

WEST LINDSEY DISTRICT COUNCIL

MINUTES of the Meeting of the Planning Committee held in the Council Chamber - The Guildhall on 2 March 2022 commencing at 6.30 pm.

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

Councillor Michael Devine
Councillor David Dobbie
Councillor Mrs Cordelia McCartney
Councillor Mrs Jessie Milne
Councillor Peter Morris
Councillor Roger Patterson
Councillor Mrs Judy Rainsforth
Councillor Jeff Summers
Councillor Mrs Angela White

In Attendance:
Russell Clarkson Interim Planning Manager (Development Management)
Martha Rees Legal Advisor
Ian Elliott Senior Development Management Officer
Daniel Evans Senior Development Management Officer
Richard Green Planning Officer
Ele Snow Senior Democratic and Civic Officer

Apologies: Councillor Matthew Boles
Councillor David Cotton
Councillor Cherie Hill

97 PUBLIC PARTICIPATION PERIOD

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

98 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

RESOLVED that the minutes of the meeting of the Planning Committee held on Wednesday, 2 February 2022 be confirmed and signed as an accurate record.

99 DECLARATIONS OF INTEREST

Councillor I. Fleetwood declared that all the Members of the Planning Committee had received an email at 11.28 AM on the day of the meeting a solicitor's letter from Richard

Buxton for agenda item 6b, application number 143701. The Chairman stated that he had skimmed the letter, and summary, but said he had not read it in detail.

Councillor C. McCartney declared that she was Ward Member for agenda item 6b, application number 143701. She would speak to the Committee as a Ward Member on the application, but as such would step down from the Committee for the rest of that item.

100 UPDATE ON GOVERNMENT/LOCAL CHANGES IN PLANNING POLICY

Members heard an update provided by the Planning Manager. He gave a brief update on the changes. He stated that on the Hemswell and Harpswell joint Neighbourhood Plan, they had submitted a plan, with the Submission consultation planned for 14 April. The Officer also spoke about the Central Lincolnshire Local Plan, which had been agreed on Monday 28 February. Members heard that it was to go for public consultation, including further publication and press release.

West Lindsey District Council Neighbourhood Plans Update – March 2022		
Neighbourhood Plan/s	Headlines	Planning Decision Weighting
Made Neighbourhood Plans	Brattleby, Caistor*, Cherry Willingham, Dunholme*, Great Limber, Lea, Nettleham*, Osgodby, Riseholme, Scotter, Scothern*, Saxilby, Welton, Willoughton, Glentworth, Spridlington, Sudbrooke, Scotton, Bishop Norton and Atterby, Gainsborough, Morton, and Corringham.	Full weight
Sturton by Stow and Stow joint NP	Examination almost completed. Examiner’s report should be available shortly.	Increasing weight
Hemswell and Harpswell joint NP	Submission consultation (Reg16) now underway – ends 14 th April 2022.	Increasing weight
Hemswell Cliff NP	Submission version (Reg16) to be made available by parish council shortly for final consultation and examination.	Some weight
Keelby NP	Draft version (Reg 14) considered by parish council last month.	Little weight
Reepham NP	Expect to receive (Reg 14) consultation version shortly.	Little weight
Caistor NP Review*	Steering group formed last month. Terms of reference and engagement strategy to be agreed.	Little weight
Scothern NP Review*	Scope of review being considered by parish council.	Little weight
Blyton PC	Interested in preparing a neighbourhood plan.	
Scampton PC	Interested in preparing a neighbourhood plan.	
Neighbourhood Plans - made (22) - in preparation (19) - future (42) - being reviewed (4)*	To view all of WLDC’s neighbourhood plans please go to: https://www.west-lindsey.gov.uk/my-services/planning-and-building/neighbourhood-planning/	NP stage-weighting -Made–full weight -Referendum successful–full weight -Examination successful/Decision Statement issued–significant weight -Submission Reg16–increasing weight -Draft Reg14 - some weight -Designated – little weight

101 142855 - PLANNING APPLICATION FOR AN AUTOMOTIVE RESEARCH AND DEVELOPMENT CENTRE... "BLYTON PARK DRIVING CENTRE", KIRTON ROAD, BLYTON

The Chairman introduced the first application of the meeting, application number 142855, for an Automotive Research and Development Centre at Blyton Park Driving Centre, Kirton Road, Blyton. This item had been deferred from the Committee's previous meeting, with a site visit having taken place in the intervening time.

The Planning Officer stated that there were no other updates from the report. The Chairman stated that there were three registered speakers regarding the application. He then invited the first, Mr Alistair Wood, Agent for the Applicant, to address the Committee.

Mr Wood stated that following the site visit, Members should better understand the Driving Centre's operation on a typical day. The agent stated that the main Research and Development facility was to diversify the business and driving centre. The agent stated that the site operated every day.

Regarding the potential noise, the agent stated that the noise was monitored, and that any issue regarding potential increased noise would not be the case. The speaker referred to the new accommodation of electric vehicles, giving way to a net reduction in noise. The agent aimed to specifically answer queries from the objector raised at the previous meeting regarding noise level issues. The agent stated that the old airfield had been used for motor vehicles for a long time, referencing that the burial ground started operation in 2010, with the current set up of the driving centre having existed at the time. He referred to issues of increased usage, stating that usage would have a net reduction and stated that the driving centre had worked with the Green Burial site regarding notification of funerals, and reaffirmed that they would still co-operate with the business regardless of any decision made by the Committee.

With regards to the points about the usage of other buildings, the agent stated that the proposed building had to be close to the track in order to facilitate the necessary research and development aspects of the proposal. He explained that it was low profile within the landscape, designed to not appear out of place, and whilst also contemporary, was supposed to reflect previous buildings on the site, notably the air tower. He went on to state that granting the application would allow for the business to diversify and expand locally, in addition to the development of electric cars generally. The agent concluded by stating that the applicant and application would work with the local plans.

The Chairman thanked Mr Wood for his comments and noted that the first of the registered objectors to the application, Mr and Mrs Hatch, had submitted a statement to be read on their behalf. He invited the Democratic Services Officer to read the following statement.

"Dear Sir/ Madam,

"I am writing to give my statement about our concerns with the proposed development of the Blyton Racetrack.

"Our main concerns are the following.

“One. Noise. The current system of measuring noise is inadequate being just one unit and on the first corner. It is almost laughable that the site itself can monitor its own noise levels. Motorbike track days are significantly louder than car track days. However, the organisers promote publicly on social media sites how to 'avoid' or 'bypass' the noise restrictions. Advice such as short-shifting near the sound meter, taking the first corner in third gear, not second, before going full throttle after the monitoring station. The Gtec Performance Ducati days even boast about how loud they are. It is general knowledge in the racing community (evidence on public social media sites and multiple forums mocking the supposed noise control) that you can be loud at Blyton Race Track as no-one cares or does anything about it. It is essential this measuring device is independently managed and multiple measuring devices should be used at various points on the track. This would then have a fair assessment of what the noise levels actually are.

“Two. Increase usage: Adding to the amenities of the track (such as the pit garages) will make the business more attractive to potential users and hence more popular. Whether it is for electric use or not, it will become more popular - fact. The planning officers should look carefully at hours of use per day/week, not just bookings per day. Some current bookings can be for very short periods of the day, just one or two hours. The comment 'we are running at full capacity' is simply not true.

“Three. Inaccurate description of intended use. I hope the planning officers have carefully looked at this application and not been blind-sided by the possible 'green element'. What if the green element doesn't happen? Possibly too late then for the residents. If this application did not mention wind power, charging points, solar panels etc – would this application be considered?

“Four. Eye-sore – We hope this application does not obtain approval but if it does, please consider locations where additional buildings can be built where they will not be seen by residents. I believe this is achievable behind the current green storage / party shed.

“Thank you for reading out our statement.”

The Chairman then invited the second objector, Mr Gordon Tulley, to address the Committee.

At the beginning, the speaker inferred that he had previously had a lot of experience with manufacturing tyres, and felt qualified to speak on the effect of tyres. During his statement, Mr Tulley made reference to slides on the screen, showing the effect of tyres had on noise. Regarding this matter, he stated that at 50 miles per hour, the decibels on an electric car would be 107.5 decibels, which was far in excess of the permitted noise level.

In his statement, the speaker spoke about 'green washing' and referred to the Competition and Markets Authority's new standards, in that relevant information should not be omitted or hidden and the business had to consider the total impact of services.

The speaker went on to mention the past banning of electric vehicles on the site, including quite recently in November 2021 for track days. He referred to a report provided by the business in its consideration for the application and noted that it only had the word 'tyre' once in the whole report, something he considered to be something of an omission. He added that, in his experience, there were no .track tyres for electric cars available, inferring

that road tyres made far more noise due to the grooves in the tyres. He concluded his statement by noting that there were no high-speed charging ports for cars planned in the application.

The Chairman thanked Mr Tulley for his statement. With no further comments from the Officer, the Chairman invited comments from the Committee.

The Chairman stated that he had found the site visit useful. Members who had attended the site visit, and those who had visited independently also found visiting the site beneficial, stating that it placed the application into context.

Regarding the issue of tyre noise, Members commented that they did not expect tyre noise to be an issue. One Member raised that he had experience of driving an electric car, and that due to the severely reduced engine noise, the main thing he could hear was tyre noise. Another Member commented that during the site visit, even with the wind blowing, the noise from the track was not excessive.

On the building issue, a Member commented that what they looked at was the actual site plan, including the proposed building, turbines, and solar panels. The Member then went on to state that he did not think this development would impact the noise level. Regarding some of the objections and the usage of the site, one Member stated that these objections were about existing use on an established site, whilst the application was looking at the future use. The Member went on to state that they were satisfied with the internal operation of the Driving Centre, and the actions taken to work with the neighbours of the applicants.

With the application having been proposed and seconded, on voting it was agreed that permission be **GRANTED** subject to the following conditions:

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

1. The development hereby permitted 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. The developer must notify the Ministry of Defence, at least 14 days prior to the commencement of the development, of the following information:

- a) the date of the commencement of the erection of wind turbine generators;
- b) the maximum height of any construction equipment to be used in the erection of the wind turbines;
- c) the date any wind turbine generators are brought into use;
- d) the latitude and longitude and maximum heights of each wind turbine generator, and any anemometer mast(s).

Details of the notification to the MoD shall be submitted to the Local Planning Authority prior

to the commencement of development.

See also advice note below.

Reason: In the interest of maintaining aviation safety.

3. No development shall take place until, suitably qualified contaminated land assessments and associated remedial strategy with none technical 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 shall 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 to accord with the National Planning Policy Framework and local policy LP16 and LP26 of the Central Lincolnshire Local Plan.

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

4. The drainage scheme as shown on drawing: 'BLTN-BSP-ZZ-00-DR-C-SK240 Rev P01' and 'Novo UK42 Gravity' shall be installed prior to the use of the building commencing and shall be retained and maintained in working order for the lifetime of the development.

Reason: To ensure the drainage scheme is adequately installed to accord with the National Planning Policy Framework and Policy LP14 of the Central Lincolnshire Local Plan.

5. Prior to development above damp proof course, details of a historic interpretation board including details of its proposed location and contents shall be submitted to and approved in writing with the Local Planning Authority. The board shall be installed prior to the use of the building commencing and shall be maintained during the lifetime of the development.

Reason: To ensure that the board is accurate and well-designed to suitably offset the impacts on the historic environment in accordance with policy LP25 of the Central Lincolnshire Local Plan and the National Planning Policy Framework.

6. Any site clearance works must be carried out outside of the breeding bird season (1st March to 31st August inclusive) in accordance with the recommendations of the Preliminary Ecology Appraisal by Brooks Ecological Ref: ER-5622-01A dated 09/08/2021.

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.

7. The materials used in the development shall match those stated on the following drawing(s): BLY-03 dated 12 May 2021.

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

8. 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: BLY-02B dated 03 Aug 2021, BLY-03 dated 12 May 2021 and BLY-05A dated 03 Aug 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:

9. Development shall proceed in accordance with S. & D. Garritt Ltd. REPORT OF NOISE IMPACT ASSESSMENT. No body work or panel beating shall take place in the pit garage units.

Reason: In the interest of residential amenity and to accord with policy LP26 of the Central Lincolnshire Local Plan.

10. No lighting shall be installed on the site unless details including hours of illumination have been submitted to and approved in writing by the Local Planning Authority. It shall then be operated in accordance with the approved details.

Reason: To safeguard the occupants of nearby housing from excessive illumination in accordance with Policy LP26 of the Central Lincolnshire local Plan.

11. The use hereby permitted shall not be operational outside the following times; between 0700hrs and 1900hrs Monday to Sunday including Bank Holidays.

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

102 143701 - PLANNING APPLICATION FOR THE SITING OF 2NO. FEED BINS, MANOR FARM MAIN ROAD KINGERBY MARKET RASEN LN8 3PU

The Chairman introduced the second application of the meeting, application number 143701, for the siting of 2no. feed bins at Manor Farm, Main Road, Kingerby Market Rasen, LN8 3PU.

The Planning Officer provided several updates to his report. Members heard that residents had made further representations regarding comments already made, including damage to water mains. The Officer stated that he had also received a letter from a solicitor regarding the application and went on to summarise the letter contents. The Officer then gave a presentation on the main features and designs of the application, showing site plans, photos of the silos, the farm, and the nearby area.

The Chairman noted there were four registered speakers on the application and invited the first speaker, the agent for the applicant, Mr Ian Pick, to address the Committee.

During his statement, Mr Pick stated that the application was only for two feed bins. He noted that it had been an existing livestock building for about 50 years and been both a cattle and pig shed. He explained that there had been communication with the Planning Enforcement Team and that under Section 55 of the Town and Country Planning Act, building for agricultural purposes did not need planning permission. He reiterated that the application was just related to feed silos and highlighted that the site was lawfully used for pigs.

The Chairman thanked Mr Pick and invited the second speaker, Mr David Chambers, to address the Committee.

In his statement, Mr Chambers stated that he lived 220 metres away from the site in question. Regarding the aspect that the Committee was only looking at the silos, he stated that he found it nonsensical, referencing the disturbances due to the site and stated that he had serious concerns about the legality of the proposals. He noted in the recent history of the silos that they were installed two years ago to reduce traffic, but 1500 pigs had been moved in a few days after the installation. He highlighted that the impact of the new silos being the size they were meant intensification and that it did require planning approval.

Mr Chambers stated that further works meant the site basically had a new building and he asserted that the building was being used illegally due to the lack of change of use application. He explained he had sent an objection 18 months ago regarding the livestock units but had only received one phone call, no letter, stating that it was the farmer's right to choose. In reference to page 11 of the Officer's report, Mr Chambers stated that noise was problematic at all times of the day.

In relation to the change of use, Mr Chambers explained that he had contacted the Planning Manager but had not received an update on outstanding legal matters. He asserted there were ten properties within 250m of the site, downwind from the prevailing wind and that any units for agriculture needed to be 400m away. By way of conclusion, he stated that an Environmental Impact Assessment was required to be carried out, as he considered the farm to be an intensive unit.

The Chairman thanked Mr Chambers for this statement, however noted that the full time allocation had been taken, although there was a second registered objector. The Chairman invited the second speaker, Mr MacNeill, to make a brief statement to the Committee, acknowledging that his speech was additional time. Mr MacNeill made the following statement.

"This application could have been easily mistaken for a minor agricultural development and examined in isolation. However, the two feed bins are indicative of a material change of the use of Manor Farm, where substantial upgrades have been made to existing dairy buildings facilities and now house around 8000 pigs per year. I would ask the Committee to consider the strength of feeling in the community, the numerous letters of objection as evidence of the majority of locals being deeply opposed to the material change of the use of Manor Farm, and the objective unit being so close to homes. We would ask that this majority view to be taken to Council".

The Chairman thanked Mr MacNeill for the brevity of his speech and invited the final speaker, Local Ward Member Councillor Cordelia McCartney, to address the Committee.

Councillor McCartney referenced the strength of local objections, stating that her comments echoed those concerns and objections raised by residents, as well as Ward Member Councillor J. McNeill, and Sir Edward Leigh, MP for the Gainsborough constituency. She stated that the silos stood several metres above the existing buildings and that, in addition to the visual intrusiveness of such height, the increased feed capacity could lead to an increase in the number of pigs housed on the site. She recognised that the increased size of the silos would likely lead to a reduction in traffic to the farm, however, she requested that should this application be granted, there should be a condition to specify timings, movements, and the type of vehicles used to deliver the food for the feed silos.

Councillor McCartney commented on the use of the building and site, stating that the building had mainly been used for storage of arable crops and straw. She explained that pigs were brought into the building in the middle of the first Covid-19 lockdown, stating that around 2000 pigs had been moved on site. In her conclusion, Councillor McCartney requested that the Committee reject the application and request an Environmental Impact Assessment. She also requested that further investigations be undertaken regarding the use of the property.

Note: Councillor C. McCartney withdrew from the meeting at 7.14pm and left the room.

The Chairman thanked Councillor McCartney and invited any response from the Officer. He stated that, as detailed in the report, the application was to consider the feed silos alone, not the general use of the site. The Chairman sought further context from the Legal Adviser, who confirmed the statement of the Planning Officer and clarified that ordinarily, the application would have gone ahead under permitted development with prior approval from the local planning authority, it was only the lack of seeking prior approval that had led the application to coming before the Committee.

The Chairman thanked the Planning Officer and Legal Adviser for their clarifications and invited comments from the Committee.

Regarding the scope of the application, one Member commented that there were no objections from the statutory authorities in the Officer's report, including that there was no harm to the heritage aspect of the site. The Member concurred with the Legal Adviser and stated that she was not commenting on intensive pig farming.

Regarding the retrospective nature of this application, a Member queried the meaning of that aspect. Officers responded to that query, pointing out that the two silos were put up before any permission was granted, with enforcement being involved that led to this retrospective application being made.

In the site's history, Members heard that it had been granted in outline in 1975, with an additional granting as a reserved matter in 1976. Members learnt that though it stated dairy and was built as a dairy unit, this did not restrict the use and what animals could be housed. A Member said that it was a large unit built at that time.

With regard to the distance from other properties, Members heard that the nearest property was approximately 37m away from the silos, situated to the northwest of the northern feed bin. The Planning Officer asserted that there was only a once a week delivery, following information supplied by the applicant. The Officer stated it would not be unreasonable for the deliveries to be once a week but recognised the environmental protection legislation regarding disturbances if the deliveries were undertaken at an inconvenient time. A Member asserted that conditions to limit disruptions had been made for less intrusive noise-related problems.

There were concerns raised that due to the size of the silos, they were an eyesore to nearby residents, in addition to the impact of the smell, which would not be masked by the belt of trees. In response to this concern, there were comments from other Members that sights, sounds and smells of this nature were to be expected when living in a rural area.

In relation to the mention of an Environmental Impact Assessment, the Planning Manager reiterated that, as set out in the report, the application did not meet the category for an Environmental Impact Assessment. This would have been the case whether the application was retrospective or not.

During the debate in this item, a motion of refusal was proposed for this application. The Member who initially proposed this motion expressed concerns over properties being under

400m away from the silos in contravention of LP24. The Member then stated issues due to LP13 regarding transport accessibility. The farm and silos were situated down a narrow, unpaved road, taking heavy and large vehicles. The Member also stated that LP26 was relevant, as the design and amenity of the application regarding extensions and alterations did not contribute positively. The Member said that amenities for existing and future occupants of neighbouring land and building may reasonably expect to enjoy, not to be unduly harmed by or as a result of development. The motion to refuse was duly seconded.

The Planning Manager stated that LP24 related to creating new open spaces and informed the Committee that this was not relevant in this application. The Officer also expressed that LP26 for agricultural buildings would not have a bearing on the determination of this application. In response to the points raised about access and amenity, the Legal Adviser stated that contrary to LP13, Lincolnshire County Council Highways, on pages 56 and 57 of the report pack, said the road was acceptable and did not wish to object. Regarding points raised to LP26 regarding the amenity, the Officer stated that this was not contravening a standard silo design. The Officer also informed Members that there was more scope for the Planning Committee to look at the disturbance of filling the silos but emphasised some mitigation level was possible. The Officer then reiterated that this application would have been considered in a permitted development context. The Officer said the main reason for coming to the Planning Committee's attention was that the applicant did not apply for planning permission for the silos before construction. Based on this clarification of circumstances, the proposal to refuse permission was withdrawn by the moving and seconding Members.

From the Chair, Councillor I. Fleetwood proposed that a condition be added to the granting of the application, specifying the delivery timings for the feed bins. The Planning Manager informed the Committee that it would have to be specific, enforceable, and reasonable. The Chairman initially proposed an 8am to 8pm time slot for the delivery of the pig feed, then amended to sunset. Upon advice from the Planning Manager that the end time needed to be specific, the Chairman amended his proposal that the conditioned hours be between 8am and 4pm on weekdays, excluding bank holidays. This proposal was duly seconded.

With the Officer recommendation, with the addition of the new condition, having been proposed and seconded, the Chairman took the vote and it was agreed that permission be **GRANTED** subject to the following conditions:

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

NONE

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

NONE

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

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

- IP/HDFC/02 dated September 2021 – Site Plan
- IP/HDFC/03 dated September 2021 – Elevation and Floor Plans

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

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework, local policy LP17, LP26 and LP55 of the Central Lincolnshire Local Plan 2012-2036 and policy 9 of the Osgodby Neighbourhood Plan.

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

2. All deliveries to the two feed bins hereby approved must take place on a weekday (Monday to Friday excluding bank holidays) between the hours of 8:00 and 16:00.

Reason: To protect the amenities of nearby properties and the locality to accord with the National Planning Policy Framework, local policy LP26 of the Central Lincolnshire Local Plan 2012-2036 and policy 4 of the Osgodby Neighbourhood Plan.

Note: Councillor C. McCartney returned to the meeting at 7.56pm.

103 144217 - FULL PLANNING APPLICATION FOR 2NO. BUNGALOW DWELLINGS - RESUBMISSION OF APPLICATION 143410. LAND NORTH OF, NORMANBY RISE, CLAXBY

The Chairman introduced the third application of the meeting, application number 144217, for 2no. bungalow dwellings - resubmission of application 143410, at land North of Normanby Rise, Claxby, Market Rasen. The Planning Officer stated that there was no update regarding the application and gave a short presentation on the main features of the application.

The Chairman stated there was one registered speaker for the application and invited the applicant, Mr Merrigan, to address the Committee.

Mr Merrigan thanked the Planning Officer and Planning Manager for their time and efforts over the last weeks since the previous rejection of the application in working on an application that had near universal support. He commented that he could not remember a time that an application had come to the Planning Committee that had had been supported by every consultee, including the Parish Council, the AONB, and the West Lindsey District Council Planning department. He added that this demonstrated that working together facilitated an agreeable solution that could deliver high quality sustainable homes, in addition to increased employment, both for the applicant, and local merchants who would construct the proposed properties. Mr Merrigan finished his statement by thanking the Committee, and expressed that he hoped to provide quality homes in Claxby.

The Chairman thanked Mr Merrigan for his statement and invited comments from the Committee.

Members noted the difference between this application and the one previously refused by the Committee. One Member pointed to the design and the layout on the proposed properties, and that this proposal had no negative comments in the application. Later in the item, an additional Member raised similar commendations about the application. Another Member also raised that the engagement with the Parish Council was good, and that the applicants had taken on board local interest and comments about the proposed site.

The issue of parking was drawn to attention by a Member's question about ensuring there was enough space. The Member stated that with a narrow road, and with the site located in a rural location, it would be difficult if there was no condition about parking. The Member also remarked that it would be difficult to move combine harvesters in rural areas such as Claxby without suitable off-road parking arrangements. The Officer confirmed that there was sufficient space made in the application for parking, with it provided off-road, and a single garage for each property. He also confirmed that there was no objection from Lincolnshire County Council's Highways department.

Another concern raised was regarding the hedges proposed on the site, in reference to condition 9. A Member questioned whether the hedge on the property needed restocking. The Officer explained that there were hedges existing on the southern boundary, stating that the condition meant they had to be kept, with another planned to be laid on the Western side.

With the application having been proposed and seconded, on voting it was unanimously agreed that permission be **GRANTED** subject to the following conditions:

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

1. The development hereby permitted 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: 020/0199 dated 20/12/2021, 020/0199 dated 14/12/2021 and 030/1099 dated 20/12/2021. 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 in the

interests of proper planning.

3. No development, other than to foundations level shall take place until the proposed new walling, roofing, windows, doors and other external materials have been submitted to and approved in writing by the local planning authority. The development shall thereafter be constructed in accordance with the approved details. The details submitted shall include; the proposed colour finish, rainwater goods and type of pointing to be used.

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

4. No development, other than to foundations level shall take place until a scheme for the disposal of foul and surface waters (including the results of soakaway/percolation tests) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details and prior to occupation of the dwelling.

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

5. New hardstanding shall be constructed from a porous material or shall be appropriately drained within the site and shall be retained as such thereafter.

Reason: To ensure appropriate drainage to accord with the National Planning Policy Framework and Policy LP14 of the Central Lincolnshire Local Plan.

6. No development, other than to foundations level shall take place until, a scheme of landscaping including details of the size, species and position or density of any trees and hedging to be planted and boundary treatments (including boundaries within the site) and hardstanding have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.

Reason: To ensure the site is visually softened by appropriate methods and to enable any such proposals to be assessed in terms of their impact on the Lincolnshire Wold AONB in accordance with the National Planning Policy Framework and Policies LP17 and LP26 of the Central Lincolnshire Local Plan.

7. 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 Environmental Protection in accordance with Policy LP16 of the Central Lincolnshire Local Plan.

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

completion of the development:

8. All planting and turfing approved in the scheme of landscaping under condition 6 shall be carried out in the first planting and seeding season following the completion of the development, whichever is the sooner; and any trees or hedging 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. The landscaping should be retained thereafter.

Reason: To ensure the site is visually softened by appropriate methods and to enable any such proposals to be assessed in terms of their impact on the Lincolnshire Wold AONB in accordance with the National Planning Policy Framework and Policies LP17 and LP26 of the Central Lincolnshire Local Plan.

9. The hedge along the southern boundary and western boundary of the site as shown on Drawing No. 030/1099 dated 20/12/21, must be laid and/or planted prior to the occupation of the approved dwellings, and shall be retained and maintained at a height of not less than 1.8 metres in perpetuity.

Reason: To ensure the site is visually softened by appropriate methods and to protect the Lincolnshire Wolds AONB in accordance with the National Planning Policy Framework and Policies LP17 and LP26 of the Central Lincolnshire Local Plan.

10. Notwithstanding the provisions of Classes A, AA, B, C, D, and E of Schedule 2 Part 1 and Class A of Schedule 2 Part 2 of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, or any Order revoking and re-enacting that Order, the building hereby permitted shall not be altered or extended, no new windows shall be inserted, and no buildings or structures shall be erected within the curtilage of the host dwelling, no new hardstanding and gates, walls or fences unless planning permission has first been granted by the Local Planning Authority.

Reason: To enable any such proposals to be assessed in terms of their impact on the living conditions of the host and neighbouring dwellings and the resulting amount of space around the host dwelling and to safeguard the character and appearance of the dwellings and its surroundings in accordance with Policies LP17 and LP26 of the Central Lincolnshire Local Plan.

104 143981 - PLANNING APPLICATION FOR CHANGE OF USE FROM FORMER METHODIST CHAPEL TO A DWELLING TO INCLUDE INTERIOR ALTERATIONS AND EXTERIOR REFURBISHMENT THE FORMER METHODIST CHAPEL, WICKENBY ROAD, LISSINGTON

The Chairman introduced the final application of the evening, application number 143981, for change of use from former Methodist Chapel to a dwelling to include interior alterations and exterior refurbishment at The Former Methodist Chapel, Wickenby Road, Lissington, Lincoln, LN3 5AE. The Planning Officer stated that there was no further update on the report made to the Committee. The Officer gave a short presentation on the plans and main features of the application.

Note: Councillor D. Dobbie left the meeting at 8.08pm and returned at 8.09pm

The Chairman stated there were no registered speakers for this application and invited comments from the Committee.

One Member stated that she used to regularly drive past this property and respected the comments from the local authority. She explained it had been empty for some time, and, with it being located in the heart of the village, she hoped it would become an asset.

Clarification was sought by a Member regarding the parking on top of the septic tank and soakaways, asking if this was usual practice. The Officer commented that there was a condition, No.7, which stated notwithstanding the submitted plan (which showed a septic tank) that full details of the proposed scheme for foul and surface water drainage must be submitted to the Local Planning Authority and approved by the Local Planning Authority. The Officer then stated that the applicant was aware of comments from building control that a septic tank was not suitable for the site.

Another Member queried about fire safety concerns, with only one access door into the property proposed. The Officer clarified that this was an application that had been granted previously in 2017 and had then expired. The Officer then went on to state this was a matter for Building Control.

Other Members drew their comments to the potential upkeep that the application presented. One Member commended the conditions as it kept the historic nature of the property intact, and another stated that the proposed application would tidy up the area, with a good vision of the area.

With the application having been proposed and seconded, on voting it was agreed that permission be **GRANTED** subject to the following conditions:

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

1. The development hereby permitted 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 works shall take place until a full historic building recording (see notes to applicants below) of the chapels (interior and exterior) has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation and in accordance with the National Planning Policy Framework.

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

3. 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: LC2020-02 dated 10/11/2021, LC2020-04 dated 10/11/2021 and LC2020-01 dated 10/11/2021. 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 in the interests of proper planning.

4. The materials used in the development shall match those stated on the application form and drawing No. LC2020-04 dated 10/11/2021.

Reason: To ensure the use of appropriate materials to accord with the National Planning Policy Framework and Policy LP25 and LP26 of the Central Lincolnshire Local Plan.

5. The stone plaque on the front (south eastern) elevation of the building as shown on Drawing No. LC2020-04 dated 10/11/2021 shall be retained thereafter.

Reason: To ensure the use the heritage of this non-designated asset is preserved in accordance with the National Planning Policy Framework and Policy LP25 of the Central Lincolnshire Local Plan.

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

6. The dwelling hereby permitted shall not be occupied until the two large ground floor windows to the north west (rear) elevation (Drawing No: LC2020-02 dated 10/11/2021 and LC2020-04 dated 10/11/2021) have been fitted with obscured glazing and retained as such thereafter.

Reason: To prevent unacceptable levels of overlooking on neighbouring properties, in accordance with the National Planning Policy Framework and Policy LP26 of the Central Lincolnshire Local Plan.

7. Notwithstanding Drawing No. LC2020-02 dated 10/11/2021, no occupation of the proposed dwelling, other than internal repairs shall take place until a scheme for the disposal of foul and surface waters (including the results of soakaway/percolation tests if necessary) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details and prior to occupation of the dwelling.

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

8. No occupation of the proposed dwelling, other than internal repairs 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, have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be available for use prior to the uses first commencing and shall be permanently retained thereafter, unless otherwise first approved in writing by the Local Planning Authority.

Reason: In the interest of public health, residential amenity, visual amenity and highway safety in accordance with the NPPF and Policies LP13, 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.

105 DETERMINATION OF APPEALS

During this item, the Chairman stated that Members should be aware of likely changes to the Central Lincolnshire Local Plan, the Neighbourhood Plans, and the National Planning Policy Framework. The Chairman then advised Members to read and to stay informed of the changes.

The determination of the appeals were **NOTED**.

The meeting concluded at 8.16 pm.

Chairman