

WEST LINDSEY DISTRICT COUNCIL

MINUTES of the Meeting of the Planning Committee held in the Council Chamber - The Guildhall on 16 June 2021 commencing at 6.30 pm.

Present: Councillor Ian Fleetwood (Chairman)
Councillor Robert Waller (Vice-Chairman)

Councillor Owen Bierley
Councillor Matthew Boles
Councillor David Cotton
Councillor Michael Devine
Councillor Jane Ellis
Councillor Cherie Hill
Councillor Mrs Cordelia McCartney
Councillor Mrs Jessie Milne
Councillor Keith Panter
Councillor Roger Patterson
Councillor Mrs Judy Rainsforth
Councillor Mrs Angela White

In Attendance:
George Backovic Principal Development Management Officer
Ian Elliott Senior Development Management Officer
Martin Evans Senior Development Management Officer
Daniel Evans Senior Development Management Officer
Martha Rees Legal Advisor
Ele Snow Democratic and Civic Officer

12 PUBLIC PARTICIPATION PERIOD

There was no public participation at this point in the meeting.

13 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

RESOLVED that the minutes of the meeting of the Planning Committee held on Wednesday, 26 May 2021 be confirmed and signed as an accurate record.

14 DECLARATIONS OF INTEREST

Councillor D. Cotton declared a non-pecuniary interest in agenda item 6d, application number 142772, in that he was Chairman of the Parish Council, however, he would be retaining his seat as a Member of the Planning Committee, not addressing the meeting as

either a Parish Councillor or Ward Member and considering the item with an open mind.

Councillor R. Patterson clarified for the Committee he was Ward Member for agenda item 6f, application number 142872, however he would not be speaking to the application.

Councillor M. Boles declared a personal interest in relation to agenda item 6a, application number 142225, in that he had previously worked with the applicant however he remained unbiased towards to application and had not undertaken any conversation regarding the application.

Councillor J. Milne declared a non-pecuniary interest in agenda item 6a, application number 142225, in that she had accompanied Sir Edward Leigh, MP, on a site visit and had met with the owner and local residents as a part of that visit. She confirmed she had not participated in any discussion regarding the application and had not formed any opinion. She confirmed she was sitting as a Member of the Planning Committee with an open mind on the application.

15 UPDATE ON GOVERNMENT/LOCAL CHANGES IN PLANNING POLICY

The Committee heard from the Principal Development Management Officer regarding recent changes to Planning Policy. In relation to Neighbourhood Plans, he explained that referendums had been held in Scotton, Bishop Norton, Gainsborough and Laughton. All referendums were successful and these plans would be adopted by Full Council on 28 June 2021. With regard to the Sturton by Stow Neighbourhood Plan, the joint Neighbourhood Plan had been approved for submission and consultation was underway. There was also a consultation on the draft version on a Neighbourhood Plan for Hemswell Cliff.

In relation to policy updates, there had been a written Ministerial Statement which introduced changes to the provision of affordable homes. The written statement would come into effect on 28 June 2021.

A Member of the Committee requested that the link to the Government briefing was shared with Members and it was agreed this would be undertaken.

16 142225 - WILLINGHAM BY STOW

The Chairman introduced planning application number 142225 for change of use of land from agricultural to siting of up to 12no. touring caravan pitches (4no. hardstanding and 8no. grass pitches), 2no. bell tents, 2no. glamping pods, creation of a permanent natural pond, associated access and parking and retention of building for welfare facilities. Members heard from the Development Management Officer that, as the application was still within the publicity period for the re-consultation following the submission of amended information, some additional comments had been received since publication of the committee report pack.

The West Lindsey District Council Environmental Protection Team had recommended that a further condition be added to the decision, wording as follows:

Prior to the commencement of the use hereby permitted the noise management plan, which

details all potential noise impacts from the site and how these will be mitigated and managed shall be submitted to and approved in writing by the local planning authority. Any future mitigation and management, shall be undertaken in accordance with the approved details, and that is in the interest of amenity in relation to the noise impacts of the proposal.

The Trees and Landscapes Officer from West Lindsey had stated, It is unclear why Scots Pine was removed from the landscaping plan, and replaced with blue spruce, but had offered no further comments on the scheme. Lincolnshire County Council had reiterated their original response and stated the following: The consultation response from Lincolnshire County Council remains as no objection.

An additional 12 objections had been received following the submission of amended information from neighbours. The comments were summarised as follows:

The amended proposal did seem to attempt to try and mitigate some of the concerns by residents. However, there were still concerns raised regarding the impact on neighbouring properties, noise, highway safety and flood risk.

There were comments raised regarding the discrepancies in the amended information, with particular regard to the public footpath, consultation with neighbours, and the flood risk assessment. Comments had been raised regarding the existing use of the site, which had never been granted planning permission for a caravan site, together with the welfare facilities, which were built without permission too.

This application had caused great upset for High Street residents, concerns regarding the root system of proposed hedging on boundaries had been raised.

After reviewing the amended plans, we can't see any significant difference to the original documents, therefore our original comments still apply. Additional conditions are suggested in relation to the relocation of welfare facilities, the entry and exit point of the footway leading through the site, and an amended landscaping plan is suggested.

The Chairman noted there were three registered speakers for the application and welcomed the first speaker, Caroline Leak, to address the Committee. She made the following statement.

“The main thing we would like to put across is that we really do believe in what we're trying to create and achieve, which is a place of peace and tranquillity for people to escape to our little side has been running for 22 months, although we were closed due to COVID for eight months of this, we have all five star reviews commenting on the peace and tranquillity cleanliness, excellent customer service and beautiful views.

If we do anything to alter our ethos and current way of running our business we will lose all of our customers. In order to maintain our excellent reputation, we need to keep our business as small and high quality as we can was making the business financially viable.

Initially we will develop the glamping side with two bell tents into camping pods. Each of these are four berth, although we anticipate mainly couples using the bell tents. For the time being, we will continue to run the caravan site as a five pitch certificated location through the Caravan Club, but by applying for 12 pitches, we will be able to expand the caravan site

gradually to the minimum level that will make it financially viable. Twelve pitches is the absolute maximum we would ever expand to and only the four hard standing pitches would be used from November to the beginning of April.

By keeping our business small but high quality, we will be attracting people who want the peace and quiet that we can provide. They're not going to be people who are loud or rowdy, or who will be out late being disruptive. Currently, 91% of our customers have been couples, 6% brought one child and 3% brought two.

If we alter our site and allow it to become busy, noisy and unkempt we will lose all the customers we currently have, many of which returned time and time again. There is no way we would ever replace that customer base with younger families as our site and area simply doesn't meet their needs. We have something that works and reaches a certain target market, and we have no intention of changing that.

We do recognise that there is a high level of objection, particularly on our side of the High Street and we are listening to and addressing people's concerns. However, up to the point of our planning application being submitted, nobody had any complaint about our site. There have been no complaints to highways, environmental protection, the parish council, the local council or ourselves, many people haven't even known that our site exists as it causes so little disruption, and because it's so quiet and peaceful.

We feel that many concerns are based on misunderstanding and misinformation that has been spread about our site, and the effect some believe it will have on the village. Whilst there a strong objection to our site from some, we hope the fact that there has been no objection from over 200 households in our village, means that they have no objection and they trust that we will not be doing anything to disrupt the village way of life, as a letter that those objecting send to every household of them it would.

By locating the 12 caravan pitches directly behind our own house and garden, they have the least visual impact on our neighbours possible. Three of the four adjoining properties to the West have very long gardens with established trees or fencing, which provides them with some privacy. One is separated by established structures, and our garden, all of the properties to the East have either a public footpath or field separating them, and most of them have substantial hedging or fencing already in place, the planting detailed in the landscape plan shows the addition of further screening to any of the properties that may be affected.

Based on data from visitors over the past 22 months, we've run an occupancy level of around 80%. On average two visitors arrive or leave each day, even if we did expand to use all 12 pitches this would mean this number increasing to an average of five visitors arriving or leaving each day. We recognise there is a concern about traffic along the High Street but this is not a big increase. Visitors are asked to leave by 11am and arrive after 1pm and most people stick closely to these times in order to make the most of their stay. These are quiet times of day when there is very little parking or moving traffic on the street, there is the odd time someone arrives when it's more busy than this but it is by no means a norm.

To mitigate the concerns of our neighbours we have widen the entrance to the caravan sites there is now 5.8 metres wide, to provide greater swing into the drive, and even the longest outfits are able to fit completely on the drive without any overhang before having to stop at

the gate. Visitors to the glamping site with arriving cars and will be provided with off street parking. We have altered the surface of the parking area for these cars to grass to minimise noise and improve the area visually. To improve amenity and privacy for 21 High Street, our amended plan showed we will erect a wooden shelter over the brick structure that screens the water and waste areas as well as having the beech hedging to soften the look.

We really do believe our site is a great addition to the area that supports the local economy, in the immediate locality, as well as a wider area.”

The Chairman thanked the speaker and, whilst the desk was being sanitised, Councillor R. Waller declared a non-pecuniary interest in that he was a member of the Caravan and Motorhome Club and it was possible he may use the site in future, although he had not done so to date and had no immediate plans of doing so.

The Chairman welcomed the second speaker to the Chamber and Ms Amanda O’Dell made the following statement.

“On behalf the residents who objected, I would like to say the following. We disagree that the application is supported by LP7, because it does not benefit the local community, as demonstrated by the objections already made by the majority of local residents.

It does not represent the intrinsic natural and built environmental qualities of Willingham by Stow. It is not appropriate for the character of the local environment in scale and nature. Under policy LP 26, we dispute the development respects the landscape, character and identity of Willingham by Stow. We believe that the application does not relate well to our residential village surroundings, and we feel therefore that it cannot be attached full weighting as per planning documents.

Under LP7 we strongly believe the proposal does not contribute to the character of Willingham’s historical heritage of mediaeval field patterns, hedges, borders, ridges and furrow remains. We feel it cannot be attached full weight as a planning document.

Although the officers report acknowledges that the area to the east of Hop Gardens is located in a flood zone, the report fails to point out, adjacent properties fall into high risk category of flooding from surface water, as confirmed on the environmental agencies government website.

The report points out that the site is on a slope west to east, and the flood risk assessment report has already confirmed that any localised flooding will naturally discharge off the site into an easterly direction. A high water table means that even permeable surfaces, just as such as soakaways will be ineffective.

The proposed pond has already been dug out, and has a drainage pipe flowing into it from further up the field. This pond is taking more than surface water.

The National Planning Policy Framework states that development should be directed away from areas of high risk of flooding and ensure that flood risk is not increased elsewhere. We strongly dispute that is consistent with policy LP 14 and the drainage guidance of the National Planning Policy Framework, and should not be attached for weight as planning.

Since this application walkers on public footpath 59 which traverses this field have been stopped, abused, and reported to the place, the footpath gate has been found to be blocked by the applicant at the east end when grazing animals. Residents have suffered abuse by applicants and patrons and have been accused of being abusive. One resident often has trespass on his property

Environmental concerns - the glamping pods are going to be used all year round. The pods and tents, according to the plans are situated to the eastern boundary, the opposite side of the site to the two toilets. They can sleep up to 16 people who would share these facilities along with the caravanners, and we would like to note no external lighting has been applied for. The waste disposal point is situated within visual and auditory range of a neighbouring property, who, on a daily basis, witnesses raw sewage being deposited into the sewer from their bedroom, and their garden.

It is noted in the officer report that the waste disposal point will be enclosed within six months, we do not find this an acceptable timeframe. Please note that metal bins have also been placed there. This adds to noise intrusion.

We note that highways have made no objections. However, in the last week, it is known, a near miss has occurred, and this has been reported to highways. Increasing traffic in this village is not only from the caravans arriving departing, but also from the daily trips out that the holidaymakers do

The applicants have insisted in their comments on the WLDC portal they only want a small site of five caravans and yet, you have the application in front of you today.

We strongly reject the statement that this is an open, honest and transparent application. There has been a clear difference between the public and private face of the applicants. We contest the applicant's assertion to public consultation. There has been no village consultation regarding this application.

The planning application sits in the very heart of our village. Our community, as we know it rests on the decision you made. We understand that West Lindsey development plan is under review. Please do not encourage camping sites in the centre of villages, and in the meantime, please don't do this to us."

The Chairman thanked Ms O'Dell and, after the sanitising of the desk, welcomed the final speaker, Ward Member Councillor Tracey Coulson. She made the following statement.

"Thank you Chair, Committee Members and Officers for this opportunity to talk to you tonight regarding the application before you.

As you are aware, the applicants Mr and Mrs Lee currently have permission to operate a small caravan and motorhome club touring site of up to five caravans in the village of Willingham by Stow. The application before committee this evening is intended to expand this small business venture, as detailed in the officer report for up to a maximum of 12 touring caravans, two glamping pods and two bell tents. The application sits well within our current local plan and meets many other planning objectives and I note the included and recently tonight updated conditions.

Having visited the site a number of times I found the setting tranquil peaceful and charming, visitors enjoy a quiet rural setting the applicants encourage and take bookings for meals at local establishments such as the Half Moon Inn, the Tillbridge Tastery and the Cross Keys for example, as well as offering some of their own homegrown hospitality such as afternoon teas and baked breads. The applicants enjoy sharing information of other local attractions. Sadly this application has not been welcomed by a number of the village residents and is created a serious and sad divide. The objectors to this application have been very vocal and persistent with their concerns, and I've observed genuine stress, worry and anxiety from them over their beliefs around the change to their lives and village the granting of this application would realise for them. A few of the objectors have the gardens backing directly onto the cabin site location. When I first visited the site in the early months of this year I noted how the cabins and toilet waste facility do sit at the end of some of the gardens. The objector concerns unfortunately have spilled over into some behaviour by a few that has resulted in the police being called on more than one occasion. The village is known to have traffic issues along the main road, blessed with an operational village pub and village hall, the fact that these much loved and used facilities are directly opposite to each other and on the doorstep of the entrance to the applicant site is of concern to the objecting parties.

I have been told that residents living directly opposite the entrance to the applicant site have experienced caravanners arriving and opening their gate to better achievement over mobility. I know, however, that the applicants have already done work to increase the entrance, which has been assessed by the caravan and motorhome club as suitable

Objectors to this application are deeply concerned that the addition of more caravans, glamping and bell tents will in their view inevitably lead to increased traffic bottlenecks at arrival times.

Genuinely overcome by the force and extent of the objections the applicants have seen and experienced and being very keen to remain in harmony with the village, they submitted amendments to the original application in an attempt to mitigate some concerns. Included in these amendments were increased screening between the site and resident gardens and screening for the toilet disposal facility. Further to this, I noted on my last visit that the natural increased seasonal flora, fauna tree foliage has added seasonal screening to this. The toilet disposal facility has been used more often than would normally be required as COVID restrictions have meant that the applicants have been unable to open their toilet block. It is expected that visitors going forward will prefer to use the onsite toilet facilities. It has recently been pointed out to the applicant that the banging noise of the waste disposal lid closing after toilet contents have been emptied soundwaves down the neighbour's gardens. Now aware of this, the applicants are fitting rubber stoppers to eliminate this.

I note an enforcement officer has visited the site, recently, and I understand no irregularities were found in what already exists. The applicants present to me as very willing to work with residents to put in place what they can to help ease the impact of their business on them. However I observe that such deep distrust now exists in the hearts and minds of the objectors, making it hard for them to have faith in the applicants assurances, particularly around the fact that the site will remain one of promoting peace and tranquillity. They fear further expansion and have concerns around impact of the existing flooding issues further down the road, while the ground onsite becoming compacted and less porous.

Regardless of the decision by committee tonight I asked that we look at the reasons why this

application was so unpopular with so many people in the village and asked whether amendments to our local plan should be considered where possible to move developments like this away from residence homes. I thank Committee Members and Officers for listening to all sides of the issues around this quite contentious application. Thank you.”

The Chairman thanked Councillor Coulson and the Officer clarified that in his recommendation, LP7 and LP26 had been attached full weight, based on their consistency with national policies. The Chairman then invited comments from Members of the Committee.

Members gave careful consideration to the objections raised by residents although it was noted that the application was in compliance with planning policies, and no objections had been raised by the Local Flood Authority, Highways or the Conservation Officer. In addition, there was positive support from the Growth Team and Visitor Economy Officer. It was acknowledged that it was a finely balanced application.

There was considerable discussion regarding the mitigations the applicants had already put in place to address concerns regarding traffic movement, bottlenecking on the main road and the use of the waste disposal units. There were comments from Members regarding the risk of noise complaints and the potential for unpleasant smells such as fires and barbecues, however it was noted that in order to maintain the certification of the Caravan and Motorhomes Club, the site had to adhere to strict regulations around such matters. Additionally, it was highlighted that it would be an enforcement issue to address should there be such issues in the future.

Members questioned the size and capacity of the proposed cabins and bell tents, on displaying photos of the proposed structures, it was felt that capacity could not be the 16 people as quoted by the objections.

With no further comments, the Chairman noted the recommendation was to defer the decision back to Officers to determine the application following the expiry of the publicity period on 18 June 2021. Should any new material considerations arise within the intervening period, then the application may be referred back to the Committee for further consideration. The Officer recommendation was to grant permission subject to conditions.

Having been proposed and seconded, it was taken to the vote and agreed that, subject to the delegation to Officers as detailed above, permission be **GRANTED** subject to the following conditions.

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

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

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

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

2. Prior to the commencement of the use hereby permitted a Noise Management Plan which details all potential noise impacts from the site and how these will be mitigated and managed shall be submitted to and approved in writing by the Local Planning Authority. Any future mitigation and management shall be undertaken in accordance with the approved details.

Reason: In the interests of the amenity of the occupiers of the neighbouring dwelling(s) and to accord with policy LP26 of the Central Lincolnshire Local Plan and provisions of the National Planning Policy Framework.

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

3. Development shall proceed in accordance with the following approved drawings and shall be for a maximum of 12 touring caravans:

- PL-001
- PL-003
- PL-004 Rev A
- PL-005 Rev E
- Specification of Glamping Pod
- Specification of Bell Tent

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: For the sake of clarity and in the interests of proper planning and in accordance with the terms of the application.

4. No external lighting shall be installed within the application site unless details have first been submitted to and approved in writing by the Local Planning Authority. Lighting shall be installed in accordance with the approved details.

Reason: To prevent harm to residential amenity and the character and appearance of the area in accordance with Policies LP17 and LP26 of the Central Lincolnshire Local Plan.

5. All planting, seeding or turfing comprised in the approved details of landscaping as shown on drawing PL-005 Rev E shall be carried out in the first planting and seeding season following the occupation of the building(s) or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that an approved landscaping scheme is implemented in a speedy and diligent way and that initial plant losses are overcome, in the interests of the visual amenities of the locality and occupiers of adjacent buildings and in accordance with Central Lincolnshire Local Plan Policy LP17 and Policy LP26.

6. The proposed pond hereby approved shall not be lined with any impermeable membrane or other such impermeable material.

Reason: To accord with the recommendation of the submitted Flood Risk Assessment and

to accord with the National Planning Policy Framework and policy LP14 of the Central Lincolnshire Local Plan.

7. Prior to the siting or erection of the Glamping Pods or Bell Tents the proposed parking area and footway within the site serving these facilities shall be completed in accordance with the details shown on drawing PL-005 Rev E.

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 policies LP13 and LP26 of the Central Lincolnshire Local Plan.

8. Within 6 months of the date of this permission the Waste Disposal Enclosure shall be completed in accordance with the details shown on drawing PL-004 Rev A.

Reason: In the interests of residential amenity to accord with the National Planning Policy Framework and policy LP26 of the Central Lincolnshire Local Plan.

9. No trees or hedges shall be removed from the site without the prior written agreement of the Local Planning Authority.

Reason: In the interests of amenity and protection of habitats, in accordance with the provisions of the National Planning Policy Framework and policy LP21 and LP26 of the Central Lincolnshire Local Plan.

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

10. The development hereby permitted shall be used for holiday accommodation only and shall not be used as a persons sole or main residence.

Reason: To ensure the development is not occupied as permanent residential accommodation as this would be contrary to Policies LP2, LP4, LP7 and LP26 of the Central Lincolnshire Local Plan.

11. No caravan shall be sited or stored on site between 31st October in any one year and 1st April in the succeeding year unless they are sited within the hardstanding pitches as shown on drawing PL-005 Rev E.

Reason: To accord with current planning policies and in the interest of visual amenity in accordance with policy LP17 and LP26 of the Central Lincolnshire Local Plan.

12. No bell tents shall be sited or stored on site between 31st October in any one year and 1st April in the succeeding year.

Reason: To accord with current planning policies and in the interest of visual amenity in accordance with policy LP17 and LP26 of the Central Lincolnshire Local Plan.

17 142758/142759 - 5-7 MARKET PLACE

The Chairman introduced planning application number 142758 and listed building consent application number 142759 for change of use of first - third floor from offices to 3no. residential apartments, removal of existing and installation of timber shop front, installation of gate, removal of pantiles and installation of slate roof, removal of escape door, facade repair including brick replacement, mortar repair and stone cill replacement, structural works tying in west facade with floor, sash window repair and refurbishment and associated internal and external repairs and refurbishment. With no Officer update and no registered speakers, the Chairman invited comments from Committee Members.

It was confirmed that, had the application not been a West Lindsey District Council application, it would have been decided under delegated authority and, having been moved and seconded, with unanimous Member support it was agreed that permission and consent be **GRANTED** subject to the following conditions.

Conditions for Planning Application No: 142758 only:

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

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

2. Development shall proceed in accordance with the following approved drawings:

7327 (08) 04 Rev C

7327 (08) 06 REV D

7327 (08) 08 REV C

7327 (08) 11 REV B

7327 (08) 12

7327 (08) 13

7327 (08) 14

SCH02 Window Repair Schedule

Reason: For the sake of clarity and in the interests of proper planning.

3. Prior to their installation, details of new external doors including elevations and sections at no less than 1:20 scale showing the door frame and cill details, shall have been submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved details.

Reason: In the interests of preserving the architectural and historic interest of the listed building in accordance with Policy LP25 of the Central Lincolnshire Local Plan.

4. Prior to its installation, construction drawings for the new shop front at a scale of no less than 1:20, including sections, and details of the recessed doorway floor finish shall have been submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved details.

Reason: In the interests of preserving the architectural and historic interest of the listed

building in accordance with Policy LP25 of the Central Lincolnshire Local Plan.

5. Prior to its installation, details of any new or replacement external staircase shall have been submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved details.

Reason: In the interests of preserving the architectural and historic interest of the listed building in accordance with Policy LP25 of the Central Lincolnshire Local Plan.

6. Prior to the removal of any external bricks and voussoir, a specification for the method of their removal shall have been submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved details.

Reason: In the interests of preserving the architectural and historic interest of the listed building in accordance with Policy LP25 of the Central Lincolnshire Local Plan.

7. Prior to any masonry repairs to the front elevation, samples of the following shall have been submitted to and approved in writing by the Local Planning Authority.

- a. Slate
- b. Stone (for new cills)
- c. Bricks
- d. Voussoir bricks
- e. Mortar biscuits (for repointing brickwork and for pointing new brick tiles beside shopfront) with details of composition;
- f. Brick tiles (ground floor)
- g. Tiles for recessed entrance to the proposed new shopfront

Development shall proceed in accordance with the approved details.

Reason: In the interests of preserving the architectural and historic interest of the listed building in accordance with Policy LP25 of the Central Lincolnshire Local Plan.

8. Panels of sample repairs for the following shall have been approved in writing by the Local Planning Authority prior to such repairs taking place:

- a. Repointing brickwork (an area 60cm square maximum).
- b. Replacement voussoirs (extent of sample required is 1 no. voussoir replacement).

Development shall proceed in accordance with the approved details.

Reason: In the interests of preserving the architectural and historic interest of the listed building in accordance with Policy LP25 of the Central Lincolnshire Local Plan.

9. Prior to the removal of any existing internal doors, skirting boards and architraves, details of all new and replacement internal doors, architraves and skirting boards including elevations, sections and profiles at no less than 1:20 showing the location of any proposed new or replacement joinery marked on a plan shall have been submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved details.

Reason: In the interests of preserving the architectural and historic interest of the listed

building in accordance with Policy LP25 of the Central Lincolnshire Local Plan.

10. The following items are to be preserved in situ:

- a. 3no. historic cupboards including their doors and existing ironmongery noted on the approved drawings.
- b. Historic floor coverings including floorboards and lime ash floors.
- c. Original architraves and skirting boards.

Reason: In the interests of preserving the architectural and historic interest of the listed building in accordance with Policy LP25 of the Central Lincolnshire Local Plan.

11. Prior to their installation, details of proposed electricity and gas meters, and heating system extract flues and vent location details shall have been submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved details.

Reason: In the interests of preserving the architectural and historic interest of the listed building in accordance with Policy LP25 of the Central Lincolnshire Local Plan.

12. No structural repairs shall take place until a report from a CARE (Conservation Accreditation Register for Engineers) registered structural engineer including:

- a. Exactly what structural defects there are, and;
- b. How these can be addressed, detailing minimum necessary to alleviate any structural issues there may be, and;
- c. Drawings and sections to demonstrate this work.

Has been submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved details.

Reason: In the interests of preserving the architectural and historic interest of the listed building in accordance with Policy LP25 of the Central Lincolnshire Local Plan.

Conditions for Listed building consent application No:142759 only:

1. The works to which this consent relates shall be begun before the expiration of three years from the date of this consent.

Reason: To conform with Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2. Development shall proceed in accordance with the following approved drawings:

7327 (08) 04 Rev C

7327 (08) 06 REV D

7327 (08) 08 REV C

7327 (08) 11 REV B

7327 (08) 12

7327 (08) 13

7327 (08) 14

SCH02 Window Repair Schedule

Reason: For the sake of clarity and in the interests of proper planning.

3. Prior to their installation, details of new external doors including elevations and sections at no less than 1:20 scale showing the door frame and cill details, shall have been submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved details.

Reason: In the interests of preserving the architectural and historic interest of the listed building in accordance with Policy LP25 of the Central Lincolnshire Local Plan.

4. Prior to its installation, construction drawings for the new shop front at a scale of no less than 1:20, including sections, and details of the recessed doorway floor finish shall have been submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved details.

Reason: In the interests of preserving the architectural and historic interest of the listed building in accordance with Policy LP25 of the Central Lincolnshire Local Plan.

5. Prior to its installation, details of any new or replacement external staircase shall have been submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved details.

Reason: In the interests of preserving the architectural and historic interest of the listed building in accordance with Policy LP25 of the Central Lincolnshire Local Plan.

6. Prior to the removal of any external bricks and voussoir, a specification for the method of their removal shall have been submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved details.

Reason: In the interests of preserving the architectural and historic interest of the listed building in accordance with Policy LP25 of the Central Lincolnshire Local Plan.

7. Prior to any masonry repairs to the front elevation, samples of the following shall have been submitted to and approved in writing by the Local Planning Authority.

- a. Slate
- b. Stone (for new cills)
- c. Bricks
- d. Voussoir bricks
- e. Mortar biscuits (for repointing brickwork and for pointing new brick tiles beside shopfront) with details of composition;
- f. Brick tiles (ground floor)
- g. Tiles for recessed entrance to the proposed new shopfront

Development shall proceed in accordance with the approved details.

Reason: In the interests of preserving the architectural and historic interest of the listed building in accordance with Policy LP25 of the Central Lincolnshire Local Plan.

8. Panels of sample repairs for the following shall have been approved in writing by the Local Planning Authority prior to such repairs taking place:

- a. Repointing brickwork (an area 60cm square maximum).
- b. Replacement voussoirs (extent of sample required is 1 no. voussoir replacement).

Development shall proceed in accordance with the approved details.

Reason: In the interests of preserving the architectural and historic interest of the listed building in accordance with Policy LP25 of the Central Lincolnshire Local Plan.

9. Prior to the removal of any existing internal doors, skirting boards and architraves, details of all new and replacement internal doors, architraves and skirting boards including elevations, sections and profiles at no less than 1:20 showing the location of any proposed new or replacement joinery marked on a plan shall have been submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved details.

Reason: In the interests of preserving the architectural and historic interest of the listed building in accordance with Policy LP25 of the Central Lincolnshire Local Plan.

10. The following items are to be preserved in situ:

- a. 3no. historic cupboards including their doors and existing ironmongery noted on the approved drawings.
- b. Historic floor coverings including floorboards and lime ash floors.
- c. Original architraves and skirting boards.

Reason: In the interests of preserving the architectural and historic interest of the listed building in accordance with Policy LP25 of the Central Lincolnshire Local Plan.

11. Prior to their installation, details of proposed electricity and gas meters, and heating system extract flues and vent location details shall have been submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved details.

Reason: In the interests of preserving the architectural and historic interest of the listed building in accordance with Policy LP25 of the Central Lincolnshire Local Plan.

12. No structural repairs shall take place until a report from a CARE (Conservation Accreditation Register for Engineers) registered structural engineer including:

- a. Exactly what structural defects there are, and;
- b. How these can be addressed, detailing minimum necessary to alleviate any structural issues there may be, and;
- c. Drawings and sections to demonstrate this work.

Has been submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved details.

Reason: In the interests of preserving the architectural and historic interest of the listed building in accordance with Policy LP25 of the Central Lincolnshire Local Plan.

18 142929/142532 - CARR LANE, NORTH KELSEY

The Chairman introduced two corresponding planning applications, the first being planning application number 142532 for approval of reserved matters to erect 6no. dwellings, considering access, appearance, landscaping, layout and scale following outline permission 135868 granted 03 May 2018. The second being application number 142929 Outline planning application for residential development of up to 9no. dwellings - all matters reserved being removal of conditions 4, 5 & 6 of planning permission 135868 granted 3 May 2018 - removal of footpath provision and adoptable roads. The Principal Development Management Officer explained that the assumption had been made that the conditions relating to application number 142929 would be removed meaning the recommendation for application number 142532 would stand.

The Chairman invited the registered speaker, Hannah Shepherd, to address the Committee. She made the following statement.

“Thank you. Firstly, if you can just forgive me a few nerves. My architect would have loved to have been here tonight to do this but he’s not available.

So just to say, I have lived within the village of North Kelsey for several years. I’m not a large developer motivated purely by profit but a local resident wishing to provide a long term home for myself and my children, whilst also creating an attractive and sympathetic addition to the village.

I purchased the land with outline planning permission for nine dwellings. This has been reduced to six generous size family homes on the recent application with retention of two thirds of an acre of a paddock. All designs the materials have been sourced to create a traditional looking development, which I hope seeing looks to be an established part of the village. Furthermore, my proposal has been designed in consultation with neighbouring properties. Works within the planning framework and it's received no objections from any relevant authority. 10 comments were received in total over the two applications proportionally to the medium size village of North Kelsey. This does not seem to constitute a groundswell of local objection, many of the comments received are not in opposition of the revised layout, but to the development of the site and flood risk concerns in general. These comments were addressed within the previous application which was subsequently approved.

The resident of Beeches Farm on whom I believe the development has most effect has been in full support of the scheme and have been consulted throughout the design stage. The driveway was put next to his property at his request, and plot one has been positioned in order to allow morning sunlight to his decking area. This support has been voiced to the planning department.

Great care and consideration has been taken to limit the impact on the other neighbouring properties and input was also invited from them at the design stage. I believe the objections received by the counsellor from Back House and Lucas House, represent the vocal minority as they do not reflect the significant support I have received.

As previously stated, I will be living on a development long term so it's very much within my interest to create an area free from flooding issues. And I can assure the council that due

consideration has been given to the importance of this.

Contrary to other information provided the area at the front of the site is not prone to flooding. This is based on my experiences, and has been verified from long term local residents. The flooding mentioned occurs on West Street at times of excessive rainfall. In addition to the extensive flood risk assessments included in the original application, a specialist drainage engineer has designed a scheme presented, which is based on a detailed history of the area, and the results of extensive percolation tests. Through the implementation of an attenuation system, surface water will be released at a controlled rate into the existing ditch to be dispersed ultimately into fields further down Carr Road and away from the village. The scheme will therefore not exacerbate any flooding on West Street but instead divert water flow away from the area of concern. In addition to this, the retention of the paddock area will be an advantage compared with the previous application.

Carr Road is a no through road with a 30 mile an hour limit. The frontage of the development is 70 metres in length. Within this we intend to create three vehicular accesses. Opposite the development there are currently six vehicular accesses serving houses and we do so safely. All of the openings are sufficient width to gain a good viewpoint both ways of Carr Road and turning areas have been provided to ensure all traffic leaving does so in a forward manner. Furthermore, the reduction of plots to six, we'll also see the additional road users reduced by third compared to the previous application.

The footpath remains a condition from the original application for 24 dwellings. It is now not deemed necessary due to the significant reduction in plots. This view is shared by both the highways authority and planning officer reports. There is a wide accessible footpath opposite the development serving this area of the village. The installation of the emitted footpath would run through the area in front of Lakeside Lodge currently landscaped as part of their front garden. This area is a steep bank, and the installation of a footpath would require the bank to be retained and would impact on the attractive look at this property, be disruptive for the residents and the resulting footpath would detract from their privacy.

There is currently no footpath on West Street until the junction with Chapel Street, there does not appear to be sufficient space to achieve this in the area fronting the existing hedging running alongside the Beeches, and this would lead to loss of the drainage ditch which is much needed in the area.

The development of the site will be in conjunction with a reputable local builder construction known for the high quality of workmanship. The schedule of works have again been considered in detail to minimise the impact on surrounding residents. It is our intention to build plots one to four initially with a full driveway including turning area to be installed first, providing a delivery area and much reducing the need for any roadside deliveries. Plots five and six are from holdings area to allow materials to be stored at the rear of the site. Also at the early stages of construction the six foot closed border fencing will be passionate about it to protect the privacy and security of neighbouring properties, and the hedge at the front will be retained throughout the construction work to buffer any noise and dust created from the construction to the houses opposite. I would hope that a considered and sympathetic proposal by a local person such as mine would be embraced by the council and I do thank you all for listening.”

The Chairman thanked the speaker and, with no further comment from the Officer, invited

comments from Committee Members.

In response to a question regarding the originally proposed footpath, it was confirmed that there was an existing footpath on one side of the road but not the other, this was the case along the road. A Member of the Committee enquired whether it would be possible for more than the proposed six dwellings to be agreed at a later date, however it was confirmed it would have to be a new planning application which would therefore re-examine the need for a footpath. The Officer also highlighted that if Members were minded to approve both applications, there would be no requirement to amend any of the recommendations.

Having clarified that the initial application for 9 dwellings would have been included in the 5 year growth plan, it was accepted there were no concerns regarding the level of development, given the reduced number of dwellings.

With both application recommendations having been proposed and seconded, the Chairman took the vote en bloc and it was agreed that permission be **GRANTED** subject to the following conditions.

Application Number 142929

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

1. Application for approval of the reserved matters shall be made to the Local Planning Authority before 03/05/2021.

Reason: To conform with Section 92 (2) of the Town and Country Planning Act 1990 (as amended).

2. No development shall take place until, plans and particulars of the appearance, layout and scale of the buildings to be erected and the landscaping of and access to the site (hereinafter called “the reserved matters”) have been submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance with those details.

Reason: The application is in outline only and the Local Planning Authority wishes to ensure that these details which have not yet been submitted are appropriate for the locality.

3. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: To conform with Section 92 (2) of the Town and Country Planning Act 1990 (as amended).

4. Void

5. Void

6. Void

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

commenced:

7. Notwithstanding the drainage details submitted, no development shall take place until a surface water drainage scheme for the site, based on sustainable urban drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall:

- a) Provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
- b) Provide attenuation details and discharge rates which shall be restricted to 5 litres per second;
- c) Provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- d) Provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime. The development shall be carried out in accordance with the approved drainage scheme and no dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full in accordance with the approved details.

Reason: To ensure that surface water run-off from the development will not adversely affect, by reason of flooding, the safety, amenity and commerce of the residents of this site in accordance with policy LP 14 of the Central Lincolnshire Local Plan.

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

8. The applications shall be in accordance with the recommendations within the Ecology and Protected Species Survey by Scarborough Nixon Associates Limited dated June 2017.

Reason: In the interest of nature conservation to accord with the National Planning Policy Framework and policy LP21 of the Central Lincolnshire Local Plan.

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

9. No more than nine dwellings shall be erected on the site. There shall be no more than 1000 square metres of combined gross internal floor space on the site.

Reason: For the purposes of proper planning and to ensure that affordable housing is not required.

Application Number 142532

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

None

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:

1. With the exception of the detail matters referred by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings:

RDS 11576 03 J RDS 11576 11 A
RDS 11576 04 E RDS 11576 12 C
RDS 11576 05 B RDS 11576 13 A
RDS 11576 06 E RDS 11576 14 A
RDS 11576 07 B RDS 11576 15 E
RDS 11576 08 D RDS 11576 16 A
RDS 11576 09 B RDS 11576 17 A
RDS 11576 10 D RDS 11576 18 C

The works shall be in accordance with the details shown on the approved plans and in any other documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans.

2. Unless otherwise agreed in writing with the Local Planning Authority, the external materials shall be as stated on the plans.

Reason: To ensure the use of appropriate materials to safeguard the character and appearance of the street scene in accordance with the NPPF and Policies LP17 and LP26 of the Central Lincolnshire Local Plan.

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

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

Reason: To ensure that an approved landscaping scheme is implemented in a speedy and diligent way and that initial plant losses are overcome, in the interests of the visual amenities of the locality and in accordance with policy LP17 of the Central Lincolnshire Local Plan.

19 142772 - SAXILBY

The Chairman introduced the next planning application for consideration, number 142772 for extension & remodelling of existing bungalow, and erect 1no. 1.5 storey bungalow including garaging & home offices. With no updates from the Officer, the Chairman invited the registered speaker, Mr Carl Medd, to address the Committee. Mr Medd made the following statement.

“Good evening, members of committee. I am the agent for the application in question and speak on behalf of the applicants in full support of the scheme.

We are here this evening because of objections received by neighbours, rather than more disappointingly the parish council. The scheme presented before you all this evening has undergone a rigorous design appraisal prior to the application being lodged. A pre application inquiry was submitted to the local authority planning department to enable us to interact and fully understand how we can positively integrate suitable design to the site. As such, this is not a cold application, which has just landed on the planning department’s desk without any upfront discussions, dialogue or technical inputs.

Following our pre application inquiry feedback from the case officer was digested by the agents, and the applicants, and the number of design changes were implemented to warrant a robust scheme, which you have seen tonight, and which the planning departments support or the case officers. We do understand that neighbours do not like change, however, the resultant layout sighting mass and design of the bungalows in question are all tailored to reflect the immediate surrounding context of properties along Mill Lane. The case officer has made it very clear in his report how the proposals have addressed the constraints and fully mitigate the challenges which were faced in delivering a suitable proposal for this site.

Regarding the comments published by the parish council. I'll be a little critical here so I do apologise if this offends any officers. I do actually wonder if the parish and town council, based on their observations have in fact studied the particulars which form this application. A number of their statements are worryingly incorrect and misleading. For example, the layout does not respect existing patterns of development. The last time I studied the layout, it was as per the case officer’s recommendations from the pre application inquiry, ie, two bungalows, side by side. Unless my eyes are blurred the entire length of Mill Lane comprises this established building rhythm - dwellings, side by side.

The proposed use of materials do not respect the development context is another observation from the parish council. Again, forgive me, but the existing bungalow which we are refurbishing, extending and remodelling is already rendered. Standing at the property and looking along the west side of Mill Lane, three of the four properties immediately adjacent to my client’s site are rendered. This does not include the seven properties, which are directly opposite my client site, which are also rendered. The proposed new build bungalow is also part rendered and references many of the dwellings in close proximity.

Another observation by the parish council is red brick is the predominant material choice along Mill Lane and not white brick. The proposed refurbishment of the existing bungalow introduces red brick detailing also found on countless properties nearby.

We have not indicated anywhere on our drawings, specifications or 3d visuals, the use of

white bricks. So I find the parish councillor's comments flawed and inaccurate with this regard. Overbearing in size and nature, another observation by the parish council. As referenced within the design and access statements and presented by the case officer earlier on the slides, we provided photographic evidence also of an identical relationship to which we propose, of a hipped roof bungalow sitting alongside a gable fronted bungalow. The ridge line is marginally higher as shown earlier by the red line, and it all sits comfortably in the street scene. So it physically exists, the precedent is already there for the relationship of those two types of properties.

I do not believe the parish council have studied the content of the application fully. I think they've quickly skimmed over the drawings and just published fleeting comments, which are not justified, and hold any weight.

Policy LP 26 of the Central Lincolnshire plan design and amenity requires all developments to achieve high quality sustainable design that contributes positively to the character, townscape and landscape. Our proposals meet all of the above criteria, local plan policies and Neighbourhood Plan Guidance and they are fully reinforced by the case officers committee report. I therefore encourage all members to support the application, this evening. Thank you."

With no further comments from the Officer, the Chairman invited Members of the Committee to comment.

Councillor D. Cotton confirmed he was speaking as a Committee Member however he wished to refute the allegations against the Parish Council and stated that the application had been given careful consideration. He raised concerns regarding the impact of increased traffic for the already busy junction however felt on balance the application should be granted. The Officer highlighted that the driveway was wide enough for cars to pass on the driveway, the Highways Agency had not objected to the development and it was conditioned for the driveway to be completed. In addition, there was sufficient space for cars to turn in order to avoid the need to reverse onto the road.

In response to a question regarding CIL contributions, it was confirmed this would be arranged with the CIL Officer however it would only be relevant for the proposed new dwelling. The Chairman summarised the details of the application and, having been moved and seconded, it was agreed that permission be **GRANTED** subject to the following conditions.

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

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

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

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

NONE

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

2. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved must be carried out in accordance with the following proposed drawings:

- 055C.2021.05 dated March 2021 – Site Plan
- 055C.2021.03a dated 27th March 2021 – 8 Mill Lane (remodelling)
 - Elevation, Floor and Section Plans
- 055C.2021.01 dated March 2021 – New Dwelling Elevation, Floor and
 - Section Plans
- 055C.2021.04 dated March 2021 – Garage/Office Elevation, Floor and
 - Section Plans

The works must be carried out in accordance with the details shown on the approved plans including external materials and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework, local policy LP17, LP26 of the Central Lincolnshire Local Plan 2012-2036 and policy 2 of the Saxilby with Ingleby Neighbourhood Plan.

3. No construction works above ground level must take place until details of a scheme for the disposal of foul/surface water (including any necessary soakaway/percolation tests) from the new build dwelling and a plan identifying connectivity and their position has been submitted to and approved in writing by the local planning authority. No occupation of the new build dwelling must occur until the approved scheme has been carried out.

Reason: To ensure adequate drainage facilities are provided to serve each dwelling, to reduce the risk of flooding and to prevent the pollution of the water environment to accord with the National Planning Policy Framework, local policy LP14 of the Central Lincolnshire Local Plan 2012-2036 and policy 2 of the Saxilby with Ingleby Neighbourhood Plan.

4. No occupation must take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. Details to include:

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

The scheme of landscaping must be completed in strict accordance with the approved scheme prior to occupation of each individual dwellings.

Reason: To ensure that appropriate landscaping is introduced and will not adversely impact on the character and appearance of the site or the surrounding area to accord with the National Planning Policy Framework, local policies LP17 and LP26 of the Central Lincolnshire Local Plan 2012-2036 and policy 2 of the Saxilby with Ingleby Neighbourhood Plan.

5. No occupation of each individual dwelling must take place until the shared driveway and individual turning space identified on site plan 055C.2021.05 dated March 2021 has been fully completed and retained for that use thereafter.

Reason: To ensure safe access to the site and each dwelling/building in the interests of residential amenity, convenience and safety and to allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety to accord with the National Planning Policy Framework and local policy LP13 and LP26 of the Central Lincolnshire Local Plan 2012-2036.

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

NONE

20 142645 - OLD CHAPEL COURT, WADDINGHAM

The Chairman introduced planning application number 142645 for approval of reserved matters to erect 1no. dwelling, considering access, appearance, landscaping, layout and scale, following outline planning permission 138417 granted 26 November 2018 - resubmission of 141752. The Senior Development Management Officer advised Members there was a variation to condition 7, in relation to the area to be protected from development. This area was slightly reduced in size and, as a result of the amendments, it had been agreed with the agent to change the description of the application in line with the most up to date permissions.

With no registered speakers, the Chairman invited comments from Members of the Committee. The Vice Chairman enquired as to why the protected area had been reduced in size. It was explained that the purpose of the protected area was to provide sufficient open space around the protected mill and the Conservation Officer had been satisfied that the change was small enough as to still retain the open space in relationship to the mill.

Members of the Committee supported the proposed design as sympathetic to the area and it was noted that, for clarity, a number of the objections detailed within the report were not material considerations and as such could not be considered in the decision making of the Committee.

With no further comments, the Chairman took the vote and it was unanimously agreed that permission be **GRANTED** subject to the following conditions.

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

NONE

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

1. No development must take place until details of the method of removal of excavated earth from the site has been submitted to and approved in writing by the Local Planning Authority.

This must include details of the use of the earth or where it will be deposited. The development must be completed in accordance with the approved details.

Reason: To ensure the excavated earth is dealt with and removed from the site in an appropriate manner to accord with the National Planning Policy Framework, local policy LP26 of the Central Lincolnshire Local Plan 2012-2036 and Policy 8 of the Draft Waddingham Neighbourhood Plan.

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 must be carried out in accordance with the following proposed drawings (dated 12th March 2021 unless stated):

- AR289(S3)-126 – Site Plan (Excluding indicative landscaping)
- AR289(S3)-124 – North and South Elevation Plans
- AR289(S3)-125 – East and West Elevation Plans
- AR289(S3)-123 – Floor Plans

The works must be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework, local policy LP17 and LP26 of the Central Lincolnshire Local Plan 2012-2036, Policy 3, 8 and 9 of the Draft Waddingham Neighbourhood Plan and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

Sample panel of at least 1 metre square for brickwork are to be constructed on site before materials are brought to site. The panel will demonstrate the colour and texture of the brick, the mortar colour and style, and the gauge of mortar (see advisory note)

- timber cladding and colour finish
- roof materials
- rainwater goods and downpipes including the colour
- all window and domestic doors including colour and finish

Reason: To ensure the use of appropriate materials in the interests of visual amenity and the setting of the Listed Building to accord with the National Planning Policy Framework, local policies LP17, LP25 and LP26 of the Central Lincolnshire Local Plan 2012-2036, Policy 8 of the Draft Waddingham Neighbourhood Plan and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. No occupation must take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. Details to include:

- Type, height and position of all retained or new boundary treatments.

- Material finish of all hardstanding (access road, driveways, patios and paths).
- Species, planting height, formation and position of new trees and hedging.
- Turfing

Reason: To ensure that appropriate landscaping is introduced in the interests of visual amenity and the setting of the Listed Building to accord with the National Planning Policy Framework, local policies LP17, LP25 and LP26 of the Central Lincolnshire Local Plan 2012-2036, Policy 8 of the Draft Waddingham Neighbourhood Plan and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. All first floor bathroom and ensuite windows must be obscure glazed and retained as such thereafter.

Reason: To protect the neighbour's private garden area from undue loss of privacy from overlooking to accord with the National Planning Policy Framework, local policy LP26 of the Central Lincolnshire Local Plan 2012-2036 and Policy 3 of the Draft Waddingham Neighbourhood Plan.

6. No occupation of the dwelling must take place until the access and off street parking space identified on site plan AR289(S3)-126 dated 12th March 2021 has been fully completed and retained for that use thereafter.

Reason: To ensure safe access to the site and the dwelling in the interests of residential amenity, convenience and highway safety to accord with the National Planning Policy Framework, local policy LP13 and LP26 of the Central Lincolnshire Local Plan 2012-2036 and Policy 3 and 8 of the Draft Waddingham Neighbourhood Plan.

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

7. Notwithstanding the provisions of Classes A, AA, B, C, D, E, F, G and H of Schedule Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) the dwelling hereby permitted must not be extended and no buildings or structures must be erected within the curtilage of the dwellings unless planning permission has first been granted by the Local Planning Authority.

Reason: To enable any such proposals to be assessed in terms of their impact on the setting of the listed buildings and the amenity of neighbours and the future residents to accord with the National Planning Policy Framework, local policy LP17, LP25 and LP26 of the Central Lincolnshire Local Plan 2012-2036, Policy 3 and 8 of the Draft Waddingham Neighbourhood Plan and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8. Notwithstanding the provisions of Class A of Schedule 2 Part 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no gates, fences, walls or other means of enclosure must be erected within or on the boundary of the site unless planning permission has first been granted by the Local Planning Authority.

Reason: To enable any such proposals to be assessed in terms of their impact on the setting of the listed buildings accord with the National Planning Policy Framework, local policy LP17, LP25 and LP26 of the Central Lincolnshire Local Plan 2012-2036, Policy 3 and 8 of the Draft Waddingham Neighbourhood Plan and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

21 142872 - CLIFF VIEW, AISTHORPE

The Chairman introduced the final planning application of the evening, application number 142872 for front porch and single storey side and rear extensions. It was confirmed that the application was presented for a Committee decision solely because the applicant was related to an Officer of the Council. Had that not been the case, the decision would have been taken under delegated authority.

With no updates, speakers or questions from Committee Members, and having been proposed and seconded, it was unanimously agreed that planning permission be **GRANTED** subject to the following conditions.

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

None

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:

1. 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:

Site Location ref. CF36 Rev 1
Proposed Site Plan ref. CF37 Rev 1
Proposed Model CF35 Rev 2
Floor Plans ref. CF35 Rev 2

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 LP17 and LP26 of the Central Lincolnshire Local Plan.

2. The materials used in the development shall match those stated on approved drawing ref. CF35 Rev 2.

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:

None.

22 DETERMINATION OF APPEALS

The determination of appeals was **NOTED**.

The meeting concluded at 8.22 pm.

Chairman