

Officers Report

Planning Application No: 145032

PROPOSAL: Planning application for the conversion and extension of existing mill to create 1 no. dwelling.

LOCATION: Stamp's Mill High Street Faldingworth Market Rasen LN8 3SE

WARD: Dunholme and Welton

WARD MEMBER(S): Cllr D M Rogers, Cllr S England & Cllr C M Grimble

APPLICANT NAME: Mr Tom Pickering

TARGET DECISION DATE: 07/10/2022

DEVELOPMENT TYPE: Change of Use

CASE OFFICER: Richard Green

RECOMMENDED DECISION: Grant with conditions attached.

This application has been referred to the Planning Committee, following objections from the Parish Council.

Description:

The application site is located on the eastern edge of Faldingworth outside of the developed foot print in the Countryside, close to the junction with High Street and Buslingthorpe Road and comprises part of a wider paddock and contains a Mill Tower. The Mill is located behind (to the north) of a row of 3 detached bungalows that front High Street, but is visible from the east along the highway. To the west of the site is the large rear garden of another detached bungalow (Chestnut View) which fronts High Street. To the north and east are the wider paddock. The Mill is a Grade II Listed building.

The application seeks planning permission to convert the existing Grade II Listed Mill to residential use to create a 3 bed dwelling. A master suite on the ground floor and an en-suite at first floor level is proposed within the Mill Tower. A single storey pitched roof building is proposed to the north of the Mill Tower and another single storey pitched roof building is proposed to the west of the Mill Tower. These buildings will form a courtyard. A single storey flat roof link is proposed to the south of the northern most building which will provide a link into the Mill Tower and the building proposed to the west. The proposed development is accessed off the High Street to the south via an access track to the east of Ings House, High Street. The access will lead to an area of hardstanding to the south and west of The Mill Tower. Garden space is provided to the west, north and to the east.

The tower is 9.5 metres in height. The single storey pitched roof element to the north west has a ridge height of approximately 4.6 metres and is 2.6 metres to the eaves.

The single storey pitched roof element to the south west has a ridge height of approximately 4.6 metres and is 2.6 metres to the eaves.

The single storey flat roof link element is approximately 3 metres to the eaves.

Relevant history:

125947 - Planning application for proposed existing development to carry out improvements to Faldingworth Mill and to construct a new dwelling house to be used in association with the mill. Withdrawn

126056 - Listed building consent to carry out improvements to Faldingworth Mill and to construct a new dwelling house to be used in association with the mill. Withdrawn

133964 - Planning application for restoration of existing mill and erection of small extension to facilitate its change of use to holiday let accommodation and erection of a new dwelling house and annex together with an open car port. Withdrawn

133965 - Listed building consent for restoration of existing mill and erection of small extension to facilitate its change of use to holiday let accommodation and erection of a new dwelling house and annex together with an open car port. Withdrawn

141711 - Pre-application enquiry for conversion and extensions to 1no. dwelling. Advice given 26/02/2021 and 22/012/2021 *'In conclusion if a planning application were to be submitted, the principle of the application is likely to be supported. After discussions with the Conservation Officer I can confirm that the amended proposal could be supported in principle as it protects important views of the mill tower and keeps the prominence of the tower, subject to the following:*

- The additional bedroom and kitchen wings are truly single storey in scale with a smaller glass link.*
- The mill tower is also utilised for living accommodation'*

145034 - Listed building consent for the conversion and extension of existing mill to create 1no. dwelling. To be determined in tandem with this application.

Representations:

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

Faldingworth Parish Council: The applications do not comply with approved planning policies. The application would adversely affect the setting a listed building.

The proposed access is sited at a dangerous point on the very busy A46, close to a sharp right angled bend where visibility is poor. The supporting statement refers to there being 'an existing access', but the Council point out

that it is not an approved access, there being no dropped kerb. The current user of the site drives over the kerb and grass to reach the field. The lamppost on the opposite side of the road has been hit twice in recent months by motorists coming round the bend too fast.

Local residents: Aelfric House, Rainow and Mill Corner, High Street, Faldingworth object to the proposal for the following reasons:

- Drive within 1 metre of my property. Entrance for construction, safety, vibration, damage to my property. Foundations, will the new drive damage my property foundations.
- Noise during construction.
- What fences/privacy are included.
- The entrance to this site is near a dangerous bend on A46.
- The 30mph speed limit starts at this bend and cars speed round this corner.

LCC Highways and Lead Local Flood Authority: Following the submission of amended plans showing an adequate visibility splay as outlined in Manual for Streets to the back edge of the carriageway and the demonstration of access improvements in line with LCC current specifications, LCC Highways requests that any permission given by the Local Planning Authority shall include one suggested condition and two suggested informatives.

Archaeology: The developer's Statement of Significance is detailed and well-researched, providing considerable new information on the history of the mill and its development since its construction in 1821.

In light of this new information we would like to revise the advice we have provided on previous proposals on this site. This office no longer feels that it would be proportionate to require an additional programme of historic building recording of the mill structure prior to conversion, as it is unlikely that a separate piece of fieldwork would contribute significantly to our understanding of the mill

The research undertaken with historic maps has also demonstrated that the mill lay outside the historic core of the village within its open fields prior to the enclosure of the parish. This means that the site's archaeological potential is lower than previously thought and we would not recommend that any further archaeological input be required.

Recommendation: no further archaeological input required.

Historic England: On the basis of the information received, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

Conservation Officer: The design and scale proposed allows the mill to be the prominent feature retained in the setting. The proposal of the buildings placed to the south-west allow for more discrete development and the design

of a courtyard behind the mill allows for residential areas whilst retaining the rural setting outwardly. By creating a flat roof internally, no alteration to the top is visible and is neutral to the proposal with its current state. I note that the listing mentions the mill having a conical slate roof but the evidence in the HS illustrates this was not an original feature and is not retained in any state currently.

The pre-app spoke of mill equipment that could possibly be retained. There is no mention of anything to be retained within the listed mill in the proposal. I have no objections to this application subject to conditions:

1. Can details of any ironmongery, historic building fabric or equipment within the mill be identified for retention.
2. All windows and doors details are to be supplied to the LPA for approval prior to installation.
3. Details and methodology of repairs to the Mill to be sent to the LPA for approval.
4. All details for alteration within the listed Mill such as fixtures and fittings are to be supplied prior to any works taking place.
5. The restoration works to the Mill will be done before any other development on site is undertaken.

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).

Development Plan:

The following policies are particularly relevant:

*Central Lincolnshire Local Plan 2012-2036:

LP1: A presumption in Favour of Sustainable Development

LP2: The Spatial Strategy and Settlement Hierarchy

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: Development in the Countryside

**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 5 as they both seek to deliver a sufficient supply of homes. 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. 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. LP25 is consistent with chapter*

16 of the NPPF as they both seek to conserve and enhance the historic environment. LP26 is consistent with section 12 of the NPPF in requiring well designed places and LP55 is consistent with paragraph 80 and paragraph 174 of the NPPF as they both seek to avoid isolated new homes in the countryside and both recognise the intrinsic character and beauty of the countryside. The above policies are therefore attributed full weight.

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

Emerging Policy (a material consideration)

Draft Central Lincolnshire Local Plan:

Review of the Central Lincolnshire Local Plan commenced in 2019. The 1st Consultation Draft (“Reg 18”) 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 Draft (“Reg 19”) of the Local Plan was published in March 2022, and was subject to a further round of consultation. On 8th July 2022, the Local Plan Review was submitted to the Planning Inspectorate in order for it to commence its examination.

The NPPF states:

“48. 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) 24.”

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 relevant policies within the submitted “Reg 19” Plan, with the weight to be given subject to the extent to which there may still be unresolved objections to those policies (the less significant the unresolved objections, the greater the weight that may be given).

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

Neighbourhood Plan:

No plan currently being prepared.

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>

Listed Building Legal Duty

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

<https://www.legislation.gov.uk/ukpga/1990/9/section/66>

Main issues

- Principle of Development
- Listed Building
- Residential Amenity
- Visual Impact
- Highway Safety and Car Parking
- Foul and Surface Water Drainage
- Garden Space and Landscaping
- Other Matters

Assessment:

Principle of Development

Policy LP2 of the Central Lincolnshire Local Plan sets out a settlement hierarchy. The application site is located within a wider paddock in the countryside just outside the developed footprint of Faldingworth, with tier 8 (Countryside) of the settlement hierarchy applying.

Policy LP55 Part A sets out criteria for the re-use and conversion of non-residential buildings for residential use in the open countryside. The criteria set out in LP55 Part A is as follows, an assessment of each criteria is also detailed below;

Where a change of use proposal to residential use requires permission, and where the proposal is outside the developed footprint of a settlement listed in the settlement hierarchy, then the proposal will be supported provided that the following criteria are met:

a. Comprehensive and proportionate evidence is provided to justify either that the building can no longer be used for the purpose for which it was originally built, or the purpose for which it was last used, or that there is no demand (as demonstrated through a thorough and robust marketing exercise) for the use of the building for business purposes; and

Historic Maps show that the Mill Tower has been vacant and unused since at least 1977 with the cap and remaining sails reputedly removed in the 1950's. It is therefore considered that the proposal complies with Policy LP55 Part A (a) as the former Mill Tower can no longer be used for the purpose it was originally built.

b. The building is capable of conversion with minimal alteration, including no need for inappropriate new openings and additional features; and

c. The building is of notable architectural or historic merit and intrinsically worthy of retention in its setting.

The Mill Tower is capable of conversion with minimal alteration and new openings on the proposed plans have been kept to a minimum and are of a limited scale and impact. The building is Grade II Listed and is of architectural and historic merit and is worthy of protection in its setting. Single storey extensions are proposed that have been carefully designed to not impact on the setting of the Listed Building and to preserve its prominence within the landscape. The extensions are needed in order to secure the long term future of the Grade II Listed building which is in a poor state of repair.

It is therefore considered that Criteria (b) and (c) have also been met.

Concluding statement

The proposal meets criteria a, b and c of Part A of Policy LP55 of the CLLP. If it is minded to grant permission conditions suggested by the Conservation officer will be attached to the decision notice.

The principle of development can be supported due to the proposal allowing a Grade II Listed redundant Mill Tower which is worthy of retention in its setting to be secured for the longer term. It is therefore considered that the proposal accords with the principles of the NPPF and Policy LP55 and of the Central Lincolnshire Local Plan.

Listed Building

S.66 of the Listed Buildings Act 1990 places a legislative requirement that when considering whether to grant planning permission for development

which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

It is a NPPF requirement within paragraph 197 that local planning authorities when determining planning applications should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

The application seeks planning permission to convert the existing Grade II Listed Mill Tower to residential use with a master suite on the ground floor and an en-suite at first floor level of the Mill Tower.

A single storey pitched roof building is proposed to the north of the Mill Tower and another single storey pitched roof building is proposed to the west of the Mill Tower. These buildings will form a courtyard. A single storey flat roof link is proposed to the south of the northern most building which will provide a link into the Mill Tower and the building proposed to the west. The proposed development is accessed off the High Street to the south via an access track to the east of Ings House, High Street. The access will lead to an area of hardstanding to the south and west of The Mill Tower. Garden space is provided to the west, north and to the east.

The tower is 9.5 metres in height. The single storey pitched roof element to the north west has a ridge height of approximately 4.6 metres and is 2.6 metres to the eaves. The single storey pitched roof element to the south west has a ridge height of approximately 4.6 metres and is 2.6 metres to the eaves. The single storey flat roof link element is approximately 3 metres to the eaves.

The application proposes two new single storey pitched roof extensions (and a flat roof link element) to the Mill and it is considered that they use both a traditional and contemporary approach, the two single storey pitched roof extensions have an industrial look with black timber cladding, aluminium windows and doors and a metal roof covering and have a similar form and scale to the bungalows to the south of the Mill Tower and allow the tower to retain its prominence. The single storey flat roof glazed link within the internal courtyard allows the tower to retain its prominence and ties together the converted tower and the other proposed extensions.

The Conservation Officer supports the proposal subject to appropriate conditions. If it is minded to grant permission the conditions suggested by the Conservation Officer will be attached to the decision notice.

It is considered that the proposed approach to development would achieve the key heritage aims of the NPPF in that it would put an existing deteriorating Heritage Asset into a viable use to enable its ongoing conservation; and that

the accompanying new development does not seek to undermine or harm the appearance and setting of the building, and is able to enhance the setting of the listed building. The proposal therefore accords with the NPPF and Policy LP25 of the Central Lincolnshire Local Plan.

Residential Amenity

Local Plan Policy LP26 states that planning permission will be granted for new development provided the proposal will not adversely affect the residential amenity of neighbouring properties by virtue of overlooking, overshadowing, loss of light or over dominance. The policy also applies to future occupants of development proposals under consideration.

The application seeks permission to convert the existing Mill Tower to residential use with a ground and first floor of accommodation proposed. A single storey pitched roof extension is proposed to the north west of the tower and another single storey pitched roof extension to the south west. A single storey flat roof link is also proposed within the internal courtyard formed by the tower and the two proposed single storey pitched roof extensions.

The nearest part of the proposed single storey extensions are located approximately 17.7 metres to the north west of Ings House, High Street and 17.1 metres to the north west of Rainow, High Street. The proposed converted tower is located approximately 12.75 metres to the north west of Ings House and 22.5 metres to the north of Rainow, High Street. The proposed dwelling is accessed off High Street, with a driveway to the side of Ings House leading to an area of hardstanding and turning areas to the south and west of The Mill Tower

The tower is 9.5 metres in height. The single storey pitched roof element to the north west has a ridge height of approximately 4.6 metres and is 2.6 metres to the eaves. The single storey pitched roof element to the south west has a ridge height of approximately 4.6 metres and is 2.6 metres to the eaves. The single storey flat roof link element is approximately 3 metres to the eaves.

There are no issues with over dominance and loss of light.

The proposed south west elevation of the Mill Tower and one of the single storey pitched roof extensions overlooking the dwellings to the south will have no openings. The only openings proposed on the south west elevation of the proposal is the single storey flat roofed link buildings which is located approximately 9.3 metres from the southern boundary of the site and will overlook the internal courtyard of the proposed dwelling and the boundary treatments beyond.

The proposed north east and north west elevations will overlook the garden of the proposed dwelling with the wider paddock beyond. The proposed south west elevation will have one window in the Mill Tower which will be located above the proposed extensions and is located approximately 27.2 metres from the western boundary of the site and will overlook the proposed extensions and garden of the proposed dwelling. Two windows and a set of

French doors at ground floor level are also proposed in the single storey pitched roof extensions which will overlook the garden of the proposed dwelling with boundary treatments beyond. There are no issues with loss of light, over dominance or overlooking.

It is therefore considered that the proposal will not harm the living conditions of future occupiers of the proposed dwelling or neighbouring occupiers.

Visual Impact

Local Plan 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. Where a proposal may result in significant harm, it may, exceptionally, be permitted if the overriding benefits of the development demonstrably outweigh the harm: in such circumstances the harm should be minimised and mitigated.

Local Plan Policy LP26 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 are well designed in relation to siting, height, scale, massing and form. The policy also states that the proposal should respect the existing topography, landscape character, streetscene and local distinctiveness of the surrounding area and should use appropriate, high quality materials which reinforce or enhance local distinctiveness. Any important local view into, out of or through the site should not be harmed.

The application seeks permission to convert the existing Mill Tower to residential use with a ground and first floor of accommodation proposed. A single storey pitched roof extension is proposed to the north west of the tower and another single storey pitched roof extension to the south west. A single storey flat roof link is also proposed within the internal courtyard formed by the tower and the two proposed single storey pitched roof extensions.

The proposed dwelling is accessed off High Street, with a driveway to the side of Ings House leading to an area of hardstanding and turning areas to the south and west of The Mill Tower. Garden space is provided to the west, north and to the east.

The Mill Tower will be converted sympathetically and will largely utilise existing openings and the two new single storey pitched roof extensions (and a flat roof link element) to the Mill and it is considered that they use both a traditional and contemporary approach, the two single storey pitched roof extensions have an industrial look with black timber cladding, aluminium windows and doors and a metal roof covering and have a similar form and

scale to the bungalows to the south of the Mill Tower and allow the tower to retain its prominence. The single storey flat roof glazed link within the internal courtyard allows the tower to retain its prominence and ties together the converted tower and the other proposed extensions.

The proposed access is kept tightly to the boundary with Ings House, High Street and the proposed car parking and turning areas are largely hidden behind the proposed dwelling.

It is therefore considered that the proposal with appropriate conditions to control materials and landscaping will not harm the character and appearance of the street-scene

Highway Safety and Car Parking

Policy LP13 of the Central Lincolnshire Local Plan states that development proposals which contribute towards an efficient and safe transport network that offers a range of transport choices for the movement of people and goods will be supported.

The proposed dwelling is accessed off High Street, with a driveway to the side of Ings House leading to an area of hardstanding and turning areas to the south and west of The Mill Tower.

Paragraph 110 of the NPPF states that in assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:

- a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
- b) safe and suitable access to the site can be achieved for all users;
- c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code; and
- d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

Following the submission of amended plans showing an adequate visibility splay as outlined in Manual for Streets to the back edge of the carriageway and the demonstration of access improvements in line with Lincolnshire County Council's current specifications, Lincolnshire County Council Highways requests that any permission given by the Local Planning Authority shall include one suggested condition and two suggested informatives. If it is minded to grant permission the condition and informatives suggested by the Highways Authority will be attached to the decision notice.

The proposed car parking detailed above is considered to be sufficient for the proposed dwelling and the proposal is considered to accord with Policy LP13 of the Central Lincolnshire Local Plan and the NPPF.

Foul and Surface Water Drainage

Foul sewerage will be dealt with by way of a package treatment plant and surface water drainage will be dealt with by a soakaway. The appropriateness of the intended method(s) cannot be assessed at this stage however the use of a sustainable urban drainage system is advised. If permission was to be granted a planning condition to secure full drainage details would be recommended.

A condition would also be attached to the decision notice if permission was to be granted requiring that any hardstanding should be constructed from a porous material and be retained as such thereafter or should be drained within the site.

Garden Space and Landscaping

The development provides for an acceptable amount of private amenity space for the proposed new dwelling and if it is minded to grant permission appropriate conditions will be attached to the decision notice to secure full details of landscaping and boundary treatments.

Other Matters

Ecology

The Mill Tower is an empty shell and has a plastic covering over the top of the Mill. It is therefore considered that the site does not have any ecological importance.

Conclusion

The decision has been considered against policy LP1: A Presumption in Favour of Sustainable Development, LP2: The Spatial Strategy and Settlement Hierarchy, 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: Development in the Countryside of the adopted Central Lincolnshire Local Plan in the first instance and guidance contained in National Planning Policy Framework and National Planning Practice Guidance and against Section 66 of the Planning (Listed Building and Conservation Area) Act 1990.

It is considered that the principle of development can be supported due to the proposal allowing a Grade II Listed redundant Mill Tower which is worthy of retention in its setting to be secured for the longer term. It is also considered that the proposal will not have a negative impact on the living conditions of neighbouring occupiers or future occupants of the proposed dwelling. Furthermore, it is considered that the proposal will preserve the Listed Building and its setting and will not have a detrimental impact on the local Highways Network.

Recommendation: Grant planning permission subject to the conditions below:

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. Before the access is brought into use all obstructions exceeding 0.6 metres high shall be cleared from the land within the visibility splays illustrated on drawing number LDC3048-PL-03B dated 16/09/2022 and thereafter, the visibility splays shall be kept free of obstructions exceeding 0.6 metres in height.

Reason: So that drivers intending entering the highway at the access may have sufficient visibility of approaching traffic to judge if it is safe to complete the manoeuvre in accordance with the National Planning Policy Framework and Policy LP13 of the Central Lincolnshire Local Plan.

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: LDC3048-PL-02B dated 16/09/2022 and 16/09/2022 and LDC3048-PL-03B dated 16/09/2022. 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.

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.

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 the use of appropriate materials or 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 (see notes to the applicant below).

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 locality in accordance with the National Planning Policy Framework and Policies 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:

7. 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 locality in accordance with the National Planning Policy Framework and Policies LP17 and LP26 of the Central Lincolnshire Local Plan.

Notes to the Applicant

Listed Building Consent 145034

Please also see the conditions attached to the decision notice for Listed Building Consent 145034.

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. For further guidance please visit our website via the following links:

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

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

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