

# Officers Report

## Planning Application No: 145245

**PROPOSAL:** Planning application to change the use of an office building to a training and education centre and change of use of an agricultural buildings to form offices and meeting rooms (for business and training purposes) and associated infrastructure including car parking and detached garage.

**LOCATION:** Hope Farm Hardwick Lane Hardwick Lincoln LN1 2PW

**WARD:** Saxilby

**WARD MEMBER(S):** Cllr D J Cotton and Cllr J Brockway

**APPLICANT NAME:** Mr E Isles

**TARGET DECISION DATE:** 20/09/2022

**DEVELOPMENT TYPE:** Change of Use

**CASE OFFICER:** Ian Elliott

**RECOMMENDED DECISION:** Grant permission subject to conditions

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### Planning Committee:

This retrospective planning application is considered relevant to be presented to the planning committee as it has a recommendation for approval when the development is considered to be a departure from the Development Plan.

### Description:

The application site comprises existing farm buildings which have already been converted and changed use to business uses (educational and training facilities), associated office space/repairs and garage. The attached agricultural building has also been converted to the same use as permitted development, under prior approval application 132846. The occupying business is called 'The Number 4 Group'.



The site is located in the open countryside down a single track highway. The site includes a mix of single and two storey converted buildings and a detached three bay garage/car port building. Loose hardstanding vehicle parking is provided around the site including one tarmac disabled person's parking space. The land slopes gently upwards from the south west to the

north east. The site is screened to the north east and south east by low brick walling and post and rail fencing. The south west boundary is screened by high fence panels with existing agricultural buildings to the north west. Open fields are to the north east and south east. To the south west is a residential farmhouse with an agricultural building to the north west. The site is in a Sand and Gravels Minerals Safeguarding Area and flood zone 2 (medium probability).

The application seeks permission for the change of use of an office building (use class B1) to a training and education centre (use class F1) and change of use of an agricultural building to offices with meeting rooms (for business and training purposes) and associated infrastructure including car parking and detached garage.

### **Relevant history:**

132846 - Prior approval of proposed change of use from agricultural building to a flexible use for business purposes – 29/07/15 - Prior Approval Not Required

This application was determined against *Schedule 2, Part 3, Class R of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)*.<sup>1</sup>

*“Development consisting of a change of use of a building and any land within its curtilage from a use as an agricultural building to a flexible use falling within Class A1 (shops), Class A2 (financial and professional services), Class A3 (restaurants and cafes), Class B1 (business), Class B8 (storage or distribution), Class C1 (hotels) or Class D2 (assembly and leisure) of the Schedule to the Use Classes Order.”*

On 1st September 2020 Schedule 2, Part 3, Class R was amended to accord with the changes made to the Use Classes Order 1987<sup>2</sup>.

“Development consisting of a change of use of a building and any land within its curtilage from a use as an agricultural building to a flexible use falling within one of the following provisions of the Use Classes Order—

- a) Class B8 (storage or distribution) of Schedule 1;
- b) Class C1 (hotels) of Schedule 1; or
- c) Class E (commercial, business or service) of Schedule 2.

### **Representations:**

**Chairman/Ward member(s):** No representations received to date

**Parish/Town Council/Meeting:** No representations received to date

**Local residents:** No representations received to date

**LCC Highways/Lead Local Flood Authority:** No objections

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<sup>1</sup> <https://www.legislation.gov.uk/uksi/2015/596/contents/made>

<sup>2</sup> <https://www.legislation.gov.uk/uksi/1987/764/contents/made>

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable and accordingly, does not wish to object to this planning application.

**Environment Agency:** Comment

The application does not appear to fit any other criteria on our consultation checklist, 'When to consult the Environment Agency'. It was therefore not necessary to consult us.

The application site is in Flood Zone 2 of our Flood Map for Planning and the development is covered by our national flood risk standing advice. This replaces direct case-by-case consultation with us for 'low risk' proposals. Please view the advice on our website at <https://www.gov.uk/guidance/flood-risk-assessment-local-planning-authorities#flood-zone-2> before determining the application.

**LCC Archaeology:** No representations received to date

**IDOX checked:** 13th September 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:

LP1 A presumption in Favour of Sustainable Development

LP13 Accessibility and Transport

LP14 Managing Water Resources and Flood Risk

LP17 Landscape, Townscape and Views

LP25 The Historic Environment

LP26 Design and Amenity

LP55 Developments in the Countryside

<https://www.west-lindsey.gov.uk/my-services/planning-and-building/planning-policy/central-lincolnshire-local-plan/>

- ***Neighbourhood Plan***

There is currently no neighbourhood plan to consider

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

The site is in a Sand and Gravels Minerals Safeguarding Area and policy M11 of the Core Strategy applies.

<https://www.lincolnshire.gov.uk/residents/environment-and-planning/planning-and-development/minerals-and-waste/88170.article>

National policy & guidance (Material Consideration)

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

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

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)."*

- **National Planning Practice Guidance**

<https://www.gov.uk/government/collections/planning-practice-guidance>

- **National Design Guide (2019)**

<https://www.gov.uk/government/collections/planning-practice-guidance>

- **National Design Model 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 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. Relevant Policies:

S1 The Spatial Strategy and Settlement Hierarchy  
S7 Reducing Energy Consumption – Non-Residential Buildings  
S19 Resilient and Adaptable Design  
S20 Flood Risk and Water Resources  
S46 Accessibility and Transport  
S47 Walking and Cycling Provision  
S48 Parking Provision  
S52 Design and Amenity  
S56 The Historic Environment

The draft plan review is at its first stage (Regulation 18) of preparation and is open to alterations so may be attached **limited weight** in the consideration of this application.

<https://central-lincs.inconsult.uk/connect.ti/CLLP.Draft.Local.Plan/consultationHome>

Other

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

[The Town and Country Planning \(General Permitted Development\) \(England\) Order 2015 \(legislation.gov.uk\)](#)

The Town & Country Planning (Use Classes) Order 1987 (UCO) (as amended<sup>3</sup>)

[The Town and Country Planning \(Use Classes\) Order 1987 \(legislation.gov.uk\)](#)

### **Main issues:**

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<sup>3</sup> Various amendments including the Town & Country Planning (Use Classes) Amendment (England) Regulations 2020

- Principle of the Development  
*Rural Economy*  
*History of the Site*  
*Central Lincolnshire Local Plan 2012-2036*  
*Assessment of local policy LP55 (Part E) of the CLLP*  
*Concluding Statement*
- Minerals Resource
- Flood Risk
- Visual Impact
- Highway Safety
- Drainage
- Archaeology

### **Assessment:**

#### Principle of the Development

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

#### *Rural Economy:*

The application site has been developed for the bespoke purposes and use of the occupying company named as the Number4Group. The application indicates that the Number4Group has been established on the site for 7 years and employs 11 full time on site employees with more employees employed off site. The number4Group is split into four Divisions:

#### 1) Train4

*“As one of the UK’s leading independent training providers, we have substantial experience delivering bespoke training services to both employed and unemployed students, including specialist programmes for young people, those at risk of redundancy and students who simply want to progress in their careers. Our experience also extends to employers as our services extend to helping them recruit, engage with to the point of employment and train individuals across activities such as business administration, customer service, team leading, management, construction, security, health and social care and digital industries.”<sup>4</sup>*

*Paragraph 1.4 of the Planning Statement (PS) states that “amongst other purposes detailed later in this report, this facilitated the establishment of practical youth training and educational courses at the site that are delivered in conjunction with local colleges and job centres, as well as various local authority skills or job-creation programmes”. These partnerships are confirmed by the contracts identified in the supporting evidence document.*

#### 2) Security4

*“Security4 provide a high calibre of personnel in all areas of security, including stewarding, man guards, mobile patrols, door supervisors and response*

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<sup>4</sup> <https://train4.thenumber4group.org/about/>

teams, detector dogs, close protection operatives, consultancy services and security systems. We are able to provide and maintain this high calibre of personnel through our training and recruitment network which is managed through our sister companies”.<sup>5</sup>

### 3) Works4

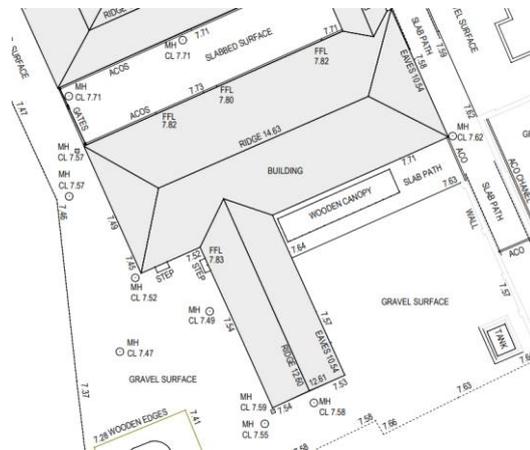
“Works4, we offer a range of high quality, professional services for both commercial and private clients in the construction industry. The quality of our work is second to none and our skilled team of building contractors will take care of all aspects of your project from start to finish.”<sup>6</sup>

### 4) Society4

“Our mission is to both educate and demonstrate the value of voluntary work and to promote the activities of noteworthy and commendable organisations around the globe. We achieve our mission through the online promotion of charitable work growing our network of volunteers and increasing the number of social and charitable partnerships.”<sup>7</sup>

#### History of the Site:

The number4Group began using the site through the prior approval application determined in 2015. This permitted the business to lawfully convert an existing building (see plan below) to offices to use as a main headquarters.



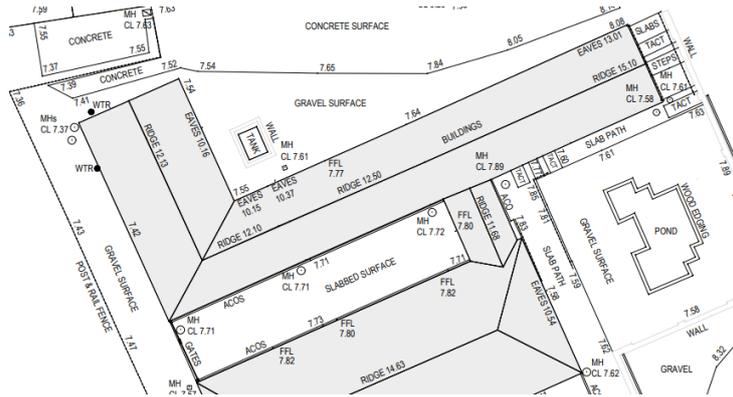
Therefore at that time and before any further works commenced to the remainder of the site the business was lawfully using the converted building for business (Use Class E of the UCO) purposes and establishing the businesses presence on the overall site.

The business then chose to convert further agricultural buildings to the north without submitting a formal planning or prior notification application.

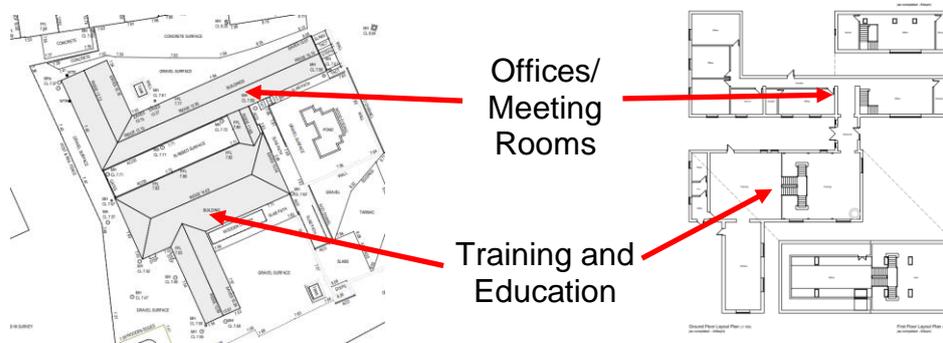
<sup>5</sup> <https://security4.thenumber4group.org/>

<sup>6</sup> <https://works4.thenumber4group.org/>

<sup>7</sup> <https://4society.thenumber4group.org/>



The conversion of the further buildings to offices and meeting rooms meant that the original building was surplus to requirements as office space. The original office building was then converted to training and educational space (Use Class F1 of the UCO) without submitting a formal planning application.



Therefore whilst a lawful business use was established on the site the amendments implemented to convert the agricultural buildings to offices and meeting rooms and changing the use of the original lawful office building to a training and education use were done without the submission of a required planning or prior approval application.

As the agricultural buildings latterly converted to offices and meeting rooms has been implemented it can no longer be applied for retrospectively through *Schedule 2, Part 3, Class R of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)*

This application has been submitted retrospectively to regularise the uses on the site.

**Central Lincolnshire Local Plan 2012-2036:**

Local policy LP55 Part E of the CLLP sets out the criteria for Non-residential Development in the Countryside.

The CLLP additionally includes local policy LP5 of the CLLP which includes a sections on Expansion of Existing Businesses. The development was lawfully using the site for business purposes but as described earlier in this report the conversions works and change of use that subsequently occurred have resulted in the offices and training/education buildings being unauthorised for planning purposes. It is acknowledged that there is a business operating from

the site but it is currently doing so as an unauthorised use, and it is therefore considered that local policy LP5 is not applicable to be assessed.

*Assessment of LP55 (Part E – Non-residential development in the countryside) of the CLLP:*

Local policy LP55 Part E of the CLLP state that “*proposals for non-residential developments will be supported provided that:*

- a) The rural location of the enterprise is justifiable to maintain or enhance the rural economy **or** the location is justified by means of proximity to existing established businesses or natural features;*
- b) The location of the enterprise is suitable in terms of accessibility;*
- c) The location of the enterprise would not result in conflict with neighbouring uses; and*
- d) The development is of a size and scale commensurate with the proposed use and with the rural character of the location.*

The development is located within a remote open countryside location down a narrow single road (Hardwick Lane) which terminates at the entrance to the driveway which leads down to Hope Farm and the application site.



The proposed application is to regularise the use of the site for business, training and educational purposes which has been complicated by unauthorised works and changes of use occurring on the site. Therefore whilst a business operates from the site its unauthorised presence means that the proposed development cannot be considered to extend an existing established business.

The use of the site for business (Use Class E of the UCO) purposes would normally be expected to be located on an allocated employment site unless specific circumstances could be evidenced. The training and educational use of the site (Use Class F1 of the UCO) would normally be expected to be located in sustainable locations where access was available to all via public transport. This site is not directly accessible by public transport, however paragraph 5.32 of the Planning Statement states that “*during its use for training purposes 4Group works with training partners and local authority clients to provide minibus connections to public transport links, including collection and drop-off at nearby Saxilby railway station (with links to Lincoln, Sheffield and the east coast mainline)*”.

The business package on the site is quite unique in terms of its training and educational offering to a number of partners who have committed to contracts with the Number4Group. Paragraph 9.6 of the Planning Statement states that the training and educational part of the business provides “*practical and skills training to young adults, long-term unemployed and those seeking new career opportunities*”.

Whilst the buildings are located remotely in the open countryside there are farm buildings to the north west and Hope Farmhouse to the south west. The Number4Group site is separated from Hope Farmhouse by high fence panels.

The development has primarily involved the conversion of existing farm buildings with the inclusion of a new build detached triple garage.

*Concluding Statement:*

The business is not justified by means of proximity to a lawful established business. The business is located in an unsustainable open countryside location with no public transport connectivity meaning employees rely on a vehicle to get to work. The business in connection with its contract partners endeavours to provide a minibus service from nearby public transport networks such as Saxilby Railway Station to transport students/participants to the training and educational courses.

The development does not conflict with neighbouring uses and is of a size and scale commensurate with the proposed use and with the rural character of the location.

The development therefore accords to criteria (c) and (d) of local policy LP55 Part E of the CLLP but due to its unsustainable remote location does not accord with criteria (a) and (b) of local policy LP55 Part E of the CLLP. The development is therefore considered a departure from the Development Plan.

However whilst the location of the development is not considered sustainable, significant beneficial weight is afforded to the levels of employment the business provides, the sensitive nature of the conversion works completed to vacant buildings, and the educational/training skills it offers to young and unemployed members of the public through established contracts.

It is therefore considered that the benefits of the development outweighs the unsustainable location and is acceptable in this case.

It is considered that policy LP55 is consistent with the open countryside guidance of the NPPF and can be attached full weight.

Minerals Resource

Guidance contained within paragraph 203-211 of the NPPF sets out the needs to safeguard mineral resources through local plan policies ‘*to support sustainable economic growth and our quality of life*’. Policy M11 of the Lincolnshire Minerals and Waste Local Plan (Core Strategy and Development Management Policies) states that:

*'Applications for non-minerals development in a minerals safeguarding area must be accompanied by a Minerals Assessment. Planning permission will be granted for development within a Minerals Safeguarding Area provided that it would not sterilise mineral resources within the Mineral Safeguarding Areas or prevent future minerals extraction on neighbouring land. Where this is not the case, planning permission will be granted when:*

- the applicant can demonstrate to the Mineral Planning Authority that prior extraction of the mineral would be impracticable, and that the development could not reasonably be sited elsewhere; or*
- the incompatible development is of a temporary nature and can be completed and the site restored to a condition that does not inhibit extraction within the timescale that the mineral is likely to be needed; or*
- there is an overriding need for the development to meet local economic needs, and the development could not reasonably be sited elsewhere; or*
- the development is of a minor nature which would have a negligible impact with respect to sterilising the mineral resource; or*
- the development is, or forms part of, an allocation in the Development Plan.*

The application has included the submission of a Minerals Assessment. The Minerals and Waste team at Lincolnshire County Council have to date not commented. It is considered that as the development is primarily conversion of existing buildings it has and will have '*a negligible impact with respect to sterilising the mineral resource*'.

Therefore the proposal would not unacceptably sterilise a minerals resources in West Lindsey. The development therefore would accord with policy M11 of Lincolnshire Minerals and Waste Local Plan (Core Strategy and Development Management Policies) and the provisions of the NPPF.

It is considered that policy M11 is consistent with the minerals guidance of the NPPF and can be attached full weight.

### Flood Risk

The application site is situated within flood zone 2 (medium probability). A Flood Risk Assessment (FRA) has been submitted with the application in summary concluding that the site the development has been constructed with flood mitigation in mind and includes first floor refuge even if the remote risk of flooding occurs.

The Environment Agency have not made a formal comment but have directed the case officer to their national standing advice<sup>8</sup> for development within flood zone 2.

Business and training/educational uses are classed as a less vulnerable use in Annex 3 (Flood Risk Vulnerability Classification) of the National Planning Policy Framework. Table 2 (Flood risk vulnerability and flood zone

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<sup>8</sup> [Review individual flood risk assessments: standing advice for local planning authorities - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/612222/Review_individual_flood_risk_assessments_standing_advice_for_local_planning_authorities_-_GOV.UK.pdf)

'compatibility') of paragraph 79 (Reference ID: 7-079-20220825) of the NPPG states that only the sequential test is required for such development in flood zone 2.

The land is within the ownership of the applicant and as a retrospective planning application the development works have already been implemented. The FRA states that the development has retained the floor level of the buildings which have been converted and included mitigation measures in the construction. The business has been advised to sign up to the Environment Agencies Flood Warning System. The converted buildings have a number of escape routes and each building has easy internal access to first floor accommodation as a refuge.

It is therefore for considered that the proposed development would pass the flood risk sequential test and would include flood mitigation measures for the safety of the employees and students.

It is therefore considered that the proposal will accord to local policy LP14 of the CLLP and the provisions of the NPPF.

It is considered that policy LP14 is consistent with the flood risk guidance of the NPPF and can be attached full weight.

#### Visual Impact

In addition local policy LP17 states 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, such as (but not limited to) historic buildings and monuments, other landmark buildings, topography, trees and woodland, hedgerows, walls, water features, field patterns and intervisibility between rural historic settlements*'.

Developments should also '*be designed (through considerate development, layout and design) to preserve or enhance key local views and vistas*'

Local policy LP26(c) of the CLLP states that *All development proposals must take into consideration the character and local distinctiveness of the area (and enhance or reinforce it, as appropriate) and create a sense of place. As such, and where applicable, proposals will be required to demonstrate, to a degree proportionate to the proposal, that they:*

*c. Respect the existing topography, landscape character and identity, and relate well to the site and surroundings, particularly in relation to siting, height, scale, massing, form and plot widths;*

The Identity chapter (pages 14-17) of the National Design Guide places importance on the need for development to either reflect its local character or create a sense of character through the built form.

The conversion of the farm buildings has been completed to a high standard and in a sensitive manner. The new build detached triple garage has been constructed in a car port style with one bay enclosed by vertical timber garage doors. The development has therefore been completed in appropriate manner sensitive to its agricultural rural setting.

It is therefore considered that the proposal will accord to local policy LP17 and LP26 of the CLLP and the provisions of the NPPF.

It is considered that policy LP17 and LP26 are consistent with the visual amenity guidance of the NPPF and can be attached full weight.

#### Highway Safety

The application site is within an open countryside location accessible by countryside roads from the settlement of Torksey or Saxilby. The site includes sufficient room for employee, visitor and minibus parking including a single disabled parking space. The Highways Authority at Lincolnshire County Council have no objections to the development.

It is therefore considered that the proposal will accord to local policy LP13 of the CLLP and the provisions of the NPPF.

It is considered that policy LP13 is consistent with the highway safety guidance of the NPPF and can be attached full weight.

#### Drainage

The application form states that surface water is dealt by soakaways which is a form sustainable drainage system. Foul water is disposed of to a package treatment which is considered acceptable in this location where there is unlikely to be a mains sewer.

It is considered that the drainage methods are acceptable and accords to local policy LP14 of the CLLP and the provisions of the NPPF.

It is considered that policy LP14 is consistent with the surface water drainage guidance of the NPPF and can be attached full weight.

#### Archaeology

The Historic Environment Officer (HEO) at Lincolnshire County Council has to date not made any comments on the application. The application is primarily for conversion with only the triple car port/garage built as a new build. Therefore it is not considered that the proposal would have an unacceptable harmful archaeological impact and accords with local policy LP25 of the CLLP and the provisions of the NPPF.

It is considered that policy LP25 is consistent with the archaeology/heritage guidance of the NPPF and can be attached full weight.

## **Other Considerations:**

### Use Class Order

It is considered reasonable and necessary due to the location of the business to attach a condition restricting the use of the site to offices, training /educational and meeting rooms only and no other uses within Class E (Commercial, Business and Service) and F1 (Learning and Non-residential institutions) of the Town and Country Planning (Use Classes) Order 1987 (as amended)

### Community Infrastructure Levy

The proposed development is not liable for a CIL payment.

## **Conclusion and reasons for decision:**

The decision has been considered against local policy LP1 A presumption in Favour of Sustainable Development, LP13 Accessibility and Transport, LP14 Managing Water Resources and Flood Risk, LP17 Landscape, Townscape and Views, LP25 The Historic Environment, LP26 Design and Amenity and LP55 Developments in the Countryside of the Central Lincolnshire Local plan 2012-2036, policy M11 of the Lincolnshire Minerals and Waste Local Plan in the first instance and the relevant draft policies of the Central Lincolnshire Local Plan Review. Consideration is additionally given to guidance contained within the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and National Design Model Code. In light of this assessment it is considered that the development does not accord with criteria (a) and (b) of local policy LP55 and is therefore considered a departure of the Central Lincolnshire Local plan 2012-2036. However in this case it is considered the harms caused by the location of the development are outweighed by the benefits of the business providing employment, the educational/training skills it offers to young and unemployed members of the public and the sensitive nature of the conversion. The development will not unacceptably visually harm the character and appearance of the site or the surrounding open countryside nor unacceptably harm the living conditions of the nearest neighbouring occupiers. Furthermore the proposal will not have an unacceptable harmful impact on flood risk, highway safety, archaeology, drainage or a minerals resource.

## **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

## **Representors to be notified -**

*(highlight requirements):*

Standard Letter  Special Letter  Draft enclosed

**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 drawings:
  - 03 dated May 2022 – Proposed Site Plan
  - 04 Rev B dated May 2022 – Proposed Conversion and New Build Garage 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 and local policy LP17, LP26 and LP55 of the Central Lincolnshire Local Plan 2012-2036.

2. The development hereby approved must only be carried out in accordance with the flood resilience construction and mitigation measures identified on page 12 and 13 of the Flood Risk Assessment by RM Associates dated June 2022 and retained as such thereafter.

Reason: To prevent flooding and protect the occupants of the buildings to accord with the National Planning Policy Framework and local policy LP14 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:**

3. Notwithstanding the provision of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any amendment to that Act, the building must only be used for the purpose of offices; a non-residential training/educational centre; and associated

meeting rooms. Any other uses including any different use within Class E or Class F1 must require an application for planning permission.

Reason: To ensure the location is appropriately assessed for other uses within Class E and Class F1 to accord with the National Planning Policy Framework and local policy LP55 of the Central Lincolnshire Local Plan 2012-2036.