

Officers Report

Planning Application No: 143527

PROPOSAL: Planning application to erect 1no. dwelling including associated access and private garden.

LOCATION: Land off Brigg Road, Moor Town, Market Rasen

WARD: Kelsey Wold

WARD MEMBER(S): Cllr P Morris

APPLICANT NAME: Mr John Chuck

TARGET DECISION DATE: 04/10/2021

DEVELOPMENT TYPE: Minor - Dwellings

CASE OFFICER: Danielle Peck

RECOMMENDED DECISION: Grant planning permission with conditions

The application is referred to the Planning Committee for determination due to the large number of third party objections that have been received.

Description: The application comprises of an area of land within the settlement of Moortown. The main body of the site (where the dwelling is proposed) is adjoined by other residential dwellings and their garden areas to the east, south and west, to the north of the site is an existing water course with established hedging beyond. The water course runs along the north boundary and follows the boundary of the site to the east. An existing access point is located off Brigg Road to the south west, this is a tree lined access road measuring approximately 90m in length.

The application seeks planning permission for the erection of a bungalow with accommodation in the roofspace and a maximum ridge height of 7m. The proposed dwelling would sit to the north west of dwellings known as Bridge House and Halcyon which face on to Station Road. The proposed block plan shows paths surrounding the proposed dwelling and leading through the garden of Bridge House. It is anecdotally reported that this relates to a private right of way but this route/access does not form part of the application site as it is not located within the red line of the site.

Relevant history:

120989- Planning application to erect a detached house and garage. Refused 18/10/2007:

Representations:

Cllr Morris: “I have been asked by South Kelsey Parish Council to join them in objecting to this planning application. I have read the application carefully and agree with their summary and would also object to this application on the same grounds.”

South Kelsey and Moortown Parish Council

Comments/objections:

1. House too large for the plot
2. House will dwarf the surrounding properties and not in keeping with the area
3. IDB report states no flooding- it is known the area continues to flood during heavy rainfall from surface water and from Nettleton Beck especially now so many trees have been removed.
4. The IDB conditions must be met should permission be given for a smaller property.
5. The access to the site is very close to the Beck with its continual use could potentially cause the bank to collapse
6. The application is inaccurate because a woodland has been removed from the site causing wildlife to disappear. It is known there are no TPO's in place.

Local Residents

Objections have been received from residents of:

- Flinders House, Station Road, Moortown
- Oaklands Station Road Moortown
- Bridge House Station Road Moortown
- Halcyon, Station Road, Moortown
- Bradstone, Station Road, Moortown
- Beckside Cottage Brigg Road Moortown
- Conifers Station Road Moortown
- Letterbox Cottage Brigg Road Moortown

(In summary):

- Should be connected to Anglian Water mains sewerage, which was installed in 2020, to avoid environmental harm and further flood risk.
- The proposal will increase surface water run-off in an area at high risk of surface water flooding. The proposal will increase flooding elsewhere. Construction of adjacent houses has made flooding worse.
- The stream bank should be assessed for stability as it may collapse and cause flooding.
- Access to Brigg Road may be unsafe due to vehicle speeds.
- Significant tree removal has taken place. It was of ecological value prior to the removal and site clearance. Suitable tree planting should be secured as should ecological enhancement.
- The property is too large for the site. The proposed dwelling is out of place and character with existing homes.
- A previous application was refused on the site, reference 120989. The same sustainability of location and design grounds apply and are worse.
- A TPO should have been in place on the cleared trees and should be placed on those remaining.

- A development at Acorn House had to be sympathetically designed, unlike the proposal.
- Overlooking, overbearing, blocks light and views, spoils use of neighbours rear gardens.
- Loss of property value.
- The Council should visit the site before a decision is made.
- Back garden development is not appropriate in Moortown and would set an unwanted precedent.
- There is a lack of interest on houses in Moortown- they take a long time to sell and there is a high turnover of ownership.
- The application form has been completed with inaccuracies; works have commenced; the owner probably knew permission had been refused in the past; the applicant could have had pre-application advice with the Council; access to Brigg Road and pipework has been installed; the applicant has made the site vacant through his actions to circumvent planning procedure; correspondence with the enforcement team is included;
- Proposal may breach the Human Rights Act, 1998, in particular Protocol 1, Article 1. This states that a person has the right to peaceful enjoyment of all their possessions, which includes the home and other land. Additionally, Article 8 of the Human Rights Act, 1998.
- Lack of services and amenities. Occupants must travel for any facilities.
- Accessibility of their rear plot compromises security. There have been trespassers.
- Was an ecological appraisal carried out?
- Some adjacent residents are unwell and may be overlooked by the development.

Residents of The Bungalow Brigg Road Moortown support the proposal (summary):

- Moortown and Lincolnshire require more planning applications.
- The proposal is a single dwelling not a housing estate which is in keeping with local infrastructure.
- People should look at the bigger picture and see that application have been approved in local villages.
- Plot is ideal for a single dwelling only.
- Wildlife is thriving in the area.
- Proposal makes sense on a once derelict piece of land.

LCC Highways: Suggests informative's regarding a new access and works within the highway are recommended. No objection is raised.

Environment Agency: no formal comment but advises "However, I note the proposal to dispose of foul sewage to a private treatment plant. It would be preferable for the dwelling to connect to the main foul sewerage network in line with the foul drainage hierarchy, if this is practicable. You may wish to explore this with the applicant."

Ancholme IDB: General guidance on drainage options is provided and advice that its consent may be required.

WLDC Tree and Landscape Officer: These track-side trees form an important green edge to that area of the village.

Looking at Google street views it looks like they've already got rid of one big tree near the entrance, but I can't tell if any others have also gone or just the one tree. Ideally we should have had a tree survey submitted as that would have informed us the best way forward for the track. I see in your attachments there is a diagram for the upgrade of the track, to include a geo-textile membrane with two grades of rubble/stone over it. The membrane will just be a material layer to keep the stone and soil as two distinct layers so they don't mix together, and should prevent the stone getting embedded into the soil and prevent the soil working its way up the stone. None of this is proposing 'tree-friendly' materials or method.

It is clear from Google street view images that the track has been previously used but does not appear to have been well-worn. It will be that past use will have caused some compaction across that side of the trees, but regular future use would exacerbate ground compaction and root damage. The proposed 'upgrade' of the track will not help matters.

That being said, if a tree survey was to be done and the trees were found to be category C then they would be of low quality and should not pose a constraint to development. However, if some trees are found to be category A or B trees then we would be looking to minimise ground compaction and have the track upgrade carried out in a 'tree-friendly' method across the tree RPAs. This would generally mean using a cellular confinement system to spread the loading of vehicles.

A tree survey should be required to inform us what the quality of each tree is along that track, and what is the extent of each tree's RPA. We would then know if or where cellular confinement system is needed to avoid harm to the trees.

IDOX Checked: 20th July 2022

Relevant Planning Policies:

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Here, the Development Plan comprises the provisions of the Central Lincolnshire Local Plan (adopted in April 2017); and the Lincolnshire Minerals and Waste Local Plan (adopted June 2016).

Development Plan

- ***Central Lincolnshire Local Plan 2012-2036 (CLLP)***

Relevant policies of the CLLP include:

Policy LP1: A Presumption in Favour of Sustainable Development

Policy LP4: Growth in Villages

Policy LP13: Accessibility and Transport
Policy LP14: Managing Water Resources and Flood Risk
Policy LP17: Landscape, Townscape and Views
Policy LP21: Biodiversity and Geodiversity
Policy LP26: Design and Amenity

**With consideration to paragraph 219 of the National Planning Policy Framework (July 2021) the above policies are consistent with the NPPF (July 2021). LP1 is consistent with NPPF paragraph 11 as they both apply a presumption in favour of sustainable development. LP2 is consistent with NPPF chapter 2 as they both seek to deliver sustainable growth. LP13 is consistent with NPPF paragraphs 110-113 as they both seek to ensure an efficient and safe transport network that offers a range of transport choices. LP14 is consistent with paragraphs 159 to 169 of the NPPF as they both seek to avoid putting inappropriate development in areas at risk of flooding. LP16 is consistent with NPPF paragraphs 183 as they both seek to ascertain if the ground conditions of a particular site are suitable for the proposed use. LP17 is consistent with NPPF paragraph 130 & 174 as they seek to protect valued landscapes and recognise the intrinsic character and beauty of the countryside and are sympathetic to the built environment.. LP26 is consistent with section 12 of the NPPF in requiring well designed places. The above policies are therefore attributed full weight.*

<https://www.n-kesteven.gov.uk/central-lincolnshire/local-plan/>

- **Lincolnshire Minerals and Waste Local Plan (LMWLP)**

The site is not within a Minerals Safeguarding Area, Minerals or Waste site / area.

National policy & guidance (Material Consideration)

- **National Planning Policy Framework (NPPF)**

The NPPF sets out the Government's planning policies for England and how these should be applied. It is a material consideration in planning decisions. The most recent iteration of the NPPF was published in July 2021. Paragraph 219 states:

"Existing [development plan] policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)."

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

- **National Planning Practice Guidance**
<https://www.gov.uk/government/collections/planning-practice-guidance>
- **National Design Guide (2019)**
<https://www.gov.uk/government/publications/national-design-guide>

- **National Design Code (2021)**

<https://www.gov.uk/government/publications/national-model-design-code>

Draft Local Plan / Neighbourhood Plan (Material Consideration)

NPPF paragraph 48 states that Local planning authorities may give weight to relevant policies in emerging plans according to:

(a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

(b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

(c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

- **Consultation Draft Central Lincolnshire Local Plan Review June 2021 (DCLLPR)**

Review of the Central Lincolnshire Local Plan commenced in 2019. The 1st Consultation Draft (Reg18) of the Local Plan was published in June 2021, and was subject to public consultation. Following a review of the public response, the Proposed Submission (Reg19) draft of the Local Plan has been published (16th March) - and this has now been subject to a further round of public consultation which expired on 9th May 2022.

The Draft Plan may be a material consideration, where its policies are relevant. Applying paragraph 48 of the NPPF (above), the decision maker may give some weight to the Reg19 Plan (as the 2nd draft) where its policies are relevant, but this is still limited whilst consultation is taking place and the extent to which there may still be unresolved objections is currently unknown.

<https://www.n-kesteven.gov.uk/central-lincolnshire/local-plan/>

South Kelsey Neighbourhood Plan

West Lindsey District Council has approved (on 27th July 2017) the application by South Kelsey Parish Council to have the parish of South Kelsey designated as a neighbourhood area, for the purposes of producing a neighbourhood plan. There is no draft plan to consider.

Main issues

- Principle of Development
- Flood Risk and Drainage
- Visual Amenity/Character

- Residential amenity
- Highways
- Ecology and trees

Assessment:

Principle of Development

The application site is located within the settlement of Moortown. Policy LP2 designates Moortown a small village, stating:

6. Small Villages

*Unless otherwise promoted via a neighbourhood plan or through the demonstration of clear local community support****, the following applies in these settlements:*

- *they will accommodate small scale development of a limited nature in appropriate locations**.*
- *proposals will be considered on their merits but would be limited to around 4 dwellings, or 0.1 hectares per site for employment uses.*

Policy LP4 establishes the total level of % growth for each Small Village, and further policy requirements in respect of identifying whether a site would be suitable for development.

*** throughout this policy, the term ‘appropriate locations’ means a location which does not conflict, when taken as a whole, with national policy or policies in this Local Plan (such as, but not exclusively, Policy LP26). In addition, to qualify as an ‘appropriate location’, the site, if developed, would:*

- *retain the core shape and form of the settlement;*
- *not significantly harm the settlement’s character and appearance; and*
- *not significantly harm the character and appearance of the surrounding countryside or the rural setting of the settlement.”*

***** throughout this policy and Policy LP4 the term ‘developed footprint’ of a settlement is defined as the continuous built form of the settlement and excludes:*

- individual buildings or groups of dispersed buildings which are clearly detached from the continuous built up area of the settlement;*
- gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built up area of the settlement;*
- agricultural buildings and associated land on the edge of the settlement; and*
- outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement.”*

Policy LP4 permits 10% growth in Moortown. The Monitoring of Growth in Villages table dated 10/06/2022 shows Moortown has remaining growth of 6 dwellings.

In each settlement in categories 5-6 of the settlement hierarchy, a sequential test will be applied with priority given as follows:

- 1. Brownfield land or infill sites, in appropriate locations**, within the developed footprint** of the settlement*
- 2. Brownfield sites at the edge of a settlement, in appropriate locations***
- 3. Greenfield sites at the edge of a settlement, in appropriate locations***

Proposals for development of a site lower in the list should include clear explanation of why sites are not available or suitable for categories higher up the list.

The principle of development falls to be considered within policy LP2 and LP4 and whether or not the site is an 'appropriate location' and meets the LP4 sequential test.

The application accords with the scale of development (around 4 dwellings) and there is adequate growth remaining in the settlement of Moortown to accommodate the proposal.

The settlement of Moortown is largely concentrated around the cross road junction between the B1205 (Kelsey Road and Station Road), and the B1434 (Brigg Road and Holton Road). With dwellings sprawling in a linear form on each sides of the four roads.

The site is adjoined by residential properties and their garden areas on three sides (east, south and west). The development would not extend any further back than those properties and their garden areas to the east, along Station Road.

The site is, therefore, considered to be an appropriate location and would not significantly harm the settlement's character and appearance nor that of the surrounding countryside. With regard to LP4, the site for the new dwelling would not constitute infill and would therefore fall as a greenfield site at the edge of a settlement, in an appropriate location. Whilst this falls into tier 3 of the LP4 sequential test, there are no available sites within Moortown which fall into higher tiers of the sequential test. Overall, the proposal accords with LP2 and LP4 and therefore the principle of development is acceptable.

Flood risk and Drainage

Both the NPPF and CLLP require a sequential test to the location of development in areas at risk of flooding it taken and both encourage SUDS.

The application site and its access are in flood zone 1 (low risk for river and sea flooding); the main body of the site is at very low risk of surface water flooding whilst a small section of the access to Brigg Road is at low risk of surface water flooding.

Government guidance and the Building regulations (Approved document H) sets out a hierarchy of drainage options that must be considered and discounted in the following order:

1. *Connection to the public sewer;*
2. *Package sewage treatment plant (which can be offered to the Sewerage Undertaker for adoption);*
3. *Septic Tank;*
4. *If none of the above are feasible a cesspool*

The application indicates that foul water is proposed to package treatment plant and surface water to soakaway. Only the location of these items is provided. No justification is provided regarding why connection to the Anglian Water foul sewer is not practicable. In the event permission is granted a condition will secure further information with regards to this requiring clear justification to be provided in accordance with the above guidance.

The applicant has advised that surface water will be disposed of via soakaway. This represents the preferred methods of surface water drainage as set out within the NPPG. No percolation testing has been undertaken however, it is considered that means of proposed foul and surface water drainage could be conditioned if permission were to be granted.

Visual Amenity/Character

Policy LP17 requires that to protect and enhance the intrinsic value of our landscape and townscape, including the setting of settlements, proposals should have particular regard to maintaining and responding positively to any natural and man-made features within the landscape and townscape which positively contribute to the character of the area. It also requires consideration of views in to, out of and within development areas: schemes should be designed (through considerate development, layout and design) to preserve or enhance key local views and vistas, and create new public views where possible.

Policy LP26 requires all development must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all. It requires all development must take into consideration the character and local distinctiveness of the area and where applicable must demonstrate that they make effective and efficient use of land.

A number of residents have raised concerns about the design and its suitability for the area. It is noted that a previous application at the site for a dwelling was refused on design grounds.

The current proposal has a similarly large footprint to the previously refused proposal but the design and appearance is different to that refused. The proposal has a maximum ridge height of 7m and features a hipped main roof, front and rear gable ends, chimney, and full height glazing to the north facing elevation. Roof lights are also proposed in the east, south and west roof slopes to serve rooms in the roof space. The surrounding area features a wide range of dwelling designs or varying ages including Bridge House and Woodland View which are traditional two storey buildings with modest front projections; Halcyon a two storey building; Bradstone a bungalow; Conifers a bungalow with

accommodation in the roofspace; Parklands and Home Field are bungalows; Oaklands, Cats Whiskers and Flinders House are substantial two storey properties with front gable ends.

The proposed dwelling sits in an area of mixed designs, materials and scales. Overall, it is considered that the proposed dwelling is acceptable in terms of scale and appearance and would accord to Policies LP17 and LP26 of the CLLP.

Residential Amenity

NPPF paragraph 130 requires decisions ensure development creates a “high standard of amenity for existing and future users”. Policy LP26 requires proposals do not result in undue harm to residential amenity and requires consideration of issues such as compatibility with neighbouring land uses; overlooking; overshadowing; and loss of light which is consistent with the NPPF and given full weight.

The southern elevation of the proposal would be approximately 7.5m from the common boundary with Bridge House with a separation distance of approximately 24m between the elevations of the main houses. The separation distance to Halcyon would be approximately 29m. Both existing neighbours have single storey rear outbuildings that would provide some screening from the proposal. One roof light serving a bathroom would face these neighbouring properties. Other openings are at ground floor. The full height glazing would overlook countryside to the north which is acceptable. The side roof lights are not considered to result in undue overlooking of neighbouring properties. The south and east boundaries of the site are relatively open to neighbouring garden areas, as no details of boundary treatments have been submitted it is considered that further information could be secured via condition. In addition to this and considering the sites relatively central position in between neighbouring gardens, it is reasonable to remove permitted development rights for alterations to the roof so enable the Local Planning Authority to fully assess any overlooking impacts that may arise from the installation of such things as dormer windows.

Use of the access to Brigg Road would not cause undue harm to residential amenity. The proposal would also provide reasonable accommodation and garden space.

Overall it is considered that the impact on residential amenity is acceptable subject to conditions and accords to Policy LP26 of the CLLP.

Highways

Policy LP13 requires well designed, safe and convenient access for all and that appropriate vehicle parking provision is made for development users.

Access to the dwelling would be taken from Brigg Road, down an existing access track. The Highways Authority have reviewed the application and have no objections to the proposal, and have advised that informatives are added to any grant of permission. The

access is noted to be narrow at some points, at its narrowest point it would be c.2.8m in width, this is considered wide enough for a car. Considering that the proposal is for one dwelling there is no requirement for passing places. The access is not regularly used at present, however the applicant has stated that it is used by large tractors who maintain the banks of the water course, and this is currently on an intermittent basis.

Overall, the access is considered safe and suitable for the proposed use and appropriate vehicle parking and turning is proposed within the site. The proximity to the watercourse is noted, however no objections have been received from the internal drainage board.

Ecology and Trees

Policy LP21 states that all development should:

- protect, manage and enhance the network of habitats, species and sites of international, national and local importance (statutory and non-statutory), including sites that meet the criteria for selection as a Local Site;
- minimise impacts on biodiversity and geodiversity; and
- seek to deliver a net gain in biodiversity and geodiversity.

A Preliminary Ecology Survey has been provided with the application dated October 2021 by CGC Ecology. In terms of protected species the following was described in the survey:

Bats

Local bats are highly likely to be using the survey area and adjacent habitats, and the development of the site may have an impact on the availability of commuting routes and foraging areas for bats within the local landscape. There will be no requirement for bat activity surveys providing strict lighting restrictions are implemented to ensure that bats can continue to use the site for foraging and commuting once the development has been completed.

Birds

Many species of birds were found to be using the site. The report recommends that any removal/management of the trees or any demolition of the sheds should commence outside the active nesting season which typically runs from early March through to early September. If work commences during the bird breeding season, a search for nests should be carried out beforehand, and active nests protected until the young fledge.

Water Vole

According to the current proposals, there will be no impact to Nettleton Beck and no need for any further survey work. However, if the plans change and the banks of the beck or the beck itself are to be impacted, then further survey work will be required in order to comply with the most recent guidelines and to remain legally compliant.

The recommendations section of the report recommends that lighting restrictions will need to be controlled in order to minimise the impact on bats that may be using the site as a commuting route or for foraging. Other ecological enhancements include 2 x sparrow boxes and 1 bat box to be installed. These measures can be controlled through condition. Overall, the proposal, subject to conditions is considered to be acceptable in terms of the impact on ecology.

Trees

There are several large and mature trees which line the access lane to the site from Brigg Road. It is acknowledged that these trees are not protected by any tree preservation orders nor are they located within a conservation area. However, it is considered that these trees add value to the visual amenity of the area and form a pleasant green edge to this part of the village especially when approaching from the north.

As stated above the access is currently on an intermittent basis. Whilst only one dwelling is proposed, this would of course be an increase in the vehicle movements along the track which could cause compaction and damage to the roots of these trees. The applicant has provided details of a proposed surface for the access track, comprising of a layer of membrane with rubble and stone over, this would not be a suitable solution that would protect the long term impact on the roots of the trees. No tree survey has been submitted, this would ideally indicate what Category of health the trees are in and if they should pose a constraint to development. A tree survey would inform the LPA of the category (A, B or C) of each of the trees along the track.

With regard to Section 197¹ of the Town and Country Planning Act 1990, (Planning Permission to include the appropriate provision for preservation and planting of trees) it states that;

It shall be the duty of the local planning authority—

*(a) to ensure, whenever it is appropriate, that in granting planning permission for any development adequate provision is made, **by the imposition of conditions, for the preservation or planting of trees;** and*

(b) to make such orders under section 198 as appear to the authority to be necessary in connection with the grant of such permission, whether for giving effect to such conditions or otherwise.

With consideration to Section 197 of the TCPA, It is considered reasonable to condition that no further trees are removed at the site until a full tree report is submitted which details the health of the trees along the access track. Furthermore it is necessary to also request that an Arboricultural Method Statement is also provided which will detail appropriate tree protection measures for the access track.

¹ [Town and Country Planning Act 1990 \(legislation.gov.uk\)](https://www.legislation.gov.uk)

Overall, with the imposition of conditions it is considered that the proposal would accord to Policy LP21 of the CLLP as well as the National Planning Policy Framework and the NPPG.

Community Infrastructure Levy (CIL)

West Lindsey District Council adopted a Community Infrastructure Levy (CIL) in January 2018. The site is within zone 2 where there is a charge of £15 per square metre.

Conclusion and reason for decision

The decision has been considered against policies LP1 A presumption in Favour of Sustainable Development, LP2 The Spatial Strategy and Settlement Hierarchy, LP3 Level and Distribution of Growth, LP10 Meeting Accommodation Needs, LP13 Accessibility and Transport, LP14 Managing Water Resources and Flood Risk, LP17 Landscape, Townscape and Views, LP25 The Historic Environment and LP26 Design and Amenity of the adopted Central Lincolnshire Local Plan 2012-2036 and guidance contained within the National Planning Policy Framework, National Planning Practice Guidance, the National Design Guide and the National Design Model Code. In light of this the principle of the development is acceptable and would provide one dwelling within the developed footprint of Moortown and would be in an appropriate location. The development would not have an unacceptable harmful visual impact on the site, the street scene or the surrounding area and would not harm the living conditions of neighbouring dwellings or the future residents. The development would not have a harmful impact on protected trees, highway safety, ecology, drainage or archaeology. The application is recommended for approval subject to a number of conditions.

Recommended Conditions

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

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

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

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

2.No trees shall be removed from the site until a full Tree Survey/Report (complying with BS5837:2012) has been submitted to the Local Planning Authority. The report shall detail the health of each the trees along the access track. If the report concludes that any of the trees are Category A or B, then an Arboricultural Method Statement shall also be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to safeguard the trees which are considered to positively contribute to the area to accord with the National Planning Policy Framework, local policy LP21 of the Central Lincolnshire Local Plan 2012-2036.

3.The access road hereby approved shall not be brought into use until details of the materials to be used in its construction have been submitted to and approved in writing by the Local Planning Authority. The materials must take into account the recommendations of the Arboricultural Method Statement as required by condition 2 of this permission.

Reason: In the interests of visual amenity and to safeguard the trees which are considered to positively contribute to the area to accord with the National Planning Policy Framework, local policy LP21 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 must be carried out in accordance with the following proposed drawings:

- Site Location Plan JC/01 received 9 August 2021;
- Site Layout Plan JC/04 Rev B received 8 October 2021;
- Proposed Elevations, Sections and Floor Plans JC/05 received 9 August 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, local policy LP17 and LP26 of the Central Lincolnshire Local Plan 2012-2036.

5.No construction works above ground level must take place until details of a scheme for the disposal of foul and 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. Details must include a written justification that the disposal of foul sewerage has taken into account the drainage hierarchy as detailed in the National Planning Practice Guidance. No occupation must occur until the approved scheme has been carried out. The approved scheme must be retained as such thereafter.

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

6.No development shall take place above damp proof course level until details of all external facing materials have been submitted to, and approved in writing by the Local Planning Authority. The development shall thereafter proceed in accordance with the approved details.

Reason: In the interests of visual amenity in accordance with policies LP17 and LP26 of the Central Lincolnshire Local Plan.

7.No occupation of the dwelling hereby approved shall take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. Details to include:

- Type, height and position of all boundary treatments;
- Material finish of all hardstanding (driveways, patios and paths);
- Species, planting height, formation and position of new trees and hedging.

Reason: In the interests of residential amenity and to ensure that appropriate landscaping is introduced and will not adversely impact on the character and appearance of the site to accord with the National Planning Policy Framework and local policies LP17 and LP26 of the Central Lincolnshire Local Plan 2012-2036.

8.All planting comprised in the approved details of landscaping must be carried out in the first planting and seeding season following 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 must

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 that additional trees are provided within the site to mitigate for the trees which are to be removed to accord with the National Planning Policy Framework and local policies LP17 and LP26 of the Central Lincolnshire Local Plan 2012-2036.

9.The development hereby approved must only be carried out in accordance with the recommendations set out in Section 5 (pages 13-19) of the Ecology survey completed by CGC dated October 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 2012-2036.

10.The development shall not be brought into use until details of the position of the one bat box and two bird nest boxes, as per the recommendations of the Ecological Assessment completed by CGC dated October 2021 has been submitted to and approved by the Local Planning Authority.

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.

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

10.Notwithstanding the provisions of Classes B and C of Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) the roof of the dwelling hereby permitted must not be altered 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 area on residential amenity to accord with policy LP26 of the Central Lincolnshire Local Plan 2012-2036.

Notes to Applicant

Highways

The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. The works should be constructed in accordance with the Authority's specification that is current at the time of construction. Relocation of existing

apparatus, underground services or street furniture will be the responsibility of the applicant, prior to application. For application guidance, approval and specification details, please visit

<https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb>

or contact vehiclecrossings@lincolnshire.gov.uk

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works.

Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

Licences and Permits - <https://www.lincolnshire.gov.uk/licences-permits>

CIL

Please be aware that as of the 22nd January 2018 West Lindsey District Council implemented a Community Infrastructure Levy and that eligible development granted on or after this date will be subject to this charge. The development subject to this Decision Notice could fall within the definitions held within the adopted charging schedule and as such may be liable to pay the levy. For further information on CIL, processes, calculating the levy and associated forms please visit the Planning Portal www.west-lindsey.gov.uk/cilforms and West Lindsey District Council's own website www.west-lindsey.gov.uk/CIL

Please note that CIL liable development cannot commence until all forms and necessary fees have been submitted and paid. Failure to do so will result in surcharges and penalties

Internal Drainage Board

ANY surface water discharge into ANY watercourses in, on, under or near the site requires CONSENT from the Drainage Board.

If the surface water were to be disposed of via a soakaway system, the IDB would have no objection in principle but would advise that the ground conditions in this area may not be suitable for soakaway drainage. It is therefore essential that percolation tests are undertaken to establish if the ground conditions are suitable for soakaway drainage throughout the year.

If surface water is to be directed to a mains sewer system the IDB would again have no objection in principle, providing that the Water Authority are satisfied that the existing system will accept this additional flow.

If the surface water is to be discharged to any ordinary watercourse within the Drainage District, Consent from the IDB would be required in addition to Planning Permission and would be restricted to 1.4 litres per second per hectare or greenfield runoff.

No obstructions within 9 metres of the edge of an ordinary watercourse are permitted without Consent from the IDB.