



Officers Report

Planning Application No: 135031

PROPOSAL: Planning application for proposed 17no. rural enterprise units, consisting mainly of business use along with a retail unit, cafe and office. Demolition of existing buildings.

LOCATION: Hillcrest Caistor Top Caistor Market Rasen LN7 6JG

APPLICANT: Mr O Lawrence

Ward Members: Cllr O Bierley, Cllr Lawrence

WARD: Caistor and Yarborough

TARGET DECISION DATE: 30/11/2016

DEVELOPMENT TYPE: Minor - Manufacture/Storage/Warehouse

CASE OFFICER: Ann Scott

RECOMMENDED DECISION: Approve subject to conditions

Description:

The proposal involves the erection of 17 rural enterprise units, a retail unit, café and office following the demolition of the existing buildings at Hillcrest Caistor Top, Caistor. The application site is on the A46 close to the junction with the B1225 and the A1173.

There are a number of existing buildings on the site including a former retail unit which is the subject of an application for the change of use to a gym and another building used in connection with car sales on the site. To the east of the site is a café and to the south of the site is a residential property in close proximity to the boundary with the site. The site is situated in the Wolds Area of Outstanding Natural Beauty and is visually prominent in the landscape. A fence of mesh type defines the perimeter to the rear of the site. Opposite the site is the former Montessori School which is a Grade II Listed Building.

Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999:

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

Relevant history:

128839 - Retrospective planning application for the change of use from Workshop to A1 Retail – approved 10/9/2012
135007 – Planning permission for change of use from A1 Retail to D2 Gymnasium. Pending decision.

Representations:

Chairman/Ward member(s): None received

Town Council: Caistor Town Council has no comments/objections to make.

Neighbour Comments –

Objections: Hillcrest House & Red Roofs Horncastle Road.

- Concerns can be summarised as: Adjoining property too close and will lead to noise, disturbance and odour reducing amenity. This is due to the use being for industrial and restaurant operations which are not appropriate in this location. There is a history of noise complaints from this site.
- Highway safety issues: The site is located at a major junction which is an accident black spot. Speed limits should be reduced. A lot of heavy conflicting traffic movements occur in this location. There should be a highway management plan.
- Possible contamination is a major concern that should be addressed in detail.
- Details are very limited on issues such as: extract and air conditioning equipment, machinery, the hours of operation. The development cannot be properly considered without such details.
- The bin storage area is deemed too close to the adjoining property leading to concerns over health, odour, noise and vermin.
- Hours of operation are a concern due to concerns over proximity and residential amenity.
- This is a significant increase in the size of the development on site and a Design & Access Statement should have been provided to outline how the site will operate. This has not been provided so the impacts from this development cannot be quantified.
- Trees/landscaping: there are trees on the boundary to the site but on neighbouring land which have not been assessed and could be impacted upon as a result of development.

- With particular reference to the AONB the scale of the proposal is deemed to detract from the appearance and character of the AONB. Its position on the ridgeline and the general rural character of the area is noted.

Support: Three letters of support from the occupiers of: Amberley Close, Grimsby, Keepers Cottage Caistor Road, Swallow, and Chichester Drive, Caistor have been received. They support the provision of the units appropriate for small businesses and consider the proposal would support business development in the community.

West Lindsey Growth and Projects Officer – support the proposal on the economic and regeneration benefits the proposal will bring to the area. There is a need for good quality small business units that they confirm is required following research by the Council.

LCC Highways: No objections but have requested conditions on access, pedestrian crossing and drainage

Archaeology: No objections to the proposal.

Lincolnshire Wolds Countryside Service: Comment that the site is in an area of AONB and mention that account should be taken of the likely impact that this development have on the landscape character of the Lincolnshire Wolds Area of Outstanding Natural Beauty. This should include evidence of how such development can enhance the landscape character of the AONB. This should including minimising night time light levels.

Public Protection: Comment on possible contamination of the site due to the previous use for a garage and car sales. A condition requiring the investigation into the potential for contamination on the site prior to the commencement of the development is likely to be appropriate in this instance. Conditions are also requested in relation to noise mitigation measures,

Trees and Landscape Officer: The site plan shows a row of low level landscaping to the west of the site and details will need to be provided for prior approval on species and sizes, to check suitability to the site and the character of the area. Most of the trees on the front have been cut down and provided that they are replaced with good quality trees there are no objections.

Relevant Planning Policies:

National guidance

National Planning Policy Framework 2012 (NPPF)
National Planning Practice Guidance (NPPG)

West Lindsey Local Plan First Review 2006

[STRAT 1: Development Requiring Planning Permission](#)

[STRAT 12: Development in the Open Countryside](#)

[NBE 9: The Lincolnshire Wolds Area of Outstanding Natural Beauty](#)

[ECON1: Employment Development Provision](#)

Central Lincolnshire Submitted Local Plan 2012-2036
<https://www.n-kesteven.gov.uk/central-lincolnshire/>

The Central Lincolnshire Local Plan has been submitted to the Secretary of State for examination and it is now officially in the 'examination period'. Accordingly it can be afforded more weight in decision.

LP1: A Presumption in Favour of Sustainable Development
LP2: The Spatial Strategy and Settlement Hierarchy
LP5: Delivering prosperity and jobs
LP6: Retailing and town centres
LP13: Accessibility and transport
LP16: Development on land affected by contamination
LP17: Landscape, townscape and views
LP26: Design & amenity

Caistor Neighbourhood Plan

This is a made plan and as such forms part of the development plan utilised to assist in determining planning applications

Policy 6. Business units and start up units. New business units will be supported where they are within existing employment areas, or conversions of existing empty derelict buildings or previously developed land and include the opportunity for flexible floor space arrangements.

Main issues

- Principle of Development/Planning Policy
- Area of Outstanding Natural Beauty (AONB)/Visual Impact
- Economic benefit/employment opportunity
- Footpath/Highway Safety & Car Parking
- Residential Amenity/noise
- Foul and Surface Water Drainage
- Flood risk/drainage
- Other matters

Assessment:

- Principle of development/Planning Policy

West Lindsey Local Plan

Saved Policy STRAT12 of the West Lindsey Local Plan indicates that: planning permission will not be granted for development proposals in the open countryside unless the development is essential to the needs of agriculture, horticulture, forestry, mineral extraction or other land use which necessarily requires a countryside location, or otherwise meets an objective supported by other Plan policies.

The proposal represents development in the open countryside as it is located outside the settlement limit of Caistor. Saved Policy NBE9 (Lincolnshire Wolds Area of Outstanding Natural Beauty) seeks to protect this location which is an exposed site on a high vantage point in the Lincolnshire Wolds. This is to protect the character of the countryside and because this site is not usually convenient or accessible to those without cars.

Saved Policy ECON1 indicates employment generating development or the construction of buildings for business...will be permitted on sites not allocated for any of these uses provided that the proposal; meets all of the following criteria:

- i. There is no available allocated site within the nearby settlements or an established employment area in existence within the locality;
- ii. It would not generate traffic of a type or amount inappropriate for the character of access roads or require improvements which would damage the character of those roads;
- iii. It would not harm the character or appearance of the countryside;
- iv. It would not harm the character, appearance or setting of the local settlement or the amenity of nearby or adjoining residents or other land uses;
- v. It would not harm any site of nature conservation value or archaeological importance or any building of architectural or historic interest, conservation area or historic landscape or their setting;
- vi. It would blend into the landscape in design, siting and choice of materials;
- vii. It is not sited in a Green Wedge, AONB, protected settlement break or other protected landscape area or feature;
- viii. The site can adequately accommodate the proposal in terms of size and shape for the layout incorporating suitable access, parking, landscaping or any other requirements of the proposed development;
- ix. The proposed development should be in scale with the size of the settlement within which it is proposed.

Priority will be given to previously developed sites over the release of greenfield sites.

National Planning Policy Framework (NPPF)

The NPPF emphasis that (para 113) that great weight should be given to conserving landscape and scenic beauty in...Areas of Outstanding Natural

Beauty, which have the highest status of protection in relation to landscape and scenic beauty. It also notes that planning decisions should encourage the effective use of land by re-using land that has been previously developed, provided that it is not of a high environmental standard.

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

Para 24 of the NPPF indicates that local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale.

However, para. 25 indicates that this sequential approach should not be applied to applications for small scale rural offices or other small scale rural development.

Central Lincolnshire Local Plan (CLLP)

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

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

Policy LP6 provides guidance on retail development and notes that a retail hierarchy will be used to guide planning application determinations. A sequential approach to locating retail development in town centres, then edge of centre and only if these are sites are not available out of centre locations will be required to be considered.

LP13 indicates that: all developments should demonstrate, where appropriate, that they have had regard to the following criteria:

- a. Located where travel can be minimised and the use of sustainable transport modes maximised;
- b. Minimise additional travel demand through the use of measures such as travel planning, safe and convenient public transport, walking and cycling links and integration with existing infrastructure;
- c. Should provide well designed, safe and convenient access for all, giving priority to the needs of pedestrians, cyclists, people with

- impaired mobility and users of public transport by providing a network of pedestrian and cycle routes and green corridors, linking to existing routes where opportunities exist, that give easy access and permeability to adjacent areas;
- d. Ensure allowance is made for low and ultra-low emission vehicle refuelling infrastructure.

LP17 seeks to protect and enhance the intrinsic value of our landscape and townscape. Of particular importance is the character of the Lincolnshire Wolds AONB.

The proposal represents development in the open countryside as it is located outside the settlement limit of Caistor. It is also within the Lincolnshire Wolds Area of Outstanding Natural Beauty development on an exposed site and in a high vantage point and development would not normally be supported in such locations. This is to protect the character of this nationally important countryside character. Such a location is also not usually convenient or accessible to those without cars and as such would not usually be supported on sustainability grounds.

The NPPF supports the sustainable growth and expansion of all types of business and enterprise in rural areas both through the conversion of existing buildings and well-designed new buildings. The property is sited close to the edge of Caistor and has previously been used as a workshop, as part of a garage on the site, and subsequently a retail unit attracting visitors to the site by car. While the site is not easily accessible by other means of transport it does have good links to the highway network via the A46 to Grimsby and is accessible from Caistor. This will be supported by the construction of a pedestrian island to aid pedestrian access to the village.

The use of the site for business units is an appropriate use for the site given that the previous use has been for retail, garage and a café. The use proposed is in keeping with the character of the site and subject to conditions is considered to be acceptable in principle. The application indicates that 64% of the use will be designated for B1c Light Industry, B2 General Industry and B8 uses which equates to 572 sq. metres of floor space leaving 323 sq.m for A1 retail, A3 café and B1a offices. As will be noted below to protect the vitality and ongoing regeneration of Caistor town centre the levels of retail, café and office uses will be conditioned to ensure that the quantum of each A1, A3 and B1 use does not alter over the lifetime of the development.

Whilst the site is in open countryside and in the AONB the site is previously developed land with large unattractive industrial buildings which detract from the area. The proposal, as will be expanded upon below, would represent a visual improvement of the site and as a result the proposals would be deemed to accord with the character of the area and the AONB.

Area of Outstanding Natural Beauty/ Visual Impact

Saved ECON1 does not support employment provision within the AONB, however, it is considered that the proposal will visually improve the character and appearance of this part of the AONB as the existing site which has been a garage and car sales business, shop and café which are not particularly appropriate to the character of the area in their unattractive industrial buildings. In contrast, whilst similar uses are again proposed, the development consists of modern relatively low level buildings which will improve the visual amenity of the area.

The proposal would involve the construction of new buildings on the site following the demolition of the existing garage and warehouse/shop. The visual impact would be from the new buildings and any signage on the building. The site does lie in the Lincolnshire Wolds AONB. The proposed buildings on the site are low level single storey with a high quality design, using appropriate, brick, tile and cladding to the countryside area. The proposed buildings are designed in a block arrangement of four blocks one with two units, one with four units and one with five units, and a single block of six units seventeen in total. The design is of a typical low level business unit the hipped roofs and gable ends. At the same time, however, the buildings would not be dissimilar traditional agricultural buildings. The majority of the buildings openings would face inwards protecting the character of the area, which together with appropriate landscaping would lead to an enhancement to the area. The most prominent block of six units has a gable design that looks into the site and has glazed panels to the front. This would create a focal point to site and junction. The other units are low level buildings with hipped roofs and gable ends.

Economic Benefit/Employment Opportunity

The proposal is for 17 rural enterprise units creating approximately 895m² of floor space of which a minimum of 64% (572m² B1(c), Business/B2/B8), the remaining development being split between A1 Retail, A3 Café/Restaurant and (B1 Office), on the site of the existing buildings which are to be demolished.

The council's economic development team have supported the proposal in that it provides modern high quality development units for the area. Such premises are in short supply within the Caistor area and will promote economic development. In addition to this the Caistor Neighbourhood Plan supports proposals for flexible employment uses and Policy 6 is relevant to this application. In particular it notes that new business uses will be supported where they are conversions of existing empty derelict buildings or previously developed land.

A condition, however, is recommended to be attached to any permission to ensure that the floor space for retail and the B1c office and A3 café uses are controlled so that they remain ancillary to the overall use of the site. This would ensure that the overall use of the site remains appropriate to the character of the locality, that Caistor town centre remains the focus for

economic activity and that the interests of the residential amenities of nearby properties were fully considered.

It is also worth noting that the proposal would replace an existing retail use on site and a café. Such uses serve the site but also passing trade. With that in mind a café and retail unit on this site are considered to be acceptable in principle which has already been established. It is more likely that the café will be used by existing users of the proposed units on the site than attracting people from within the Caistor.

Footpath/Highway Safety

The location of the site would necessitate the need for it to be accessed by the car, but nevertheless the uses may attract customers from Caistor across the A46 accessing the premises on foot. A previous application for retail use attracted an objection from the Highways Authority on the grounds of highway safety and the increased potential for visitors to the site to cross the main highway which is an accident blackspot as it is close to a very busy junction with Caistor and the B1225 and the A46 Grimsby Road.

The current application is intended to go hand in hand with improvements to the junction and access which will benefit highway safety for pedestrians at an existing accident blackspot and as such has received support from the highways officer subject to appropriate conditions. The proposed alterations to the access have been agreed in conjunction with Lincolnshire Road Safety Partnership and have been submitted with the application in accordance with the recommendations that the Road Safety Partnership have suggested. Planning conditions require the submission of details prior to the commencement of the development to ensure that the works are carried out to the satisfaction of the Highways Authority in the interests of highway safety.

In addition to this, it is important to control the use and levels of use on the site, so that traffic is not unacceptably generated at this site. Larger scale retailing, office and café/restaurant uses could increase the attraction of the site in this busy location reducing highway safety. As a result of this, the proposal should be conditioned to ensure floor levels for such uses remain controlled.

Residential Amenity/Noise

The neighbour at the adjacent dwelling, Hill Crest House, has objected to the proposal on the grounds of the increased noise from the visiting cars, and other vehicles resulting from the use of the property for business purposes.

Whilst these concerns are noted and indeed the previous noise complaints recognised, the nature of the modern buildings proposed must be taken account of. This together with the use of appropriate conditions for the buildings to be sound proofed, extract and air conditioning agreed before installation appropriate boundary treatments agreed and condition to ensure windows and doors are to be kept closed would ensure the residential

amenities are protected. It is also considered that the proposed buildings would also screen the adjoining property from the A46 reduce traffic noise.

It is important to note that Public Protection officers have considered the scheme and have not objected to the proposals subject to the imposition of conditions.

The concerns relating to the storage of waste from the site and the location of bin stores are noted. As a result of these concerns conditions are proposed to seek agreement of the type and location of bin stores before work first commences.

Flood Risk/Drainage

The site is not connected to mains drainage and as such the proposal is to a package treatment plant means of drainage on the site. Conditions are recommended to be agreed before work commences.

The application has been subject to a MAG meeting, the result of which have led to a SUDS scheme. Surface water drainage would be dealt with through infiltration but full details are to be agreed through conditions.

Other matters

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

Conclusions

The application has been considered against the provisions of the development plan in the first instance and in relation to that the following policies have been assessed against the proposal in addition to any other material considerations. The saved policies STRAT1 Development requiring planning permission, STRAT12 Development in the open countryside and NBE9 The Wolds Area of Outstanding Natural Beauty of the West Lindsey Local Plan First Review and the following policies in the emerging Central Lincolnshire Local Plan. LP1: A Presumption in Favour of Sustainable Development, LP2: The Spatial Strategy and Settlement Hierarchy, LP5: Delivering prosperity and jobs, LP6: Retailing and town centres, LP13: Accessibility and transport, LP16: Development on land affected by contamination, LP17: Landscape, townscape and views and LP26: Design & amenity. The NPPF and the Caistor Neighbourhood Plan Policy 6. The application is recommended for approval subject to the following conditions.

Human Rights Implications:

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European

Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

Legal Implications:

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

Recommendation: Approve subject to conditions

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

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

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

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

2. No development shall take place until, a scheme of landscaping including details of the size, species and position or density of all trees to be planted, fencing and walling, and measures for the protection of trees on and adjoining the site have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that a landscaping scheme to enhance the development and to help it assimilate within its countryside setting is provided in accordance with West Lindsey Local Plan First Review Policy STRAT1.

3. No development shall take place until details of all external and roofing materials to be used have been submitted to and approved in writing by the Local Planning Authority and the development shall only be carried out using the agreed materials.

Reason: To safeguard the character and appearance of the buildings and surroundings and ensure the proposal uses materials and components that have a low environmental impact in accordance with West Lindsey Local Plan First Review Policy STRAT 1.

4. Prior to the commencement of construction of any buildings or commencement of the use, the vehicular access to the development shall be improved in accordance withdrawing number LDC1490-02A dated March 2016.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site.

5. Before development commences on site further details relating to the vehicular access to the public highway, including materials, specification of works and construction method shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented on site before the development is first brought in to use and thereafter retained at all times.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site.

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

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site.

7. No development shall take place until, a management scheme for protecting the adjoining dwellings from noise from the development hereby permitted has been submitted and approved in writing by the Local Planning Authority; all works which form part of the scheme shall be completed before any part of the development is occupied.

Reason: The Local Planning Authority wishes to ensure that noise disturbance is minimised for future occupiers of the development in accordance with West Lindsey Local Plan First Review Policy STRAT1.

8. No development shall take place until, details of the extraction and ventilation equipment have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the development hereby permitted being first brought into use and thereafter retained. Future occupants of units following previous occupiers shall accord with the requirements of this condition if extract/ ventilation equipment is required.

Reason: In the interest of residential amenity in accordance with West Lindsey Local Plan First Review Policy STRAT1.

9. No development shall take place until, a contaminated land assessment and associated remedial strategy, 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. 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 as recommended by the Environment Agency and the Environmental Health Manager in accordance with West Lindsey Local Plan First Review Policy STRAT1.

10. No development shall take place until, detailed plans showing the location, design and materials of proposed facilities for the disposal and storage of any refuse/recyclable materials, including details of any bin storage, shall be submitted to and shall be available for use prior to the development being occupied and shall be permanently retained thereafter, unless otherwise first approved in writing by the Local Planning Authority.

Reason: In the interest of public health, visual amenity and highway safety in accordance with West Lindsey Local Plan First Review Policies STRAT 1 and SUS 7.

11. Prior to demolition commencing a demolition and construction method statement shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- i) Measures to prevent dust and noise nuisance;
- ii) Measures to prevent vibration damage and nuisance;
- iii) Survey of buildings to be demolished for presence of asbestos and measures to remove and dispose of the material in a safe manner;
- iv) Hours and days of operation;
- v) Routing agreement for demolition and construction vehicles arriving the leaving the site.
- vi) Details of any proposed pile driving include: method, timing and duration of any pile driving operations.
- vii) Measure to prevent mud and debris being brought onto the public highway and measures to mitigate this if it occurs.

The demolition of the existing structures on site and construction of new store shall be undertaken in strict accordance with the approved scheme.

Reason: To protect the amenities of adjoining occupiers and to prevent pollution in accordance with saved Policy STRAT1 of the West Lindsey Local Plan First Review.

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

12. 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 accompanying details submitted and the following drawings LDC1490-02A, LDC1490-03, LDC1490-04A, LDC1490-05A, LDC1490-06A received on the 5th October 2016. The works shall be carried out in accordance with the details shown on the approved plans and any other approved documents forming part of this application.

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework and saved Policy STRAT1 of the West Lindsey District Local Plan First Review 2006.

13. Development shall take place in accordance with the details of the proposed foul and surface water drainage for the site submitted with this application. The approved details shall thereafter be implemented in full before the building(s) are brought into use.

Reason: In the interest of nature conservation and in order to secure a satisfactory means of sustainable drainage for the development in accordance with saved Policy STRAT 1 of the West Lindsey Local Plan First Review 2006 and the National Planning Policy Framework

14. Within seven days of the new access being brought into use, the existing access onto Grimsby Road (access located adjacent to the Eastern boundary of the site) shall be permanently closed in accordance with a scheme to be agreed in writing by the Local Planning Authority.

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

15. The arrangements shown on the approved plan LDC1490-02A dated March 2016 for the parking/turning/manoeuvring/loading/unloading of vehicles shall be available at all times when the premises are in use.

Reason: To enable calling vehicles to wait clear of the carriageway of Grimsby Road and to allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety.

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

Reason: In order to safeguard human health and the water environment as recommended by the Environmental Health Manager in accordance with West Lindsey Local Plan First Review Policy STRAT1.

17. Details of any lighting shall be submitted to and approved in writing by the Local Planning Authority before the buildings are first occupied. Development shall be carried out in accordance with the approved details.

Reason: In the interest of visual amenity, highway safety and the dark sky policy in accordance with West Lindsey Local Plan First Review Policy STRAT1 and NBE18.

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

18. 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 building 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 saved Policy STRAT 1 of the West Lindsey Local Plan First Review 2006

19. The uses hereby approved shall be carried out in accordance with the submitted plans and particulars in this application and the units hereby approved shall not be split or extended unless otherwise agreed in writing with the Local Planning Authority.

Reason: This condition is imposed in the interests of the residential amenities of the locality, highway safety and protection of the town centre and in accordance with Policy STRAT1 of the West Lindsey District Council First Review 2006.

20. The combined total of 323 m² of floor space hereby approved for A1 Retail, A3 Café and B1 Business shall be not be exceeded, be carried out in one unit per use only and these units shall not be extended/ combined unless otherwise agreed in writing with the Local Planning Authority.

Reason: This condition is imposed to ensure that the proposal is sustainable, the town centre is protected and residential amenities are protected and in accordance with the advice in the NPPF.

21. No business operations shall take place anywhere on the site except within the buildings. The use of power tools and/or machinery shall be confined to the inside of the building hereby permitted with all doors and windows closed, and mechanical ventilation to the workshop area shall be provided to the satisfaction of the Local Planning Authority.

Reason: To protect the amenities of adjoining properties and the locality in general in accordance with West Lindsey Local Plan First Review Policy STRAT1.

22. No paint spraying of vehicles shall be carried out on the site. All works and storage in conjunction with vehicle repair and servicing shall be carried out within the buildings on the site.

Reason: In the interest of residential amenity in accordance with West Lindsey Local Plan First Review Policy STRAT1.

Notes to the Applicant

23. There shall be no storage of materials, goods, waste or any other articles on the site otherwise than inside the buildings without the prior written approval of the Local Planning Authority.

Reason: In the interest of residential and/or visual amenity in accordance with West Lindsey Local Plan First Review Policy STRAT1.

24. The premises shall not be used other purpose other than within Class A1, A3, B1a, B1C, B2 and B8 of the Schedule to the Town and Country Planning (Use Classes) Order (Amendment) (England) 2006, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification).

Reason: To enable the Local Planning Authority to retain control over other uses that might harm the amenities of the area/ would not accord with development plan policies for industrial sites/the countryside in accordance with West Lindsey Local Plan First Review Policy STRAT1.