

## **Officers Report**

### **Planning Application No: 138795**

**PROPOSAL:** Planning application for proposed extension to building

**LOCATION:** Hillcrest Caistor Top Caistor Market Rasen LN7 6JG

**WARD:** Caistor and Yarborough

**WARD MEMBER(S):** Cllr O Bierley and Cllr A T Lawrence

**APPLICANT NAME:** Mr O Lawrence

**TARGET DECISION DATE:** 08/03/2019 (Extension of time agreed until 05/04/2019)

**DEVELOPMENT TYPE:** Minor - all others

**CASE OFFICER:** Richard Green

**RECOMMENDED DECISION:** Grant with conditions attached

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The application is referred to the Committee, as the applicant is from the immediate family of a Councillor, Cllr Mrs A T Lawrence.

#### **Description:**

The site is located outside of the built footprint of Caistor (in the parish of Cabourne) to the south of the A46 and to the east of the B1225 (to the east of the cross roads of the A46 and the A1173/B1225). The site is approximately 870 metres in walking distance from the centre of Caistor (The Market Place). The site has planning permission (135031) to be redeveloped for 17 rural enterprise units, a retail unit, café and office following the demolition of the existing buildings. At the time of the officer site visit on the 18/01/2019 the new access to the site had been constructed along with one building towards the south western corner of the site. Another building was under construction (steel portal frame had been erected) towards the north eastern corner of the site. An old café building and a large former garage building from the previous use on the site had still to be demolished.

The nearest residential dwelling (Hillcrest House) to the site is located to approximately 24 metres to the south of the southern boundary of the site and there is a Grade II Listed Dwelling (Top House, Farm) located approximately 130 metres to the north west of the site. The site is within the Lincolnshire Wolds Area of Outstanding Beauty.

The application seeks permission to erect an extension to Block 2 (Units 6 & 7 of planning application 135031) which is the only completed building on the site. The extension will house a B1(a) office (confirmed by email from the agent on the 24/01/2019) and is approximately 57.5 square metres in size (in terms of the proposed footprint). Amended plans were received that have amended the red line to include a relocation of the bin store (granted under 135031 and the subsequent discharge of condition application 136232) to accommodate the proposed extension.

## **Town and Country Planning (Environmental Impact Assessment) Regulations 2017:**

The development is within a 'sensitive area' as defined in Regulation 2(1) of the Regulations (the Lincolnshire Wolds Area of Outstanding Natural Beauty) and has therefore been assessed in the context of Schedule 2 of the Regulations. After taking account of the criteria in Schedule 3 it has been concluded that the development is not likely to have significant effects on the environment by virtue of its nature, size or location. Therefore the development is not 'EIA development'.

### **Relevant history:**

**138836** - Planning application to vary condition 24 of planning permission 135031 granted 14 December 2016-allow local business to use the site (D2 Use). Refused 07/03/2019.

**136232** - Request for confirmation of compliance with conditions 2,3,4,5,6,7,9 and 10 of planning permission 135031 granted 14 December 2016. Conditions partially discharged 30/10/2018.

**135031** – Full planning application for proposed 17no. rural enterprise units, consisting mainly of business use along with a retail unit, cafe and office. Demolition of existing buildings granted 14/12/2016.

**128839** - Retrospective planning application for the change of use from Workshop to A1 Retail – approved 10/9/2012.

**135007** – Planning permission for change of use from A1 Retail to D2 Gymnasium. Refused 16/12/2016.

### **Representations:**

**Chairman/Ward member(s):** No representations received to date.

**Caistor Town Council and Cabourne Parish Meeting:** Caistor Town Council has no objection to the proposed use.

**Local residents:** Hillcrest House, Caistor Top, Caistor – This extension would have a further significant impact upon our client's enjoyment of their property. The development of these units will result in a loss of residential amenity to the occupiers of the adjacent residential property by reason of noise and nuisance generated by the general operation of the units, activity and vehicular movements around to and from the site.

Extending the facilities would only make this matter worse. No mitigation measures have been inserted as a result of this application and there are no noise attenuation measures at the premises.

The refusal grounds for applications 135007 and 13655 are still relevant to the proposed extension of the building as they have still not been rectified.

Further, there is no footway provision to the site from the Caistor town centre resulting in dangerous pedestrian movements across the A46. This junction is notorious for accidents which not only puts the pedestrians at risk but also the road users of the site and those passing through the area. The A46 junction is already extremely dangerous as it has very poor road markings and increasing the size of the unit therefore increasing the footfall and traffic flow would increase the risk of accidents in this area.

Approving the extension to the unit would therefore be contrary to the Local Plan adopted in the area.

Our client will be subjected to noise nuisance arising out of the use of the units. It is not a case that there may be noise but that there will be noise which will impact upon our client's use and enjoyment of their property. These noise levels will increase as a result of this extension. The units already approved will create a significant amount of light pollution in this area which will be increased if this extension is approved. This will have a severe effect on the neighbouring properties particularly in winter months and evenings.

For many the A46 junction at Hillcrest Caistor top is the first thing they see before entering Caistor or the only thing they see when passing through. The units already built on this land do not fit in with the characteristic cottages and shops that creates the old market town of Caistor. Extending the unit would further add to the depreciation of the architectural and historical character of this market town therefore reducing the local distinctiveness and sense of place. Furthermore, under planning application no.135031 there were provisions for plant screening.

Further representation dated 08/03/2019: Footways and lack of access accessibility – Condition 6 of application 135031 has still not been complied with. This junction on the A46 is notorious for accidents which not only places pedestrians at risk but also road users of the site and those using the A46.

The junction is extremely dangerous and increasing the size of the unit and therefore increasing the footfall and traffic flow to the site will increase the risk of accidents in the area.

Bin Storage Unit Specification – The purpose of the outside bin storage unit is to hold food waste and waste not suitable to be stored indoors, however, the materials used in the specification will not prevent odour pollution with odours escaping which will impact on the neighbouring dwelling. Further the proposed palisade fence will not prevent vermin migrating in an area by the neighbouring dwelling. We request that Planning Committee undertake a site inspection prior to any decision to fully understand these matters.

4 Main Street, Searby. As a resident of the area surrounding Caistor, and someone who frequently uses Caistor for various purposes, I feel that any additional building put on this site is dangerous and unnecessary. The junction at the top of Crest hill is already extremely dangerous as it is (with

poor road markings that cause a lot of confusion) and I have personally witnessed accidents here. Extending any of the facilities here would cause a large increase in traffic that I deem risky and inappropriate.

**LCC Highways and Lead Local Flood Authority:** In order to justify the level of parking provision some indication of member numbers, attendance, staff, hours of operation etc. would be required. There is also no way that the spaces available would be so in their entirety at all times.

In terms of the pedestrian crossing provision, this is a requirement of the existing permission and is still not in place. This application only serves to cement the need for a safe pedestrian route across the A46.

**Archaeology:** No archaeological impact.

**Lincolnshire Wolds Countryside Service:** No representations received to date.

**National Grid Plant Protection:** It is highly likely that there are Low or Medium pressure (below 2 bar) gas pipes and associated equipment in the vicinity. Can you please inform Plant Protection, as soon as possible, the decision your authority is likely to make regarding this application. If the application is refused for any other reason than the presence of apparatus, we will not take any further action. Please let us know whether Plant Protection can provide you with technical or other information that may be of assistance to you in the determination of the application.

**Economic Development:** Other than the two properties (The Settlement & The Paper Shop both in the Market Place Caistor) there are no other properties showing through the Rightmove commercial search facility available for either lease or sale.

### **Relevant Planning Policies:**

Planning law<sup>1</sup> requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Here, the relevant development plan is the Central Lincolnshire Local Plan, adopted in April 2017.

Central Lincolnshire Submitted Local Plan 2012-2036. The following policies are considered to be particularly relevant:

#### Central Lincolnshire Local Plan 2012-2036

LP1: A Presumption in Favour of Sustainable Development

LP2: The Spatial Strategy and Settlement Hierarchy

LP5: Delivering Prosperity and Jobs

LP13: Accessibility and Transport

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<sup>1</sup> [Section 38\(6\)](#) of the Planning and Compulsory Purchase Act 2004 and [section 70\(2\)](#) of the Town and Country Planning Act 1990.

LP16: Development on Land Affected by Contamination  
LP17: Landscape, Townscape and Views  
LP26: Design and Amenity  
LP55: Development in the Countryside

#### Caistor Neighbourhood Plan:

Policy 1 – Growth and the presumption in favour of sustainable development  
Policy 2 – Type, scale and location of development  
Policy 3 – Design quality  
Policy 6 – Business Units and Start up Units

#### National Guidance

National Planning Policy Framework (NPPF) (February 2019)  
National Planning Practice Guidance (NPPG)

Paragraph 213 of the NPPF 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).*”

#### Listed Building Legal Duty

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

#### Statutory Duty regarding the Area of Outstanding Natural Beauty (AONB)

Section 85(1) of the Countryside and Rights of Way Act 2000 places a general duty that “In exercising or performing any functions in relation to, or so as to affect, land in an area of outstanding natural beauty, a relevant authority shall have regard to the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty.”

<http://www.legislation.gov.uk/ukpga/2000/37/contents>

The Lincolnshire Wolds AONB Management Plan (2018-23) was adopted in April 2018. The production of five yearly management plans is a statutory duty for all local authorities that have AONBs, or part of an AONB, within their administrative boundaries and one plan must be produced in partnership with other local authorities and relevant statutory bodies.

<https://www.lincswolds.org.uk/looking-after/lincolnshire-wolds-aonb-management-plan>

#### **Main issues**

- Principle of Development
- Residential Amenity
- Visual Impact

- Area of Outstanding Natural Beauty (AONB)
- Economic Benefit
- Listed Building
- Foul and Surface Water Drainage
- Highway Safety
- Other Amenity Considerations (Commercial Waste)
- Other matters

### **Assessment:**

#### Principle of development

The NPPF supports the sustainable growth and expansion of all types of business and enterprise in rural areas both through the conversion of existing buildings and well-designed new buildings.

Paragraph 86 of the NPPF indicates that local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale, so that opportunities to utilise suitable town centre or edge of centre sites are fully explored.

However, paragraph 88 expressly states that the sequential approach should not be applied to applications for small scale rural offices or other small scale rural development. This proposal is considered to be a small scale rural office.

Policy LP1 seeks to support sustainable development in accordance with the NPPF. Similarly, Policy LP5 indicates that appropriate proposals for new B1, B2 and B8 proposals and /or redevelopment of sites for B1, B2 and B8 uses on non-allocated but existing local employment sites will be supported where:

- They do not conflict with neighbouring land uses;
- Their scale does not harm the character and/or amenities of the locality; and
- They will not impact unacceptably on the local and/or strategic network.

Policy 6 of the Neighbourhood Plan supports the development of new business units within existing employment areas on previously development land.

It is considered that the proposal to erect an extension (approximately 57.5 square metres in size in terms of its footprint) to Block 2 (Units 6 & 7 of planning application 135031) which is the only completed building on the site

to house a B1(a) office is acceptable in principle subject to other considerations explored below.

#### Residential Amenity

Local Plan Policy LP26 states that planning permission will be granted for new development provided the proposal will not adversely affect the residential amenity of neighbouring properties by virtue of overlooking, overshadowing, loss of light or over dominance. The policy also applies to future occupants of development proposals under consideration.

The nearest residential dwelling (Hillcrest House) to the site is located to approximately 24 metres to the south of the southern boundary of the site. The proposal comprises an extension (approximately 57.5 metres in size in terms of its footprint) to Block 2 (Units 6 & 7 of planning application 135031) which is the only completed building on the site to house a B1(a) office. The proposed extension will be single storey in scale and is located towards the south western corner of the site by the B1225 between Block 2 and Block 1 of approved planning permission 135031. It is therefore considered that the nature, scale and location of the proposal will not have a harmful impact on the living conditions of neighbouring dwellings.

#### Visual Impact

Local Plan Policy LP26 states that all development proposals must take into consideration the character and local distinctiveness of the area (and enhance or reinforce it, as appropriate) and create a sense of place. As such, and where applicable, proposals will be required to demonstrate, to a degree proportionate to the proposal, that they are well designed in relation to siting, height, scale, massing and form. The policy also states that the proposal should respect the existing topography, landscape character, street scene and local distinctiveness of the surrounding area and should use appropriate, high quality materials which reinforce or enhance local distinctiveness. Any important local view into, out of or through the site should not be harmed.

The proposal comprises an extension (approximately 57.5 metres in size in terms of its footprint) to Block 2 (Units 6 & 7 of planning application 135031) which is the only completed building on the site to house a B1(a) office. The proposed extension will be single storey in scale and is located towards the south western corner of the site by the B1225 between Block 2 and Block 1 of approved planning permission 135031. The proposed elevations show that the building will match the approved buildings in terms of style and inductively show that the same materials will be used (which can be conditioned if it was minded to grant planning permission).

It is therefore considered that the proposal would not have an adverse visual impact on the approved development under planning permission 135031, the street scene nor the countryside.

#### Area of Outstanding Natural Beauty

The proposal is small in scale and will be located between two buildings on the site given permission under planning application 135031. The proposal

will therefore have no adverse effect on the character and appearance of the Lincolnshire Wolds Area of Outstanding Natural Beauty.

#### Economic Development

The proposal comprises an extension (approximately 57.5 metres in size in terms of its footprint) to Block 2 (Units 6 & 7 of planning application 135031) which is the only completed building on the site to house a B1(a) office.

Both the NPPF and the Central Lincolnshire Local Plan support economic growth but the application form does not state that any additional jobs will be created through this small scale proposal.

#### Listed Building

There is a Grade II Listed Dwelling (Top House, Farm) located approximately 130 metres to the north west of the site across the A46. Due to the small scale nature of the proposal and its location on a site with an approved permission (135031) for business purposes it is considered that the proposal will preserve the setting of this listed building.

#### Foul and Surface Water Drainage

Foul sewerage disposal will be dealt with by a package treatment plant and surface water will be dealt with by way of a soakaway. A condition would be attached to the decision notice in the event of planning permission being given that no development shall take place until details of a scheme for the disposal of foul and surface water from the site (including the results of soakaway/percolation tests) has been submitted to and approved in writing by the local planning authority.

A condition will also be attached requiring that any hardstanding should be constructed from a porous material and be retained as such thereafter or should be drained within the site.

#### Highway Safety

Both the NPPF and Policy LP5 and LP13 of the Central Lincolnshire Local Plan state that proposed development should take into account either highway safety or the effect on the existing network.

The proposal comprises an extension (approximately 57.5 square metres in size in terms of its footprint) to Block 2 (Units 6 & 7 of planning application 135031) which is the only completed building on the site to house a B1(a) office. The agent stated on the 24/01/2019 the following in terms of car parking 'The unit will be allocated a space located directly outside of the unit. Each unit has 1no space and this will mean 18no allocated spaces for the units with the remaining 30+ being used as visitor parking.' It is not ideal that no additional car parking spaces are being approved for this further intensification of the site but the proposal is small in scale and is for a B1(a) office use and therefore in itself, unlikely to generate any significant amount of traffic or car parking requirements and it is not thought to be reasonable to restrict planning permission for this reason alone. The application is therefore



considered to broadly be in accordance with the NPPF and Policy LP5, LP13 and LP26 of the Central Lincolnshire Local Plan.

Condition 6 of planning permission 135031 states that *'No development shall be commenced before the works to improve the public highway by means of a pedestrian crossing point and refuge along with any alterations to the existing right turn lane and hatched markings (improvement works to be agreed with The Lincolnshire Road Safety Partnership) have been submitted to, approved and certified complete by the local planning authority.'* Subsequently the discharge of condition application (136232) stated on the 30/10/2018 that *'I note that negotiations with Lincolnshire County Council with respect to the highway works are now advanced and you are awaiting a date from LCC for the works to be done and look forward to an update shortly. I also note that it has been agreed that the new buildings (other than your existing sales operation) should not be brought into use without the highway improvements being completed. This decision to delay implementation has been agreed as no significant addition traffic would be generated until the operation of the new businesses commenced.'*

As of the 06/02/2019 Lincolnshire County Council Highways states that *'In terms of the pedestrian crossing provision, this is a requirement of the existing permission and is still not in place. This application only serves to cement the need for a safe pedestrian route across the A46.'*

If it was minded to grant this application a Grampian condition should be attached to the decision notice stating that the building (the proposed extension) shall not be occupied until the pedestrian crossing is in place.

#### Other Amenity Considerations (Commercial Waste)

Policy LP26 of the Central Lincolnshire Local Plan states that proposals should demonstrate 'adequate storage, sorting and collection of household and commercial waste, including provision for increasing recyclable waste.'

Under planning permission 135031 and the subsequent discharge of condition application (136232), condition 10 (Bin Storage) has been discharged with an amended site plan (LDC1973-PC01A Rev A dated 16/11/2017) showing that a gravelled landscape area and a bin store is located where the proposed office extension would be located (originally the bin store was proposed to be located by the southern boundary of the site but this was changed through the discharge of condition application - 136232). The proposed bin store would block the entrance to the office.

The applicant was given the chance to provide an amended location for the bin store. Amended plans were received which show the bin store by the southern boundary of the site (to the south west of block 3) in the location it was prior to it being moved to the location of this proposed extension under the discharge of condition application 136232.

General waste and waste bins will be stored inside each individual unit. Food waste or waste not suitable to be stored indoors will be allocated an

appropriate space in the external bin storage area. The external bin storage area will be gated and fenced off and constructed with timber palisade fencing to match external timber cladding on buildings, and landscaped around as stated on an email received from the applicant on the 22/02/2019 and on plan LDC2450-01B Rev B dated 26/02/2019. The bins will have a covered lid and the business should employ an appropriate waste contractor to take the waste away. If this arrangement is not put in place to a satisfactory standard the Council will, through its Environmental Protection team, be able to investigate any complaints, under other areas of legislation.

This element of the application is acceptable and would not be expected to affect the residential amenity of the dwelling to the south which is also separated by approximately 25 metres from the proposed bin store. The application is therefore considered to be in accordance with the NPPF and Policy LP26 of the Central Lincolnshire Local Plan.

**Other matters:**

Contamination

It is accepted that the site has been the subject of a number of uses which could cause the site to be contaminated. This includes a petrol filling station, vehicle repair and sales area. As a result of this conditions are required if it was minded to grant planning permission to ensure that the site is suitably investigated and, if necessary remediated.

Pipeline

National Grid Plant Protection have indicated that it is highly likely that there are Low or Medium pressure (below 2 bar) gas pipes and associated equipment in the vicinity. If the application is refused for any other reason than the presence of apparatus, we will not take any further action. It should be noted that buildings have and will be erected on either side of the proposed extension. A note to the applicant will be attached to the decision notice in the event that planning permission is granted.

**Conclusions:**

Recommendation: Grant Permission:

The decision has been considered against Policy LP1: A Presumption in Favour of Sustainable Development, LP2: The Spatial Strategy and Settlement Hierarchy, LP5: Delivering Prosperity and Jobs, LP13: Accessibility and Transport, LP16: Development on Land Affected by Contamination, LP17: Landscape, Townscape and Views, LP26: Design and Amenity and LP55: Development in the Countryside of the adopted Central Lincolnshire Local Plan in the first instance and policies contained in the Caistor Neighbourhood Plan (Policy 1 – Growth and the presumption in favour of sustainable development, Policy 2 – Type, scale and location of development, Policy 3 – Design quality and Policy 6 – Business Units and Start up Units) and guidance contained in National Planning Policy

Framework and National Planning Practice Guidance and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

In light of this assessment it is considered that the proposal to erect an extension (approximately 57.5 square metres in size in terms of its built footprint) to Block 2 (Units 6 & 7 of planning application 135031) to house a B1(a) office is acceptable in principle. The proposal will not harm the character and appearance of the street-scene/countryside or the development, nor the living conditions of neighbouring occupiers. Furthermore, the proposal will not pose a risk to highway safety.

If it is minded to grant permission it should be noted that no additional car parking spaces are being approved for this further intensification of the site. However, the proposal is small in scale and is for a B1(a) office use, therefore unlikely, in itself, to generate any significant amount of traffic or car parking requirements and it is not thought to be reasonable to restrict planning permission for this reason alone.

**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: LDC2450-03B Rev B dated 26/02/2019 and LDC2450-01B Rev B dated 26/02/2019 and information received by email on the 22/02/2019. The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

**Reason:** To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework.

3. No development, other than to foundations level, shall take place until a scheme for the disposal of 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.

**Reason:** To ensure adequate drainage facilities are provided to serve the development in accordance with Policy LP14 of the Central Lincolnshire Local Plan.

4. No development, other than to foundations level, shall take place before the works to improve the public highway by means of a pedestrian crossing point and refuge along with any alterations to the existing right turn lane and hatched markings (improvement works to be agreed with The Lincolnshire Road Safety Partnership) have been submitted to, approved and certified complete by the local planning authority.

**Reason:** In the interests of safety of the users of the public highway and the safety of the users of the site to accord with the National Planning Policy Framework and Policy LP13 of the Central Lincolnshire Local Plan.

5. Construction work shall only be undertaken between the hours of 8am and 6pm Monday to Friday and 9am to 1pm on a Saturday and not on a Sunday or Bank Holiday.

**Reason:** To preserve residential amenity to accord with the National Planning Policy Framework and Policy LP26 of the Central Lincolnshire Local Plan.

6. If during the course of development, contamination not previously identified is found to be present on the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a method statement detailing how and when the contamination is to be dealt with has been submitted to and approved in writing by the Local Planning Authority. The contamination shall then be dealt with in accordance with the approved details.

**Reason:** In order to safeguard human health and the water environment as recommended by the Environmental Health Manager to accord with the National Planning Policy Framework and Policy LP16 of the Central Lincolnshire Local Plan.

7. 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 the use of appropriate materials or drainage to accord with the National Planning Policy Framework and Policy LP14 of the Central Lincolnshire Local Plan.

8. All external materials used in the development shall match those of the existing buildings granted under application 135031 (and 136232) in colour, size, coursing and texture.

**Reason:** To ensure the use of appropriate materials to accord with the National Planning Policy Framework and Policy LP26 of the Central Lincolnshire Local Plan.

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

9. The premises shall not be used other purpose other than within Use Class B1(a) of the Schedule to the Town and Country Planning (Use Classes) Order (Amendment) (England) 2006, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification).

**Reason:** To enable the Local Planning Authority to retain control over other uses that might harm the amenities of the area to accord with the National Planning Policy Framework and Policy LP26 of the Central Lincolnshire Local Plan.

**Notes to the Applicant**

Contamination

The developer is recommended to take appropriate precautions to limit potential risk from contaminates. In the first instance you are advised to contact the Environmental Protection Team for advice on (01427) 676676.

Pipeline

National Grid Plant Protection have indicated that it is highly likely that there are Low or Medium pressure (below 2 bar) gas pipes and associated equipment in the vicinity.

Community Infrastructure Levy

Please be aware that as of the 22<sup>nd</sup> 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](http://www.west-lindsey.gov.uk/cilforms) and West Lindsey District Council's own website [www.west-lindsey.gov.uk/CIL](http://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