result of the amended plans to remove the staircase, there are therefore no adverse impacts with regard to overlooking, overshadowing or dominance from new extensions or structures to the property.

The development would convert an existing 3-bedroom dwellinghouse into two 1-bedroom residential flats. The area is established as residential and the

proposed development is therefore not expected to cause any adverse impacts as a result of the conversion, in accordance with local policy s53 of the CLLP, Policies 1 and 2 of the NP and the provisions of the NPPF.

### Climate Change and Energy efficiency

Local policy S13 deals with reducing energy consumption in existing buildings. For all development proposals which involve the change of use redevelopment of a building, or an extension to an existing building, the applicant is encouraged to consider all opportunities to improve the energy efficiency of that building (including the original building, if it is being extended). An informative note is recommended as such to reflect local policy S13 of the CLLP.

### Biodiversity Net Gain

The application form states that the proposed development falls within an exemption under The Biodiversity Gain Requirements (Exemptions) Regulations 2024.

In this case, it is noted that the development does not impact a priority habitat and impacts less than 25 square metres (5m by 5m) of on-site habitat, and considered exempt from the requirements of mandatory biodiversity net gain.

The proposal therefore accords with local policy S61 of the CLLP and the above regulations.

### Minerals

Policy M11 of the Lincolnshire Minerals and Waste Plan Core Strategy and Development Management Policies (adopted June 2016) deals with mineral safeguarding. The application site is within an area of mineral safeguarding. The policy sets out exemption criteria as:

- Applications for householder development
- Applications for alterations to existing buildings and for change of use of existing development, unless intensifying activity on site
- Applications for Advertisement Consent Applications for Listed Building Consent Applications for reserved matters including subsequent applications after outline consent has been granted
- Prior Notifications (telecommunications; forestry; agriculture; demolition)
- Certificates of Lawfulness of Existing or Proposed Use or Development (CLEUDs and CLOPUDs)
- Applications for Tree Works

The development is considered to be exempt from policy M11 as the proposed development would fall as it relates to an application for a change of use of existing development that would not be intensifying activity on site.

## **Conclusion and reason for decision:**

The proposed development has been assessed against local policies S1: The Spatial Strategy and Settlement Hierarchy, S4: Housing Development in or Adjacent to Villages, S13: Reducing Energy Consumption in Existing Buildings, S49: Parking Provision, S53: Design and Amenity and S61: Biodiversity Opportunity and Delivering Measurable Net Gains of the Central Lincolnshire Local Plan 2023. It has also been assessed against Policies 1 and 2 of the Hemswell Cliff Neighbourhood Plan (adopted November 2023), as well as Policy M11 of the Core Strategy. Furthermore, consideration has been given to guidance contained within the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and the National Design Code, as well as all other material considerations and representations received.

The proposal does represent a departure from the provisions of Policy S49 (parking provision), however the impact of conversion is not considered likely to result in a significant intensification of use or demand for parking spaces, taking account of the existing residential use of the site. It is an otherwise sustainable location and the proposed development is considered to be acceptable, and it is recommended for approval with conditions.

## **Decision Level: Committee**

### **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. The development shall be carried out in accordance with the following plans:**

BD557 A-101 P4 – Proposed Plans and Elevations

BD557 A-101 P2 - Site Location Plan (only)

**Reason:** To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework, Policy S53 of the Central Lincolnshire Local Plan 2023 and Policies 1 and 2 of the Hemswell Cliff Neighbourhood Plan 2023.

### **Informatives**

#### *Energy Efficiency*

Policy S13 of the CLLP encourages applicants to consider all opportunities to improve the energy efficiency of the building as stated below: *‘For all development proposals which involve the change of use or redevelopment of a building, or an extension to an existing building, the applicant is encouraged to consider all opportunities to improve the energy efficiency of that building (including the original building, if it is being extended).’*

It is advised that any proposed development consider improving the energy efficiency of the building as detailed in Policy S13 of the CLLP.

#### *Building Control*

Please note that you may require Building Regulations and you are advised to contact West Lindsey Building Control on 01427 676672.

### **Notes to the Applicant**

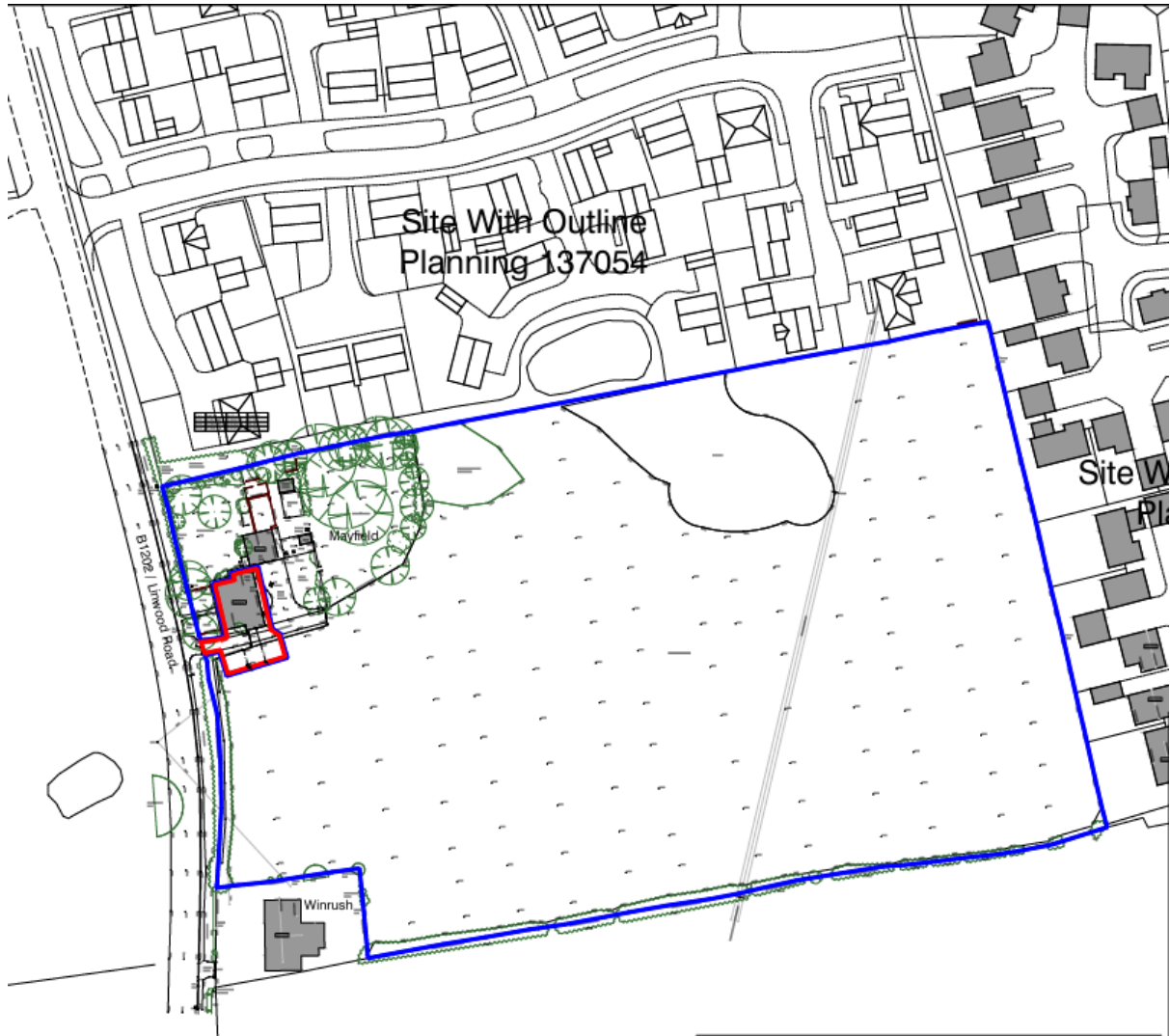
#### **Human Rights Implications:**

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.

# Agenda Item 6b



## Officers Report

**Planning Application No:** WL/2026/00176

**PROPOSAL:** Planning application for ground mounted solar array and associated works

**LOCATION:**

MAYFIELD

LINWOOD ROAD

MARKET RASEN

LN8 3QE

**WARD:** MARKET RASEN

**WARD MEMBER(S):** Cllr Bunney, Cllr Bennett and Cllr Westley

**APPLICANT NAME:** Mr S Bunney

**TARGET DECISION DATE:** 13/04/2026 [extension of time agreed until 28/5/26)

**CASE OFFICER:** Vicky Maplethorpe

**Recommended Decision:** Grant permission

This application has been referred to the Planning Committee as the applicant is an elected Member of the Council.

**Site Description and Proposal:**

The application site comprises a small field adjacent to Mayfield, a detached house located to the south of Market Rasen and surrounded by open countryside.

The application seeks permission to install 10 ground mounted solar panels with associated works to supply the adjacent residential dwelling.

**Relevant Planning History**

No relevant history recorded.

**Representations**

Chairman/Ward member(s): None received

Parish/Town Council/Meeting: None received

Local residents: None received

LCC Highways and Lead Local Flood Authority: No objections

LCC Archaeology: The proposed development is located in an area of archaeological sensitivity, being located immediately south of an excavated area of relatively dense Roman archaeology. We note that the proposed development is small in scale with limited areas of ground disturbance outside of the previously disturbed footprint. Based on the provided Product Spec sheet we would suggest ballasted foundations, or Direct Fix where the foundations do not extend below the topsoil, would be the most suitable to prevent damage to the archaeological resource during the installation of the ground mounted solar array.

**Relevant Planning Policies and Legislation:**

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 –***

Relevant policies of the CLLP include:

S1: The Spatial Strategy and Settlement Hierarchy

S5: Development in the Countryside Policy

S14: Renewable Energy

S53: Design and Amenity

S60: Protecting Biodiversity and Geodiversity

S61: Biodiversity Opportunity and Delivering Measurable Net Gains

<https://www.n-kesteven.gov.uk/central-lincolnshire/adopted-local-plan-2023>

- ***Market Rasen Neighbourhood Plan (NP)***

<https://www.west-lindsey.gov.uk/planning-building-control/planning/neighbourhood-planning/all-neighbourhood-plans-west-lindsey>

The site is not within a designated Neighbourhood Area and there is not currently a Neighbourhood Plan to take into consideration.

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

<https://www.lincolnshire.gov.uk/planning/minerals-waste>

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 2023. Paragraph 225 states:

*However, existing 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).*

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

- National Planning Practice Guidance

<https://www.gov.uk/government/collections/planning-practice-guidance>

- National Design Guide (2019)

<https://www.gov.uk/government/publications/national-design-guide>

- National Model Design Code (2021)

<https://www.gov.uk/government/publications/national-model-design-code>

### **Main Considerations:**

- Principle of development:
- Design and visual amenity:
- Neighbouring/Residential amenity
- Biodiversity Net Gain
- Other Considerations

### **Assessment:**

#### Principle of the Development:

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Support for the principle of renewable energy is found at national and local level. The acceptability principally rests on an assessment of the detailed impacts of such proposals. Policy S14 of the Central Lincolnshire Local Plan states that proposals for renewable energy schemes will be supported where the following tests have been met:

*i. The impacts are acceptable having considered the scale, siting and design, and the consequent impacts on landscape character; visual amenity; biodiversity; geodiversity; flood risk; townscape; heritage assets, their settings and the historic landscape; and highway safety and rail safety; and*

*ii. The impacts are acceptable on aviation and defence navigation system/communications; and*

*iii. The impacts are acceptable on the amenity of sensitive neighbouring uses (including local residents) by virtue of matters such as noise, dust, odour, shadow flicker, air quality and traffic;*

The proposal is small in scale, comprising 10 ground mounted solar panels in an array (in a row east to west) to supply a residential dwelling with the panels being located approximately 5 metres to the south of the said dwelling in an adjacent field.

The proposal due to its size, scale, siting and design is considered to meet the 3 tests stated of Policy S14 of the Central Lincolnshire Local Plan (see following sections of this report on visual and residential amenity).

Additional matters for solar based energy proposals of S14 specifically refers to "*Proposals for solar thermal or photovoltaics panels and associated infrastructure to be installed on existing property will be under a presumption in favour of permission unless there is clear and demonstrable significant harm arising.*

*Proposals for ground based photovoltaics and associated infrastructure, including commercial large scale proposals, will be under a presumption in favour unless:*

- there is clear and demonstrable significant harm arising; or*
- the proposal is (following a site specific soil assessment) to take place on Best and Most Versatile (BMV) agricultural land and does not meet the requirements of Policy S67; or*
- the land is allocated for another purpose in this Local Plan or other statutory based document (such as a nature recovery strategy or a Local Transport Plan), and the proposal is not compatible with such other allocation.*

*Proposals for ground based photovoltaics should be accompanied by evidence demonstrating how opportunities for delivering biodiversity net gain will be maximised in the scheme taking account of soil, natural features, existing habitats, and planting proposals accompanying the scheme to create new habitats linking into the nature recovery strategy."*

It is considered that due to the domestic size, scale and location of the proposed solar panels no significant harm will arise from them.

It was not considered reasonable to request a site specific soil sample due to the size and scale of the proposal.

The site is not allocated for any another purpose in the Local Plan.

The application has been accompanied with evidence of opportunities for delivering BNG.

It is therefore considered that the presumption in favour of development is engaged, and the principle of development can be supported.

#### Residential Amenity

Local Plan Policy S53 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. It further states that development must provide homes with good quality internal environments with adequate space for users and good access to private, shared or public spaces.

The proposal is small in scale and there are no nearby neighbours likely to be affected. It is therefore considered that this proposal would not detrimentally affect the residential amenity of neighbouring dwellings in accordance with the NPPF and Policy S53 of the Central Lincolnshire Local Plan.

#### Biodiversity Net Gain

Biodiversity Net Gain (BNG) is mandatory on minor developments from 2nd April 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 local 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". This has now been formally superseded by national regulations, however it is still a policy requirement of the CLLP to get a 10% net gain.

The application site is part of a field adjacent 'Mayfield, Linwood Road, Market Rasen'. The application seeks permission to install 10 ground mounted solar panels in a row to supply a residential dwelling in the location described above.

The proposed development has been accompanied by a Biodiversity Net Gain calculation which has concluded a BNG score of -2.84%.

However, the planting of one native broad-laved tree within the wider grass field which is under the applicant's control would give a post-development habitat score of 0.0466, which is a net gain of +32.50%, thereby meeting and exceeding the target.

The ecologist has reviewed the submitted information and stated:

*'Although BNG details have been provided I am of the view the application is exempt. The floor space of the solar panels is beneath 25m<sup>2</sup> and all other impacts such as the cabling route will be temporary (less than 2 years for the habitat to return to current condition) as such I am satisfied the de-minimis exemption could/should be claimed.*

*We welcome the provision of BNG details as this will allow us to assess the site against local and national policy.*

*Newts are also a constraint to this site.'*

The agent has confirmed that the development affects more than 25sqm. However, the cable trench and routes will be temporary and therefore, the impact, as defined by BNG is under 25sq m. This will be subject to the condition recommended by the ecologist.

Whilst the proposed development is not subject to the Biodiversity Net Gain condition in law it is noted that the applying is providing biodiversity enhancements by planting a native tree within the wider site.

It is therefore considered that the proposed development, would be in accordance with policies S14, S60 and S61 of the Central Lincolnshire Local Plan and paragraph 180 of the NPPF.

#### Other matters:

##### *Impact on highway safety*

It is considered that the proposal would not affect the local highway network. Lincolnshire County Council Highways have not objected to this proposal.

##### *Archaeology*

LCC Archaeology have stated that *'The proposed development is located in an area of archaeological sensitivity, being located immediately south of an excavated area of relatively dense Roman archaeology. We note that the proposed development is small in scale with limited areas of ground disturbance outside of the previously disturbed footprint. Based on the provided Product Spec sheet we would suggest ballasted foundations, or Direct Fix where the foundations do not extend below the topsoil, would be the most suitable to prevent damage to the archaeological resource during the installation of the ground mounted solar array.'*

Given the scale of the proposed development it is unlikely that it would cause harm to existing natural and historic features no conditions are considered necessary. However, the comments from LCC Archaeology will be added as a note to any permission.

#### **Conclusion and reason for decision:**

The decision has been considered against policy S1: The Spatial Strategy and Settlement Hierarchy, S5: Development in the Countryside, S14: Renewable

Energy, S53: Design and Amenity, S60: Protecting Biodiversity and Geodiversity, S61: Biodiversity Opportunity and Delivering Measurable Net Gains of the Central Lincolnshire Local Plan in the first instance and guidance contained in the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and National Model Design Code has also been taken into consideration.

The proposal due to its scale, siting and design is considered to meet the 3 tests stated of Policy S14 of the Central Lincolnshire Local Plan and therefore the principal of development can be supported. Furthermore, the proposal will not harm the character and appearance of the street scene or have an unacceptable impact on the living conditions of neighbouring occupiers. The proposal will also not have an adverse effect on the character and appearance of the surrounding countryside.

Policy S14 places a presumption in favour of permission unless there is clear and demonstrable significant harm arising. Significant harm has not been identified in the assessment of this application.

#### 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 written Ecological Mitigation & Enhancement Plan (EMEP) is submitted to and approved in writing by the local planning authority. The EMEP shall include: -
  - Details of any precautionary method statements for protected species
    - Must include Great crested newt specific mitigation such as sequential site clearance (with presence of a licenced ecologist) followed by newt exclusion fencing during construction and commitment to store all material during construction off ground
    - Must Include ramping/covering of pits/trenches overnight
  - Details of wildlife friendly landscaping/management within the applicant's ownership
    - Must include at least 1 native tree and Tussocky grass seed mixes (managed for amphibians) around and under the solar panels
  - Details, specification and location of the following species enhancements incorporated on land within the applicant's control
    - 1x herptile hibernacula

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.

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

3. No more than 25m<sup>2</sup> of are habitat or 5m of linear habitat must be lost or degraded as a result of this permission. Any storage of materials, erection of additional structures or any other action related to the works associated with this permission must not detrimentally impact the underlying habitat within the red line boundary. Where impact above 25m<sup>2</sup>/5m is unavoidable, all impacts must be temporary, and the existing habitat must be returned to the same habitat type and condition that was present when the application was made [or better] as defined by the Small Site Metric produced by Tim Smith dated 22/01/2026 within 2 years of works commencing.

Reason: To ensure the development remains compliant with biodiversity net gain exemptions in accordance with Regulation 4 of The Biodiversity Gain Requirements (Exemptions) Regulations 2024 and local policy S60 of the Central Lincolnshire Local Plan 2023-2043.

4. 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 drawing: RDS 11843 / 10 (C) dated December 2025. The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

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

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

None

**INFORMATIVES**

**Biodiversity Net Gain**

Unless an exception or a transitional arrangement applies<sup>1</sup>, 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 Plan<sup>2</sup> 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 by<sup>3</sup>:

- (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 habitat<sup>4</sup> present within the onsite baseline.
- (h) any additional information requirements stipulated by the secretary of state<sup>5</sup>.

### **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.

<sup>1</sup> 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-gain-plan). 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.

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

<sup>3</sup> Minimum legal requirements for the Biodiversity Gain plan can be found at [https://www.legislation.gov.uk/ukpga/2021/30/schedule/14#:~:text=paragra%2015\).-,Biodiversity%20gain%20plan,-14](https://www.legislation.gov.uk/ukpga/2021/30/schedule/14#:~:text=paragra%2015).-,Biodiversity%20gain%20plan,-14)

<sup>4</sup> 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/uksi/2024/48/schedule/made>

<sup>5</sup> 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/uksi/2015/595#:~:text=Additional%20content%20of%20plan>

### **Archaeology**

The proposed development is located in an area of archaeological sensitivity, being located immediately south of an excavated area of relatively dense Roman archaeology. We note that the proposed development is small in scale with limited areas of ground disturbance outside of the previously disturbed footprint. Based on the provided Product Spec sheet we would suggest ballasted foundations, or Direct Fix where the foundations do not extend below the topsoil, would be the most suitable to prevent damage to the archaeological resource during the installation of the ground mounted solar array.

### **Decision Level: Committee**

### **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.

# Agenda Item 7



**Planning Committee**

**27 May 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](mailto: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 Peter Burke against the decision of West Lindsey District Council to refuse planning permission for the development of two single-storey ground floor apartments at Land Behind 3 Normanby Rise, Claxby, Market Rasen, LN8 3YZ.

**Appeal Dismissed** – See copy letter attached as Appendix Bi.

**Officer Decision** – Refuse



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## Appeal Decision

Site visit made on 21 April 2026

by **E Heron MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 08 May 2026

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### Appeal Ref: 6005635

#### Land Behind 3 Normanby Rise, Claxby, Market Rasen, LN8 3YZ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant permission in principle.
  - The appeal is made by Mr Peter Burke against the decision of West Lindsey District Council.
  - The application Ref is WL/2025/00879.
  - The development proposed is Two single-storey ground floor apartments.
- 

### Decision

1. The appeal is dismissed.

### Preliminary Matters

2. The proposal is for permission in principle. Planning Practice Guidance (PPG) advises that this is an alternative way of obtaining planning permission for housing-led development. The permission in principle route has two stages: the first 'permission in principle' stage establishes whether a site is suitable in-principle. The second 'technical details consent' stage is when the detailed development proposals are assessed. This appeal relates to the first of these two stages.
3. The scope of the considerations for permission in principle are limited to location, land use and the amount of development permitted. All other matters are considered as part of the subsequent technical details consent application after permission in principle is granted.
4. An applicant can apply for a range of dwellings by expressing a minimum and maximum net number of dwellings as part of the application. In this instance, two single storey units.

### Main Issues

5. The main issues are whether the site is suitable for residential development, having regard to its location, land use and amount of development.

### Reasons

6. The appeal site comprises an overgrown former allotment, enclosed with fencing. To its south is a row of dwellings, Woodland View. To the north is undeveloped land, with mown grass and trees. To either side are outbuildings associated with other dwellings.

### *Location and Land Use*

7. The site is also within the Lincolnshire Wolds National Landscape. The Management Plan<sup>1</sup> highlights the area's unique characteristics, including attractive villages often nestled in hill folds, and sets out the objective of sustaining and enhancing the area's natural beauty and landscape character. Policy S62 of the Local Plan requires great weight to be given to conserving and enhancing the area's landscape and scenic beauty, which reflects paragraph 189 of the National Planning Policy Framework (the Framework). Policy S53 of the Local Plan, alongside criteria relating to design, requires development to relate well to the site, its local and wider context, amongst other things.
8. The strategy for new housing in the area is set out in a settlement hierarchy and criteria within Policies S1 and S4 of the Local Plan<sup>2</sup>. Claxby is a 'Small Village,' which may receive limited growth, primarily through site allocations. Other development is limited to appropriate locations within the developed footprint of the village, and which preserves or enhances the settlement's character and appearance, amongst other things.
9. The Local Plan, states that to qualify as an appropriate location, it must comply with policies and retain the core shape and form of the settlement; should not harm the settlement's character and appearance; and should not significantly harm the character and appearance of the surrounding countryside or rural setting of the settlement.
10. Developed footprint is defined as the continuous built form of the settlement, excluding gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement when land relates more to surrounding countryside than to the built up area of the settlement. This is amongst other criteria.
11. Normanby Rise and the wider settlement of Claxby, is characterised by linear development, such that there is little in the way of development to the rear of the street facing dwellings, other than outbuildings. This is apparent by way of consistent views towards gardens, open plots, countryside and trees, behind the street facing dwellings, which is available from the public highways. Whilst there are examples of dwellings sitting outside of the linear arrangement, they are primarily within a different part of village and are visually distinct from the context of the appeal site. Overall, small scale backland development is not a prevailing feature of the settlement.
12. Woodland View is terraced, such that views from Normanby Rise towards the appeal site are relatively limited. However, by way of its undeveloped nature, the site relates more to the areas of land to the north, which have a countryside character. This also includes the sylvan public right of way, Boggle Lane. Boggle Lane passes alongside and is the vantage point from which the site is prominent and not screened by other development. Nearby built form is broadly aligned with the appeal site. However this is clearly discernible as garden outbuildings that are well related to their host dwellings and associated gardens.

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<sup>1</sup> Lincolnshire Wolds Area of Outstanding Natural Beauty, Management Plan, 2018 - 2023

<sup>2</sup> Central Lincolnshire Local Plan, Adopted April 2023.

13. As an undeveloped parcel of land, the appeal site currently makes a broadly positive and consistent contribution to the character of the settlement and its countryside setting. The absence of development within a space, directly to the rear of existing dwellings, maintains the prevailing linear form of the settlement.
14. Developing the site as two apartments, even at single storey, would represent a departure from the linear character of the settlement in this location, and would harm its local distinctiveness. This would be in terms of the direct perception of new residential units with their associated car parking and domestic paraphernalia, close behind the dwellings and gardens of Woodland View. Due to its location directly behind Woodland View, it would also not appear as organic growth of the settlement, regardless of whether the site has the space to accommodate up to two residential units, or that the design is not a consideration at permission in principle stage.
15. The proposal, would not meet the parameters for an appropriate location, nor would it be within the developed footprint of the village. Moreover, as the development of the site would harm the special character of the area and would not respond positively to the local context, the proposal would fail to enhance the area's landscape and scenic beauty. As harm is not avoided to the character of the settlement, it follows that the appeal proposal would not further the purposes of the Lincolnshire Wolds National Landscape.
16. The site is approximately 9.4 metres from the rear elevations of the dwellings on Woodland View, and it is acknowledged that the depth of the site is somewhat constrained. However, it is not shown that measures to prevent overlooking from 2 and 3 Woodland View, and to guard against a dominating impact on the living conditions of no's 2 and 3, could not be provided at technical details stage. Such as, by way of the scale, massing, positioning of the built form, and means of enclosure.
17. Accordingly, in the absence of evidence to the contrary, I consider that the amount of development proposed is acceptable at permission in principle stage. In this respect, the development would accord with the provisions of Policy S53 of the Local Plan, insofar as it requires development to safeguard residential amenity, and a compatibility with neighbouring land uses, amongst other things.
18. Nevertheless, for the reasons set out above, I conclude that the site is not suitable for residential development with regard to its location and land use. The proposal would therefore conflict with the relevant provisions of Policies S1, S4 and S62 of the Local Plan and the Framework. It would also fail to comply with the provisions of Policy S53 insofar as they relate to a requirement for development to relate well to its context.

### **Other Matters**

19. The development would provide new homes that are proposed to be thermally efficient and sustainable. They are also proposed to have high accessibility standards for any occupant with impaired mobility. One would be designed to meet the appellant's specific needs, and his relocation to the site may mean that an affordable house would be returned to the housing stock. These are benefits of the scheme; however they do not outweigh the harm I have found in relation to the suitability of the site with regard to its location and land use.

20. The appellant's stance is that the development would meet the needs of local residents seeking to downsize from larger homes and remain in the area, as they consider that there are few dwellings suitable for older/disabled residents. However this is not supported with evidence. I saw during my site visit that there are several single storey dwellings within the village, which could meet a local need for older/disabled residents, and as such I attribute limited weight to this matter.
21. The proposal would provide off-street parking; this is a neutral factor that does not outweigh the identified harm.

### **Planning Balance and Conclusion**

22. I have found that there is potential for the amount of development to be compatible with the area, having regard to the living conditions of neighbouring occupiers and future occupants of the development. I have also found there to be potential sustainability, accessibility and social benefits.
23. However, I have also found that the development would be significantly harmful in terms of its location and land use. Moreover, I give great weight to conserving and enhancing the landscape and scenic beauty of the National Landscape, and the development fails to accord with this requirement. These factors far outweigh the benefits of the scheme.
24. The proposal would therefore conflict with the development plan when taken as a whole and the material considerations do not indicate that the appeal should be decided other than in accordance with it. For these reasons, I conclude that the appeal should be dismissed.

*E Heron*

INSPECTOR