

WEST LINDSEY DISTRICT COUNCIL

MINUTES of the Meeting of the Planning Committee held in the Council Chamber - The Guildhall on 14 July 2021 commencing at 6.30 pm.

Present: Councillor Ian Fleetwood (Chairman)

Councillor Michael Devine
Councillor Jane Ellis
Councillor Cherie Hill
Councillor Mrs Cordelia McCartney
Councillor Mrs Jessie Milne
Councillor Roger Patterson
Councillor Mrs Judy Rainsforth
Councillor Mrs Angela White
Councillor Giles McNeill

In Attendance:

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| Russell Clarkson | Interim Planning Manager (Development Management) |
| George Backovic | Principal Development Management Officer |
| Ian Elliott | Senior Development Management Officer |
| Daniel Evans | Senior Development Management Officer |
| Martha Rees | Legal Advisor |
| Ele Snow | Democratic and Civic Officer |

Apologies: Councillor Robert Waller (Vice Chairman)
Councillor Matthew Boles
Councillor David Cotton

Membership: Councillor Giles McNeill as substitute for Councillor Robert Waller

23 PUBLIC PARTICIPATION PERIOD

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

24 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

RESOLVED that the minutes of the meeting of the Planning Committee held on Wednesday, 16 June 2021 be confirmed and signed as an accurate record

25 DECLARATIONS OF INTEREST

The Chairman made a declaration on behalf of all Members of the Committee in relation to a lobbying email received in reference to application number 142302 (agenda item 6a).

Councillor C. McCartney stated to the Committee that, as Ward Councillor, she had not received an individual briefing relating to application number 142302 (agenda item 6a), contrary to the information in the report.

Councillor A. White declared that she was Ward Member for Nettleham, in relation to application number 142542 (agenda item 6d), however she would retain her seat as Planning Committee Member.

Councillor J. Ellis declared that she had had prior involvement in application number 142598 (agenda item 6c) and as such would step down from the Committee for the duration of that item.

Councillor C. Hill declared that she was Ward Member in relation to planning application number 142146 (agenda item 6b) however she had no prior involvement and would remain as a Member of the Planning Committee.

Councillor G. McNeill declared a personal interest in application number 142542 (agenda item 6d) in that the applicant was known to him in a previous role on the Parish Council, however he had no predetermined view of the application and would remain on the Planning Committee for that item.

26 UPDATE ON GOVERNMENT/LOCAL CHANGES IN PLANNING POLICY

The Committee heard from the Interim Planning Manager (Development Management) with the following update.

The consultation draft to the Central Lincolnshire Local Plan was published on 30 June and the consultation would end on 24 August. This would be the new development plan that would replace the 2017 edition. Opportunities presented by the new draft were being recognised, such as in regards to climate change, and the Central Lincolnshire Joint Strategic Planning Committee were keen to hear views from local communities and key stakeholders.

The formal response from West Lindsey District Council would be considered at the meeting of the Prosperous Communities Committee on 29 July. Members were invited to contact the Planning Policy Manager, Rachael Hughes, or access the consultation via the main website. It was anticipated that there would be further consultation in early 2022, after consideration of the responses provided during the current consultation.

With regards to the weighting of the draft local plan, it was highlighted that any weight afforded to the draft plan should be tempered in consideration of the, as yet unknown, level of unresolved objections to the draft plan.

The Committee heard that, in terms of Neighbourhood Plans, the Corringham Neighbourhood Plan was awaiting the appointment of the Examiner and it was expected that examination of the Plan would be held in August or September. Additionally, consultation was open for the Hemswell Cliff Neighbourhood Plan and that would close on 15 August 2021.

27 142302 - GALLAMORE LANE, MIDDLE RASEN

The Chairman introduced the first application of the evening, planning application number 142302, outline planning application for the demolition of a dwelling and associated outbuildings and to erect a retail food store building and a detached coffee shop drive thru building - access to be considered and not reserved for subsequent applications, on land off Gallamore Lane Middle Rasen Market Rasen. With no updates from the Officer, the Chairman invited the registered speaker, Mr Keith Nutter, to address the Committee. Mr Nutter made the following statement.

“I am speaking today as the applicant and developer who will be working in partnership with national operators to deliver a high quality but sensitive development in Market and Middle Rasen.

In terms of the proposal as a whole, I think it is fair to say that our community consultation has shown that the prospect of a discount foodstore and coffee drive-thru being developed in Market Rasen has been well received and widely supported - excluding Tesco that is! For those who would like more choice and competition, then this can only be viewed as a good thing.

It's common knowledge that some people within the catchment of Market Rasen travel significant distances to undertake food shopping trips, given the limited choice on offer locally. Granted, some of these trips may have been combined with trips to work but since the pandemic there has been a considerable shift in shopping patterns. Grocery operators have continued to trade strongly despite the restrictions placed on the retail sector. However, people are certainly traveling less and with increases in the number of people working from home, a greater amount of trips are being undertaken locally. Therefore, if a better offer can be provided within the local catchment of Market and Middle Rasen then this can only be beneficial to the wider community.

Yes there will be some trade drawn from existing supermarkets including the Tesco and the Co-op but not to a significant level. More importantly, those people who live locally but currently shop elsewhere will be encouraged to shop in Market Rasen which will create more sustainable shopping patterns whilst encouraging them to rediscover other facilities within the area. It is evident that larger centres (such as Lincoln) have been disproportionately impacted by Covid-related restrictions and, as a consequence, there is a real opportunity for Market Rasen's local shops to be rediscovered.

It's understandable that Tesco raise concerns about a new development that might take some trade from their store in the future, but your officer is absolutely right when he concludes that there is no sound planning policy basis to support or justify Tesco's objection. It is not the role of the planning system to intervene in commercial competition - but rather to direct development towards sustainable locations which do not result in any adverse impacts.

On this matter, we have undertaken extensive searches throughout Market Rasen and the application site is the best located site sequentially, that is suitable, available and deliverable. The site is ideally located close to the planned housing expansion area of the

town and is well placed to serve their needs.

In order to ensure that the site is suitable, we have fully engaged with the owners of Sunnymede which is located next to the site. We have already had two face to face meetings with them during the determination of the application and it is our intention to continue this dialogue to ensure that they are content with the final scheme.

Not only will there be benefits arising from a new food shopping destination but there will also be other wider benefits including new job opportunities. I understand that there has been some debate about the numbers of jobs that might be created in the future. However, until an operator is in place it is difficult to accurately predict how many people will work at the site. What we do know from experience is that other discount stores in the UK would generally employ on average 40 people with Drive Thru facilities employing another 20. When you then factor in the construction jobs that will be created in delivering the development it is evident that there will be significant job opportunities associated with the proposed scheme at a time when the country is facing an uncertain economic future.

For all of the above reasons, I would urge you to support the planning officer's recommendation and allow Morbaine to move to the next stage of this development whereby we can secure end operators and finalise the design in detail."

The Chairman thanked Mr Nutter and, with no further comments from the Officer, invited Members of the Committee to comment. There was overall support for the application, with recognition of the benefits the proposals could bring to the local area, however Members expressed concerns as to the hours available for deliveries to take place and whether this would cause excessive disruption to local residents. The Officer highlighted that the initial hours for deliveries had been reduced and were now in line with what had been recommended by the Environmental Health team. Members recognised the objections raised by Tesco however felt that overall the merits of the application counteracted the objections raised. It was noted that the developers should continue to liaise with local residents to minimise disruption.

Having been moved and seconded. On taking the vote it was unanimously agreed that permission be **GRANTED**, alongside the signed and certified legal agreement under section 106 of the Planning Act 1990 (as amended) dated 17th June 2021 pertaining to:-

- £5000 for the processing of the alteration to the traffic regulation order and relocation of the existing speed limit terminal signs.
- £5000 for the future monitoring of the required Travel Plan,

and subject to the following conditions.

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

1. Application for approval of the reserved matters must be made to the Local Planning Authority before the expiration of three years from the date of this permission.

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

2. No development must take place until, plans and particulars of the **appearance, layout and scale** of the buildings to be erected and the **landscaping** of the site (hereinafter called "the reserved matters") have been submitted to and approved in writing by the Local

Planning Authority, and the development must 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 must be begun before the expiration of two years from the date of final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

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

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

4. No development must take place until a noise impact assessment has been submitted to and approved by the Local Planning Authority. The noise assessment must include any necessary noise mitigation measures and a noise management policy. No operation of the site must occur until all recommended noise mitigation measures have been installed and the site must be operated in accordance with the approved noise management strategy.

Reason: To protect the amenity of the adjacent neighbour from undue noise to accord with the National Planning Policy Framework and local policy LP26 of the Central Lincolnshire Local Plan 2012-2036.

5. No development must take place until, a contaminated land assessments and associated remedial strategy by a suitably qualified person with nontechnical summaries, conclusions and recommendations, together with a timetable of works, have been submitted to and approved in writing by the Local Planning Authority (LPA) and the measures approved in that scheme shall be fully implemented. (Outcomes must appropriately reflect end use and when combining another investigative purpose have a dedicated contaminative summary with justifications cross referenced). The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically in writing:

a) The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.

b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.

c) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.

d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during the works contamination is encountered which has not previously been

identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.

e) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

Reason: In order to safeguard human health and the water environment and identify potential contamination on-site and the potential for off-site migration to accord with the National Planning Policy Framework and local policy LP14 and LP16 of the Central Lincolnshire Local Plan 2012-2036.

6. No development must take place until details of a scheme for the disposal of surface water (including any necessary soakaway/percolation tests) from the site and a plan identifying connectivity and their position has been submitted to and approved in writing by the local planning authority.

The scheme shall:

- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
- 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;
- provide attenuation details and discharge rates which shall be restricted to 2 litres per second;
- provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- 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.

No operation of the site must occur until the surface water drainage has been fully completed in strict accordance with approved scheme. The approved scheme must be retained and maintained in full, in accordance with the approved details.

Reason: To ensure adequate surface water drainage facilities are provided to serve the buildings and hardstanding on the site, to reduce the risk of flooding and to prevent the pollution of the water environment to accord with the National Planning Policy Framework and local policy LP14 of the Central Lincolnshire Local Plan 2012-2036.

7. No development must take place until details of a scheme for the disposal of foul water from the site and a plan identifying connectivity has been submitted to and approved in writing by the local planning authority. No operation of the site must occur until the foul water drainage has been fully completed in strict accordance with approved scheme. The approved scheme must be retained and maintained in full, in accordance with the approved

details.

Reason: To ensure adequate foul water drainage facilities are provided to serve the buildings on the site and to prevent the pollution of the water environment to accord with the National Planning Policy Framework and local policy LP14 of the Central Lincolnshire Local Plan 2012-2036.

8. No development must take place until a demolition and construction method statement including a construction management plan has been submitted and agreed in writing by the local planning authority. The approved statement(s) must be adhered to throughout the demolition and construction period. The statement must provide for:

- (i) the routing and management of traffic;
- (ii) the parking of vehicles of site operatives and visitors;
- (iii) loading and unloading of plant and materials;
- (iv) storage of plant and materials used in constructing the development;
- (v) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- (vi) wheel cleaning facilities;
- (vii) measures to control the emission of dust and dirt;
- (viii) protection of existing boundary hedging and trees
- (ix) details of noise reduction measures;
- (x) a scheme for recycling/disposing of waste;
- (xi) the hours during which machinery may be operated, vehicles may enter and leave, and works may be carried out on the site;
- (xii) A Piling Strategy, including measures for mitigation, where piling is proposed

Reason: To restrict disruption to the living conditions of the neighbouring dwelling and surrounding area from noise, dust and vibration and to accord with the National Planning Policy Framework and local policy LP26 of the Central Lincolnshire Local Plan 2012-2036.

9. No development must take place unless a non-licensed Great Crested Newt Method Statement has been submitted and agreed in writing by the local planning authority. The development must be completed in strict accordance with the approved method statement.

Reason: In the interest of nature conservation to accord with the National Planning Policy Framework and local policy LP21 of the Central Lincolnshire Local Plan 2012-2036.

10. No development must take place until construction details and position of a 1.8 metre wide footway, to connect the development to the existing footway network on the north and south side of Gallamore Lane has been submitted and agreed in writing by the Local Planning Authority. The works must include appropriate arrangements for the management of surface water run-off from the highway. No operation of the site must take place unless the footpath has been fully completed, in strict accordance with the approved scheme.

Reason: To ensure the provision of safe and adequate pedestrian access to the permitted development, without increasing flood risk to the highway and adjacent land and property to accord with the National Planning Policy Framework and local policy LP13 and LP14 of the Central Lincolnshire Local Plan 2012-2036.

11. No development must take place unless details including the position to improve the

public highway by means of a pedestrian refuge island have been submitted and approved in writing by the Local Planning Authority. No operation of the site must take place until the refuge island has been completed in strict accordance with the approved details and certified complete by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of access to the permitted development to accord with the National Planning Policy Framework and local policy LP13 of the Central Lincolnshire Local Plan 2012-2036.

12. No development must take place until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. Those parts of the approved Travel Plan that are identified therein as being capable of implementation after occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented for as long as any part of the development is occupied.

Reason: In order that the permitted development conforms to the requirements of the National Planning Policy Framework, by ensuring that access to the site is sustainable and that there is a reduced dependency on the private car for journeys to and from the development to accord with the National Planning Policy Framework and local policy LP13 of the Central Lincolnshire Local Plan 2012-2036.

13. No external lighting must be installed on the site outlined in red on location plan 7536/01 dated November 2019 unless lighting details have been submitted to and agreed in writing with the Local Planning Authority. Such details are a lighting report with an illustrated light spill diagram and operational hours of all lighting. The development must adhere to the agreed lighting plan thereafter.

Reason: To restrict disruption from light spill on the living conditions of the neighbouring dwelling and the open countryside to accord with the National Planning Policy Framework and local policy LP17, LP26 and LP55 of the Central Lincolnshire Local Plan 2012-2036.

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

14. With the exception of the detailed matters referred to by the conditions of this consent including the reserved matters, the development hereby approved must be carried out in accordance with the location plan 7536/01 dated November 2019 and site plan 7536/27 (strictly vehicular access only) dated February 2021. 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 and local policy LP26 of the Central Lincolnshire Local Plan 2012-2036.

15. Apart from the non-licenced Great Crested Newt Method Statement the development hereby approved must only be carried out in accordance with all the habitat and ecological features set out in section 3.0 and all the Protection, Mitigation and Management recommendations set out in section 4.0 of the Biodiversity, Enhancement and Management Plan dated January 2021 by WYG.

Reason: In the interest of nature conservation to accord with the National Planning Policy Framework and local policy LP21 of the Central Lincolnshire Local Plan 2012-2036.

16. No operation of the site must take place until details to permanently close the existing accesses off Gallamore Lane have been submitted to and agreed in writing by the Local Planning Authority. The closure of the two accesses must be completed within seven days of the new access being brought into use and in strict accordance with the approved scheme.

Reason: To reduce to a minimum, the number of individual access points to the site, in the interests of road 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:

17. No deliveries must take place on the site between the hours of 23:00 and 7:00.

Reason: To restrict sleep disturbance from vehicle, human and delivery noises on the neighbouring dwelling during the hours stated to accord with the National Planning Policy Framework and local policy LP26 of the Central Lincolnshire Local Plan 2012-2036.

18. The retail store must not operate outside of the following hours:

- 8:00 and 22:00 on a Monday, Tuesday, Wednesday, Thursday, Friday and Saturday
- 9:00 and 18:00 on a Sunday

Reason: To protect the amenities of nearby properties and the locality to accord with the National Planning Policy Framework and local policy LP26 of the Central Lincolnshire Local Plan 2012-2036.

19. The coffee drive thru building must not operate outside of the following hours:

- 6:00 and 22:00 on a Monday, Tuesday, Wednesday, Thursday, Friday and Saturday
- 9:00 and 18:00 on a Sunday

Reason: To protect the amenities of nearby properties and the locality to accord with the National Planning Policy Framework and local policy LP26 of the Central Lincolnshire Local Plan 2012-2036.

20. No extraction flues, vents or fans must be installed on the site outlined in red on location plan 7536/01 dated November 2019.

Reason: To protect the amenities of nearby properties and the locality from unacceptable odour nuisance to accord with the National Planning Policy Framework and local policies LP26 of the Central Lincolnshire Local Plan 2012-2036.

21. The proposed site outlined in red on location plan 7536/01 dated November 2019 must only be used for the purposes of retail and for a coffee drive thru. Any other uses including those within Class E of the Town & Country Planning (Use Classes) Order 1987 as amended, are prohibited.

Reason: To protect the amenities of nearby properties and to restrict the site from

inappropriate uses in accordance with the National Planning Policy Framework, local policies LP6, LP26 and LP55 of the Central Lincolnshire Local Plan 2012-2036.

28 142146 - FOSTERS YARD, LANGWORTH

The second application of the evening was introduced, planning application number 142146 for the removal of all existing buildings to be replaced by 13 no. new rural enterprise units for business use (Class E(g)/B2/B8), at Fosters Yard, Station Road, Langworth, Lincoln. The Committee heard that additional comments had been received from Internal Drainage Board on Drainage Strategy, read aloud as follows:

“The watercourse is Sudbrooke Beck and at this location it is a board maintained watercourse so anything within 9m of the top of the bank requires consent from the board. As stated in the original comments the board normally maintains the watercourse from the opposite side but periodic access from this side may be required. The building closest to the watercourse should be set back to provide access. Ultimately responsibility for the stability of the bank is with the site owner and it is in their interest to provide access should they required to under remedial work. Consent will also be need for the outfall.

The drainage strategy is generally acceptable, but I would point out that water levels in Sudbrook Beck are subject to high water levels backing up from Barlings Eau so the outfall will be surcharges reducing discharge at times. The comment about ground raising is a common issue, if a plot is raised it potentially acts as a dam and prevents overland flow going where it naturally goes. So the effect can be ponding in the adjacent sites and at worst flooding. Also raising the ground can locally affect the water table which again could cause ponding or soggy ground. It is something that you should always be aware of. In this case I have not visited the site but I think it is already raised so it may not be an issue, but you will need to assess it.”

The Officer noted that there was currently access to the Beck and it was not considered reasonable or relevant to the merits of the application to impose a setback requested. There was a separate consent procedure in place that the applicants would need to engage with in connection with discharge to the Beck and due to distance to the bank. It was also highlighted to Members that there was a proposed amendment to condition 2 in the report, as read aloud. In addition to these comments, further comments had been received from Langworth Group Parish Council on amendments stating that “LGPC remained in favour, as per the previous application”.

The Chairman noted there had been two statements submitted to be read aloud to the Committee. The Democratic Services Officer read aloud the following statement, on behalf of Mr Oliver Fytche-Taylor, agent for the applicant.

“Dear Chairman,

Thank you for the opportunity to address the committee. We would like to send our apologies for not being present in person to deliver this statement to you.

This application site has been a location for continuous employment and industrial uses as far back as planning records show. Historic mapping indicates the land as a ‘yard’ or depot

at least since the early 1970's, and locally it is believed to have been in continuous industrial uses for over sixty years. Since that time, the village of Langworth has continued to grow in terms of housing. But, like many of our rural communities, employment opportunities in the immediate vicinity have sadly reduced, along with some of the village's amenities such as the post office.

Currently, Fosters Yard is not subject to planning controls in terms of vehicle movements, noise or hours of operation. It is also known that the local area has historically experienced instances of surface water flooding, particularly following prolonged periods of rainfall. Understandably this matter has been the focus of some of the consultation responses. It has been given serious attention within the planning application too.

As the officer's report and the formal consultation responses from the statutory consultees confirm, the redevelopment of the site offers a realistic opportunity for significant betterment – not only in terms of installing a permanent solution to mitigate the site's flood risk, but also to ensure that this will be properly managed in future for the lifetime of the development.

Of course, the most significant advantage that the redevelopment offers is additional employment opportunities. As an entrepreneurial Council focused on delivering sustainable growth throughout the district, including in its rural communities, the Council's positive engagement on this planning application, and the Officers recommendation for approval, are both warmly welcomed.

As many residents have said, including the Parish Council, the creation of new employment opportunities and improving the visual appearance of the site are exactly what is needed at Fosters Yard. Again, in some cases that support is related to the need to also address surface water flooding and noise concerns - and in both cases additional measures have been designed and incorporated into the development to address these concerns in full.

As a result, there are no objections from any statutory consultees.

As Members will have seen from the photos submitted with the planning application, at present the site is not a suitable environment for businesses wanting to grow or invest.

None of the existing buildings have even the most basic commodities, such as staff toilets. The units are unheated, and much of the work is carried out in the open. Overall, the site has a harmful visual impact. Furthermore there is no proper drainage within the site, and absolutely no screening or planting to protect neighbouring properties from noise or other disturbances.

This planning application would address these concerns and deliver a relatively modest, but significantly improved, rural employment site. It is designed to suit and appeal to smaller independent businesses and support new start-ups in a way that the larger, edge of town industrial sites don't generally cater for.

It is fully recognised that one of the closest properties is an objector to these proposals (the other closest resident fully supports). They have submitted several responses and repeatedly describe the application as a 'proposed industrial estate'. This could give the impression that the application seeks to change the use of the land – it clearly does not and Fosters Yard has been in industrial use and a source for local jobs for many years.

The existing businesses will remain at Fosters Yard and have purpose-built units within the new development. This will mean they can continue to operate in a much more suitable, safer and professional environment.

In its present condition the site cannot realistically sustain business uses without the significant investment proposed by the applicants. Left unchanged, this site would eventually result in the loss of rural jobs, rather than help sustain and create them.

It is also relevant that the neighbouring dwelling that objects to this proposal is the same property that only exists *because* of the industrial site.

Their property gained planning permission in 1998 (at which point the land had already been industrial uses for 40+ years) and was only permitted because of an occupancy restriction tying the property to the industrial land. It was built to serve workers at the site, but an application to remove that occupancy tie was granted by WLDC in February 2019.

The impact of noise and the uncontrolled impact of vehicle movements from Fosters Yard – both at that time and in future - was therefore considered by WLDC just over 2 years ago and deemed acceptable. The objectors therefore know that Fosters Yard is already an operational industrial site.

Despite the objection, the applicants recognised these concerns and the plans before committee tonight contain numerous improvements requested by the Officer to address the neighbour's concerns. These include changes to the roofline and scale of the building, moving the acoustic fencing as far away from the boundary as practicable and new landscaping.

As the officer confirms in their report, the proposed development is acceptable in planning terms. It meets local and national planning policy requirements. There are no objections from statutory consultees and a good level of local support is in place locally, including from the Parish Council. The applicant's investment in this site will transform Fosters Yard permanently, for the better.

We hope that the committee upholds your Officers recommendation so that this badly needed improvement work is granted permission to proceed without delay.

Thank you.”

The Democratic Services Officer then read aloud a statement provided by Mr and Mrs Hatton, objectors to the application.

“Dear Sirs

We refer to the resubmission of the above planning application and wish to object in the strongest for the reasons outlined below.

We would wish to reiterate our concerns in respect of noise and fume pollution, loss of light and intrusion in our privacy. There is insufficient visibility splay for vehicles leaving the site as you cannot see our entrance due to the angle and setback which will be dangerous for us as we exit our property.

Our concerns that the proposed industrial estate and considerable increase in commercial activities will have substantial negative impact on the residential amenity of our property and the potential to cause significant harm. The proposal is not compatible with neighbouring domestic land uses including noise, fume pollution, overbearing, loss of light and intrusion into our privacy. We are very concerned as to the increase in large commercial heavy goods vehicles passing within close proximity of our property is likely to have structural impact on our property from vibration.

The general wider area is "residential" in planning use and the proposed enterprise park is in stark contrast to this.

Health and Safety - We are deeply concerned as to the health, safety and wellbeing when considering the significant increase in the number of vehicles movements, both cars and lorries, which will pass within close proximity to the bungalow and immediately across the front of our access. The A158 is an extremely busy road and we regularly struggle to exit our property. The proposal which provides for 80 plus parking spaces, together with lorry deliveries and the alike would make it almost impossible for us to exit our property. There is a high possibility that vehicles will be sitting, with engines running every day of the week, immediately adjacent and within a few metres of our garden and patio areas. The noise, vibration and exhaust fumes from lorries and cars within feet of our gardens are of a great concern, as is the safety of our family and friends and in particular our grandchildren playing in our gardens. Visibility, as you exit our drive, is currently limited but the proposals presented would make the situation quite dangerous for us.

Visual Amenity

The siting of the proposed refuse bins which are virtually outside of ours and next doors fence line, which we feel is not only an attractant for odour and mess but also will attract vermin, however, after discussion Miss Truelove has agreed to see if the bin store can be repositioned.

Another issue to raise is the removal of top water that accumulates and floods part of our garden – is this being addressed?

Confirmation is needed as to what degree the landscaping between the rear of our property and with unit 13 – will this be mature trees or shrubs etc? Mature trees preferable to disguise buildings

Confirmation needed with regards to either the possibility of either speed ramps or similar as both the volume of traffic will increase and vibration noise drastically

What restrictions are being put in place with regards to working days/opening hours of business as this is a big concern due to the increase of traffic movement

The intensity of the proposal means it is no longer a small, localised commercial yard with little associated vehicle movement, but becomes an intensive commercial industrial estate which would be detrimental not just on our own residential amenities but those in the surrounding area.

The impact of light pollution, noise and vibration of heavy goods vehicles associated with the

increased activity of the yard will have a very significant and detrimental impact on wellbeing and amenity of our home and lives and we therefore formally request this application together with this objection be presented to the full committee.”

Note: Councillor I. Fleetwood declared he was County Councillor for Langworth, and a Member of the Witham Third Drainage Board, but had had no prior involvement in the application.

With no further comments from the Officer, the Chairman invited comments from Members of the Committee. There was overall support for the site, with comparisons made to similar ventures in other areas of the district that had proven successful. Consideration was given to the objections raised against the proposal, however on balance it was felt that the benefits to the local area, such as improvements to flood drainage, and merits of the application were to be supported. Members did raise concerns regarding the siting of the bins and the Officer stated that an additional condition could be included regarding this.

Having confirmed that the recommendation included the amended condition two and the additional condition regarding the bins, the proposal was moved, seconded and taken to the vote. It was unanimously agreed that permission be **GRANTED** subject to the following conditions.

Additional Condition

Notwithstanding the details shown on Drawing No. TL069-SP-08 the location of the area labelled “Bins” is not approved which shall be subject to the submission of additional details for the written approval of the local planning authority. The approved details shall be implemented in full prior to the occupation of the hereby approved units.

Reason: to minimise noise and disturbance to neighbours in accordance with policy LP26 of the Central Lincolnshire Local Plan

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).

2. No development shall take place until a scheme for the disposal of foul and surface waters has been submitted to and approved in writing by the Local Planning Authority. This must include consideration of the effects of raising existing ground levels to the levels specified in condition 5 specifically in relation to the impact of overland flows and must also 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 details which must be in place prior to occupation of the units.

Reason: To ensure that the permitted development is adequately drained without creating or

increasing flood risk to land or property adjacent to, or downstream of, the permitted development and to avoid water pollution in accordance with Policy LP14 of the Central Lincolnshire Local Plan.

3. No development shall take place until the further investigation recommended by the geo environmental ground investigation report dated March 2021 has taken place and a method statement for the whole site has been submitted to and approved in writing by the Local Planning Authority.

Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

Reason: In order to safeguard human health and the water environment and identify potential contamination on-site and the potential for off-site migration to accord with the National Planning Policy Framework and policy LP14 and LP16 of the Central Lincolnshire Local Plan 2012-2036.

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

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

- Site Plan New Units TL069-SP-08 Rev I
- Floor Plan and Front Elevation New Units (1) TL069-FP-NU1-01 Rev E
- Floor Plan and Front Elevation New Units (2) TL069-FP-NU2-01 Rev D
- Floor Plan and Front Elevation New Units (3) AJB TL069-FP-NU3-01 Rev B
- Floor Plan and Front Elevation New Units (4) Shane Bodyworks TL069-FP-NU4-01 Rev D

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 in the interests of proper planning.

5. The development shall be carried out in accordance with the submitted flood risk assessment dated July 2020 and the following mitigation measures it details:
Finished floor levels shall be set no lower than 7.45 metres above Ordnance Datum (AOD).
Flood resilience and resistance measures shall be incorporated as stated in the FRA.

Reason: To reduce the risk of flooding to the proposed development and future occupants. These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

6. The development shall be carried out in accordance with the Construction Management

Plan and the Demolition Method Statement with the hours of operation **limited to** between 0730 hours and 1800 hours on each day Monday through to Saturday with no operations on Sundays.

Reason: To minimise noise and disturbance to neighbours in accordance with 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:

7. Prior to occupation of the hereby approved units a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority.

The details shall include:

1. Planting plans;
2. Written specifications including cultivation and other operations associated with plant and grass establishment;
3. Schedules of plants, noting species, plant sizes and proposed numbers/densities
4. Tree pits including root protection details;

The approved details shall be implemented in full following completion of development or occupation of the units whichever is the sooner and any trees or plants which within a period of five 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: In the interests of visual amenity to ensure the approved development provides satisfactory soft landscaped areas to break up the mass of what would otherwise be a large expanse of hard surfaced areas and buildings to accord with LP26 of the Central Lincolnshire Local Plan.

8. Prior to occupation of the units' details of the acoustic fencing shown on "Site Plan New Units TL069-SP-08 Rev I" shall be submitted to and approved in writing by the local planning authority. The details approved shall be implemented prior to occupation. Details of the treatment of all boundaries beyond the acoustic fencing shall also be submitted for written approval and subsequent implementation in accordance with the details approved prior to occupation.

Reason: This was the basis upon which the findings of the Noise Impact Assessment were prepared and in the interests of residential and visual amenity in accordance with Policy LP26 of the Central Lincolnshire Local Plan.

9. Prior to occupation of the hereby approved units' details of the external lighting (to include a light spill diagram), including proposed hours of illumination, shall be submitted to and approved in writing by the local planning authority. It shall thereafter be carried out in accordance with the details approved.

Reason: To avoid excessive illumination impacting harmfully on neighbours in accordance with policy LP26 of the Central Lincolnshire Local Plan.

10. The use of the units and wider site shall be restricted to between 0730 hours and 1800

hours each day, Monday through to Saturday with no use on Sundays.

Reason: This was the basis upon which the findings of the Noise Impact Assessment were prepared and in accordance with Policy LP26 of the Central Lincolnshire Local Plan.

11. Notwithstanding the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) external plant is prohibited on the site until details have been submitted to and approved in writing by the Local Planning Authority. The details submitted shall demonstrate compliance with the recommendations of the Noise Impact Assessment.

Reason: This was the basis upon which the findings of the Noise Impact Assessment were prepared

29 142598 - 3 SOUTHMOOR ROAD, NEWTON ON TRENT

NOTE: Councillor J. Ellis stepped down from the Committee for the duration of this item and left the Council Chamber at 7.37pm

The Chairman introduced planning application number 142598, for proposed change of use from agricultural to B8 – storage, at 3 Southmoor Road, Newton On Trent, Lincoln. The Officer explained there were no updates to the application and presented the details of the application to the Committee. The Chairman stated there was one registered speaker, Mr George Machin, agent for the applicant. He invited Mr Machin to address the Committee and he made the following statement.

“Chair, thank you for the opportunity to speak on the application this evening.

The application has been recommended for approval by Planning Officers, subject to a number of conditions. These include that within 6 months, a scheme of landscaping is submitted detailing any proposed new planting. Also, in the interests of visual amenity, conditions are attached that would restrict the Storage of materials within the site to a maximum height of 2.5 metres, and also that there shall be no storage of any plant, machinery or materials or any vehicular parking within root protection areas of existing trees.

Not a single local resident has objected to this application.

The Parish Council simply request that all relevant paperwork in terms of any other permits or certificates are also put in place.

It is also worth highlighting that individual letters from businesses based locally who regularly use and employ the applicant, P&M Pavers, on jobs in the area have written into the Council to fully SUPPORT this application. All of these businesses are based in Central Lincolnshire and close to the application site.

Extracts taken from these letters are as follows:

‘Just to confirm that we as a company work with P&M Pavers on a regular basis and because they utilize a local workforce, we encourage our customers to make the most

of this when carrying out landscape alterations to their properties. They have all the necessary plant and a comprehensive experienced work force that deliver a high quality standard of workmanship.'

'We are a local building company carrying out various construction works in the local area. We use P & M Pavers (Lincoln) Ltd for all plant and groundwork labour and materials supplies.'

'We are a small civil engineering company which rely on local businesses for labour, plant and materials, we use P&M Pavers for most of the time as on a phone call we can hire in suitable labour and any plant we require, because their local they are very easy to access and their rates are very favourable'

In terms of relevant planning policy, significant weight must be given to the fact that the proposal accords with paragraph 80 of the National Planning Policy Framework in placing significant weight on the need to support economic growth and productivity, paragraph 82 in recognising the specific locational requirements of different sectors, and paragraph 83 which requires decisions to enable the sustainable growth and expansion of all types of businesses in rural areas.

The business includes 5 no. full time employees who work from the site, and the business employs approximately 50 – 70 staff members that work off-site.

Approval of this application would support economic growth and productivity, as well as enabling the sustainable growth of existing business in West Lindsey.

The existing hedges around the site assist in screening the Site and further planting is required by a landscaping condition. Consequently, the proposal does not conflict with adopted LP policy which requires employment development to not harm the character of the locality and which also seeks for non-residential developments to be of a size and scale commensurate with the proposed use and the rural character of the location.

It is clear to see that the proposed development would not result in any significant harm to the character and appearance of the area. Furthermore, there has been no suggestion of conflict with neighbouring land uses, harm to amenities of neighbouring occupiers nor any unacceptable impact on the highway network. Consequently, therefore, it is our view that the proposal is in an appropriate location for employment development.

Looking through the Council's core objectives, the Council recognise that rural diversification proposals (such as this current application) will come forward and that they should be fully supported where it can be shown that they can contribute to the local economy. Local Plan policy says that schemes should be accommodated in existing buildings wherever possible and that support will be given to any scheme that would bring about a more beneficial use.

As the Committee Report states, the Government recognise through new Permitted Development Rights that there is great potential for some properties that do not have a viable future in their lawful use (such as this application building in Newton on Trent) to be converted to commercial use. These rights were introduced to provide wider opportunities to support rural economic growth by making better and more sustainable use of existing buildings to adapt to changing circumstances and, in doing so, provide viable uses. It is in

the broad context of the above legislation that this application should be considered.

The Site is sustainably located on the edge of Newton on Trent and alongside the A57, a key transport artery into Lincoln and is perfectly located for the Applicant's business to serve the local catchment area. The visual impact on the countryside is minimal given that there are no new buildings proposed as part of this application or any changes whatsoever necessary to the design of the building or even the yard itself.

Overall, it is considered that the proposal complies with the key aims and objectives of national and local planning policy and we regard there to be no development control issues that would warrant planning permission being withheld. On this basis we hope you will support the application."

With no further comments from the Officer, the Chairman invited comments from Members of the Committee. There was widespread support for the application, with Members recognising the benefits of the proposed use for the site. With no further comments, 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. Within six months of the date of this permission a scheme of landscaping to include which existing trees are to be retained and details of the size, species, position and density of all trees, shrubs and hedging to be planted have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of the visual amenity in accordance with the National Planning Policy Framework and policies LP17 and LP26 of the Central Lincolnshire Local Plan.

2. All planting, seeding or turfing comprised in the approved details of landscaping approved by condition 1 shall be carried within one year of the date of this permission; and any trees or plants which within a period of 5 years from the completion of their planting 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.

3. 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.

4. Storage of materials within the site shall not exceed a height of 2.5 metres above existing ground levels unless otherwise agreed in writing by the local planning Authority.

Reason: In the interest of visual amenity, in accordance with the provisions of the National Planning Policy Framework and policies LP17 and LP26 of the Central Lincolnshire Local Plan.

5. The development shall be carried out in accordance with the submitted flood risk assessment (ref: 2896) dated April 2021 and the following mitigation measures it details:

- Storage provisions for water vulnerable items and equipment shall be provided and set no lower than 6.18 metres above Ordnance Datum to mitigate against the risk of damage to property.

Reason: To reduce the risk of damage to property during a flood event, in accordance with the provisions of the National Planning Policy Framework and policy LP14 of the Central Lincolnshire Local Plan.

6. There shall be no storage of any plant, machinery or materials or any vehicular parking within the root protection areas as shown hatched on the 'Tree Protection Plan' dated 14th June 2021.

Reason: In the interest of visual amenity, in accordance with the provisions of the National Planning Policy Framework and policies LP17 and LP26 of the Central Lincolnshire Local Plan.

7. 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 Plan
- Site Layout/Block Plan
- Proposed Floor Plans and Elevations
- Tree Protection Plan
- Flood Risk Assessment 2896 / Apr 2021

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.

Conditions which apply or relate to matters which are to be observed following

completion of the development:

None.

Note: Councillor J Ellis returned at 7.52pm

30 142542 - SCOTHERN RD, NETTLEHAM

The next application of the evening was introduced, planning application number 142542, to erect 3no. dwellings on land off 72 Scothern Road, Nettleham, Lincoln. There were no updates from the Officer and Members were presented with details of the application. The Chairman stated there had been one statement submitted by Miss Emma Truelove, applicant, and he invited the Democratic Services Officer to read the statement aloud. The following statement was made.

“Dear Chairman,

Thank you for the opportunity to address the committee. We would like to send our apologies for not being present in person to deliver this statement to you.

The application site is within an area of land allocated housing in both the Nettleham Neighbourhood Plan (known as allocation B) and Central Lincolnshire Local Plan, where it is given the reference CL4661.

The site is allocated in the Local Plan for an indicative capacity of 68 dwellings (and not 50 as stated in the objection from the Parish Council). As such, the additional numbers proposed by this application represent a very minimal increase in overall capacity.

It is obviously worth noting that whilst the figures quoted in the local plan serve as a useful guide, they are not prescriptive and nor should they be used as a barrier to growth. Precise site capacity cannot reasonably be identified until the more advanced stages of planning when a site layout is considered.

As committee members will be aware, other developments that exceeded the ‘indicative capacity’ shown in the plan on allocated sites within the village have attracted similar concerns from the parish council, but those higher capacities were subsequently allowed on the basis of good planning and design.

The delivery of additional homes without compromising either site design or land-take should be welcomed, particularly in a popular village such as Nettleham where development. Indeed, both the NPPF and the Local Plan advocate good design and the use of appropriate site densities to make best use of available land.

Paragraph 122 of the NPPF states that “*Planning policies and decisions should support development that makes efficient use of land*”.

In achieving well designed places paragraph 127 of the framework states that “*Planning policies and decisions should ensure that developments...are sympathetic to local character*”

and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)”.

This planning application would not result in demonstrable harm as a result of the minor uplift in overall housing numbers proposed by this planning application. Nor would this development cause harm to the local environment or setting, nor create a development that is wholly out of character with the village.

Instead, as confirmed by the planning officer’s positive recommendation, the development would continue to comply with the development plan when read as a whole, and it does not trigger any material policy conflicts that would justify the refusal of planning permission.

Accordingly, we trust that the Planning Committee will follow the advice provided to them in the detailed assessment presented from the planning officer and will approve planning permission for these three additional homes.

Thank you.”

The Officer clarified the difference in indicative numbers of dwellings was for 50 in the Neighbourhood Plan and 68 in the CLLP, however as the Local Plan had been adopted after the Neighbourhood Plan, it took precedence.

Members were, on the whole, not satisfied with the manner of the application and the practice of applying for additional dwellings after initial planning permission had been granted. It was highlighted that the application should be considered as a standalone application. There was concern that Nettleham as a village was being required to accept additional development as there was precedence for additional houses being granted after the original planning permission was granted for fewer dwellings. It was explained that, on this occasion, a revision to the layout had led to a more effective use of the land which led to the additional plots.

In the absence of an alternative proposal, the Chair moved the Officer recommendation and on being seconded, it was agreed by majority vote that:

The decision to grant planning permission subject to conditions be delegated to Officer’s upon the completion and signing of an agreement under section 106 of the Planning Act 1990 (as amended) pertaining to:-

1. A capital contribution of £1,897.50 to the Council towards capital infrastructure for health services necessary to serve the development.
2. A capital contribution of £68,919 to the Council towards off-site affordable housing.

and, in the event of the s106 not being completed and signed by all parties within 6 months from the date of this Committee, then the application be reported back to the next available Committee meeting following the expiration of the 6 months.

31 142847 - COBWEBS, MIDDLEFIELD LANE, GLENTHAM

Members gave consideration to the final application of the evening, application number 142847 for conversion of existing dwelling into 2no. dwellings at Cobwebs, Middlefield Lane, Glenthams, Market Rasen.

The Chairman stated there was one registered speaker for the application, Mr Mike Dee, and he invited him to address the Committee. Mr Dee made the following statement.

“Good evening members of the planning committee.

As the agent for the application on Middlefield Lane in Glenthams, I am here today to speak in support of the proposal which has been presented to this evenings meeting with a recommendation of approval.

The original building consisted of 2 semi-detached symmetrical cottages. The previous occupier lived in one of the cottages and in 1992 decided to buy the other cottage also. The previous occupier then created a doorway opening at the ground floor level and effectively used both cottages as one dwelling from that point onwards. The opening at the ground floor level was the only modification made to allow the cottages to be used as one dwelling.

When viewing the property externally from Middlefield Lane, the building still appears to be 2 individual cottages as there are 2 front doors to each original cottage and a roof that is physically divided with ridge tiles.

Internally, the 2 original separate staircases remain in place which each lead to separate first floor areas that are still completely divided by the original party wall. The separate electrical supplies to each cottage also remain in place and from a conveyancing perspective each cottage has its own separate legal title.

Currently the existing building stands empty in an extremely poor state of repair and is unsuitable for occupation. This planning application seeks formal consent to re-instate the two cottages back into their original form which will be complemented by a complete refurbishment on each cottage to include new heating systems, wall and roof insulation, new external doors and windows and new kitchens and bathrooms.

The application has been recommended for approval by the planning officer and there have been no objections from local residents, the historic environment officer or the highways department. The parish council did raise concerns regarding parking however we have provided 2 off-street parking spaces, 1 per dwelling.

The application site is in an appropriate location under Policy LP2 and the proposal will provide additional benefits by restoring a heritage asset of local significance back into its original form of 2 cottages.

By approving this application, 2 completely refurbished cottages will be brought onto the market for occupation which forms a positive contribution when considering the under-supply of housing.

I therefore trust that the members of the planning committee can approve this application in line with the planning officer’s recommendation.”

With no further comment from the Officer, and with Members expressing support for the plan

to revert to two dwellings, the Officer recommendation was proposed from the Chair, seconded, and on taking the vote, it was unanimously agreed that planning permission be **GRANTED** subject to the following conditions.

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

1. The development hereby permitted 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:

Site Plans as Existing and Proposed / Location Plan ref. NWD-100

Floor Plans as Existing and Proposed ref. NWD-200

Elevations as Existing and Proposed ref. NWD-300

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.

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

None.

32 DETERMINATION OF APPEALS

The determination of appeals was **NOTED**.

The meeting concluded at 8.13 pm.

Chairman