

WEST LINDSEY DISTRICT COUNCIL

MINUTES of the Meeting of the Planning Committee held in the Council Chamber - The Guildhall on 30 November 2022 commencing at 6.30 pm.

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

Councillor Matthew Boles
Councillor David Cotton
Councillor Michael Devine
Councillor David Dobbie
Councillor Mrs Jessie Milne
Councillor Peter Morris
Councillor Roger Patterson
Councillor Mrs Judy Rainsforth
Councillor Jeff Summers
Councillor Mrs Angela White

In Attendance:
Russell Clarkson Development Management Team Manager
George Backovic Development Management Team Leader
Rachel Gordon Development Management Team Leader
Martha Rees Legal Advisor
Ian Elliott Senior Development Management Officer
Andrew Warnes Democratic and Civic Officer

Also In Attendance: Eighteen members of the public

Apologies: Councillor Steve England
Councillor Cherie Hill

72 PUBLIC PARTICIPATION PERIOD

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

73 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

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

74 DECLARATIONS OF INTEREST

Councillor R. Waller declared a non-pecuniary interest, in relation to agenda item 6f,

application number 145619, that he was the Local Ward Member for Sudbrooke, but had not participated in the application previously and at the Parish Council level, and would remain as a Member of the Planning Committee, and Vice-Chairman.

Councillor J. Summers declared a non-pecuniary interest, in relation to agenda item 6d, application number 145360, that he was the Local Ward Member for Waddingham and Spital, and had made his views known on the application. He would state his views on the application in this capacity, and leave the Chamber.

Councillor R. Patterson declared a non-pecuniary personal interest, in relation to agenda item 6a, application number 145135, that though he was not at the site visit, he regularly visited the area, and knew the site well enough to participate on the application.

Councillor D. Cotton declared a non-pecuniary interest, in relation to agenda item 6b, application number 145260, that he was the Local Ward Member for Saxilby, but had not participated in the application at the Parish level, and would remain on the Committee for the application.

Councillor A. White declared a non-pecuniary interest, in relation to agenda item 6a, application number 145135, that she had called in the application to be considered by the Planning Committee. She also declared that she had not communicated her views, and would remain as a Member of the Planning Committee.

Councillor A. White also declared a non-pecuniary interest, in relation to agenda item 6e, application numbers 144480 & 145076, that she was the Local Ward Member for Nettleham, and also a Parish Councillor for Nettleham. She had not made her views known on the application, and would sit with an open mind as Member of the Committee.

In relation to agenda item 6a, application number 145135, Councillors J. Milne, P. Morris, and J. Rainsforth declared a personal interest that they were not present at the site visit, and so would not participate in the item.

75 UPDATE ON GOVERNMENT/LOCAL CHANGES IN PLANNING POLICY

The Development Management Team Manager updated Members that the Levelling Up and Regeneration Bill was at the "Report Stage" and was being considered in the House of Commons. There were various reports of amendments to the Bill being tabled, and further information could be found online.

Moving to local matters, the Officer updated Members on the Central Lincolnshire Local Plan examination, and that two weeks of examination had been held. The examination was to recommence on 6 December, held in person, at Double-Tree by Hilton in Lincoln. In the week commencing 13 December, the hearings were to be held virtually. The Officer then progressed to highlight Neighbourhood Plan (NP) updates, informing Members that the Hemswell Cliff NP, Keelby NP, and the Nettleham NP Review had their different consultation stages completed and that the next stages of the processes were underway.

76 145135 - LAND REAR OF WATERING DYKE COTTAGES, GRANGE DE LINGS

The Chairman introduced the first application of the meeting, application number 145135, for the change of use of land for the siting of 12no. gypsy/traveller residential caravan and the erection of 2no. amenity buildings, on land rear of Watering Dyke Cottages, Grange De Lings, Lincoln. The application was being reconsidered at Committee following a site visit, as resolved to undertake at the previous meeting of the Planning Committee. The Officer stated that there were no major updates to the application, barring a small amendment to condition 2, which was to formalise the scheme for foul water. The Officer then gave a short presentation on the scheme.

The Chairman advised that there were two registered objectors wanting to speak on the application. He invited the first registered speaker, Alex Wright, to address the Committee. The following statement was made.

"Following on from our previous statement, we would like to further inform you why we strongly object to this proposal. Firstly, we disagree with the concluding remarks reported stating that this site doesn't impact the living conditions of the settled community, As you know on multiple occasions, we have received threats of criminal damage to the septic tank, personal threats, and verbal abuse. We have had our septic tank attempted to be tapped into for use and had confirmation that access will not be provided to empty it. There has been a significant increase in traffic and noise pollution. Intrusive lighting was installed without the required permission. Our driveway now looks industrialised and unpleasant, their land next to the driveway is unmaintained with masses of weeds and large soil piles dumped there. An excessive amount of unknown people enter our driveway, overlooking our gardens, there is no privacy. These incidents impact our living conditions and will get significantly worse if passed, currently, only a minor proportion of occupants live on site. To put this into context planning permission on this land was previously rejected for two stables due to it being unsuitable, how will this significant development be adequate?

We are is concerned about our driveway. Whilst the applicant has now served notice on our access, this was provided after an objection was submitted. Not before the application was submitted as is required by the regulations. Our objection stated we would not approve these works pm the driveway for access, for this use.

We are concerned about the number of caravans proposed on such a small site. This will harm our living conditions and amenities. There is a sad loss of agricultural land creating a loss of rural character. The noise pollution and disruption have been significant, regular shouting can be heard from the site; this will only get worse if approved. Vehicle movements, overlooking, verbal abuse and threats are likely to increase too. My family no longer enjoy or feel safe living in this area. Judging by the number of cars/vans/ visitors to the site this could lead to 30-plus vehicles when fully occupied, this will be disastrous considering they're using our driveway, passing our houses within close proximity. Hall Lane, the road used for accessing the shared driveway often gets congested with people who are waiting to turn onto the A15, this will get worse and will impact us exiting our driveway. The occupants will dominate the area 30 plus residents will be significantly larger than the 5 adults living in our 3 adjacent houses.

Our septic tank is of concern, we are unsure how we will obtain new needed sewage provisions due to the sheer lack of room and hardstanding. A drainage field is impossible to

install, and any new outlet pipe would be extremely difficult too. The current outlet pipe could get damaged due to the works and large vehicle movements. These difficulties could lead to contamination. We are also concerned about the applicant's drainage provisions, where will they have room to install them? The applicant has been seen recently dumping dirty water on the shared driveway, we believe this is needed now as this could have a significant environmental impact. These caravans are being lived for residential purposes so planning policies related to housing should apply. This wouldn't be a suitable site for 12 residential houses so why should this be any different?

The area is unreasonable for the development proposed, the applicants couldn't have done much more wrong in my opinion. Developing the site without permission and the actions taken by the applicant have significantly impacted the lives of the local community negatively hence 90% of residents objecting to this proposal in the local area. Multiple relevant objections have been put forward by local residents, the showground and Riseholme Parish Council."

The Chairman thanked the speaker for his statement, and then invited the next registered objector, Peter Metcalfe, to address the Committee, who made the following statement.

"In a hamlet of nine houses, twelve caravans will patently dominate the population. With deception and intimidation from the outset, and changing residents, how can this be a community? This unauthorised development has taken away enjoyment of my home. Because the applicant's daily life is lived outdoors, it has a huge impact. In the past couple of weeks there have been unfamiliar vehicles, adding insecurity, as it's impossible to know your neighbours. Retrospective permissions are part of planning, but there is a gulf between not realising permission is needed for an extension to illegally turning a green field into a sterile caravan park. That is the purpose of the 2015 Ministerial Statement into intentional unauthorised development and it should be paramount in your decision. The Planning report says 'not unacceptable harm', 'not unacceptably severe' and 'not unacceptably dominant'. Remove the double negative and you have 'acceptable harm', 'acceptably severe' and 'acceptably dominant'. How is any harm, any severity and any domination acceptable?

A stable was refused previously, but this has been recommended for approval. W/beg It is contrary to so many local and national policies it beggars belief that the application wasn't refused earlier. West Lindsey may need to provide Traveller sites, but do it in a strategic way. The allocation for 2019-2024 is already met, so consult with local communities, put the site somewhere where it doesn't dominate the existing settlement. Don't reward this behaviour by approving. Don't fulfil any future need by sacrificing a tiny hamlet now. Greenlighting this disrespectful and illegal approach will set a precedent and be detrimental throughout West Lindsey."

The Chairman thanked the speaker for his statement, and invited a response from the Planning Officer. In his response, the Officer stated that this was an emotive application, and that the right of access was a civil matter and not for the consideration of the Committee. He also explained that the drainage and lighting were to be conditioned and had a time limit to come in. In concluding his response, the Officer highlighted that Lincolnshire County Council Highways had raised no objections on safety grounds.

The Chairman invited comments from Members of the Committee. Members raised several points, with some referencing the site visit, the lack of statutory objectors, concerns about a

possible appeal if the application was to be refused, the lighting of the site, the septic tank, and the setting of the caravans on the site. There were also remarks about the specific concerns being more relevant for other authorities, such as the police, environmental health, and Lincolnshire County Council Highways, rather than the Authority's Planning department. In a separate query, Members learned of the dwellings around the proposed site, which included the 3 Watering Dyke Cottages and six dwellings north of the cottages.

In answers to questions about the septic tank, Members learned that this was not relevant to the planning application and was a concern in civil law, not planning nor planning enforcement. Regarding the conditions and the controls that applied to the application, the Case Officer explained that these would be within three months of the permitted date, with the agreement of the local planning authority.

In reply to a query about the application of LP 56 and the allocation of sites, the Officer explained that it was 27 pitches in need and that the current review of the Central Lincolnshire Local Plan was considering these sites. The Officer also clarified that unallocated sites were required to meet the need of traveller communities. Responding to a query about the lighting, Members learned that it could be conditioned further and explained that the lights should be high spec, direct, and not filter out. There was also a reference to street lighting on the adjacent A15 road.

During the discussion, several members wished for more explicit language on the site's lighting. This push led to amending Condition 4 to ensure no further lighting was installed on this site without a full planning application being approved.

Having been proposed and seconded, the Chairman took the vote and it was agreed that permission be **GRANTED** subject to the following conditions:

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

NONE

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

NONE

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

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

- Proposed Site Plan and Pitch Layout received 19th October 2022
- Smaller Amenity Building Elevation and Floor Plans received 7th July 2022
- Larger Amenity Building Elevation and Floor Plans received 7th July 2022
- Post and Rail Fencing Elevation Plan received 7th July 2022

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

application.

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework, local policy LP17, LP26, LP55 and LP56 of the Central Lincolnshire Local Plan 2012-2036 and S5, S53 and S83 of the Submitted Central Lincolnshire Local Plan Review.

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

2. Within three months of the date of this permission details of a scheme for the disposal of foul/surface water (including any necessary soakaway/percolation tests and justification for not using a main sewer for foul water) from the site and a plan identifying connectivity and their position must be submitted to and approved in writing by the local planning authority and thereafter implement the approved scheme. The development must be occupied in strict accordance with the approved drainage scheme and retained as such thereafter.

Reason: To ensure adequate drainage facilities are provided to serve the site to reduce the risk of flooding and to prevent the pollution of the water environment to accord with the National Planning Policy Framework and local policy LP14 and LP56 of the Central Lincolnshire Local Plan 2012-2036 and S83 of the Submitted Central Lincolnshire Local Plan Review.

3. Within 3 months of the date of this permission comprehensive details of a footway (width to be agreed) to connect the development from the west of its vehicular access to the existing footway network to the east of the A15, must be submitted to the Local Planning Authority. The detail submitted must include appropriate arrangements for the management of surface water run-off from the highway. The approved footway and surface water run-off scheme must be installed within 6 months of the date of the formal written approval date of the Local Planning Authority. The footway must be retained thereafter.

Reason: To ensure the provision of safe and adequate pedestrian access to the permitted development, without increasing flood risk to the highway and adjacent land and property to accord with the National Planning Policy Framework and local policies LP13, LP55 and LP56 of the Central Lincolnshire Local Plan 2012-2036 and S5, S47 and S83 of the Submitted Central Lincolnshire Local Plan Review.

4. Within 3 months of the date of this permission details of all existing external lighting on the site or its boundaries must be submitted to and approved in writing by the Local Planning Authority. No further external lighting must be installed on the site or its boundaries unless it has been submitted to and approved in writing through a full planning application. Details of all existing and further external lighting must include light specification, position, height and a light direction plan. The development must thereafter be occupied in strict accordance with any lighting scheme approved.

Reason: To protect the amenities of nearby properties and the rural locality to accord with the National Planning Policy Framework and local policies LP17, LP26, LP55 and LP56 of the Central Lincolnshire Local Plan 2012-2036 and S5, S53 and S83 of the Submitted Central Lincolnshire Local Plan Review.

77 145260 - LAND AT LINCOLNSHIRE SHOWGROUND, HORNCastle LANE, SCAMPTON

The Chairman introduced the next application of the meeting, application number 145260, a hybrid planning application comprising: (1) full planning application for a petrol filling station (Sui Generis) with rapid electric vehicle charging facility and retail kiosk (Use Class E), alongside a drive- thru coffee shop (Use Class E / Sui Generis) with associated access, parking, servicing and landscaping areas; and (2) outline planning application for an additional drive-thru facility (Use Class E / Sui Generis) with associated parking, servicing and landscaping areas (with all matters reserved for future consideration), on land at Lincolnshire Showground, Horncastle Lane, Scampton, LN2 2NA. The Officer informed Members that there were no updates, and gave a short presentation to the application.

After a query clarifying the consultation process with the parish, the Chairman invited the agent and a joint applicant for the application, James Cox and Jane Hiles, to address the Committee.

In his brief statement, the speaker welcomed the recommendation and highlighted the possible benefits of the application, emphasising the need for HGV parking, rapid electric vehicle charging, new food and drink establishments, and up to 68 new jobs created with the development. He also emphasised that there were no objections by the statutory bodies. He concluded his statement and handed over the remaining time to Jane Hiles.

Immediately following the agent, Jane Hiles addressed the Committee and described her status as a past Chairman of the charity responsible for the Showground. She progressed to state that the number of showgrounds across England was decreasing and that there was a concern about losing the prestige nature of the site. The speaker explained that this was not the route the charity trustees wished to have taken but raised concerns about the financial pressures. She then stated that the charity was proud of the year-round work, which included thousands of school children visiting, supporting trained and trainee teachers, and over a hundred Lincolnshire businesses being involved.

Moving to how the application fitted into the Showground, the speaker argued that it could be delivered without damaging the rest of the Showground and the work done. The Showground Charity owned 290 acres, with only 1.22 acres of land utilised for this application. Plenty of alternative space was available for current and future agricultural events, exhibitions, and car parking. The speaker also explained that it would provide vital services and would be able to compete with the other 16 showgrounds. The speaker explained that the high costs of running the significant events might be better supplemented with this application and that it had support from their regular exhibitors and contractors.

The speaker then referenced that other Showgrounds had nearby facilities, some being on-site or less than a mile away, and that the application outcome might allow for a hotel to be developed on-site. In concluding her statement, the speaker stated that the money the Showground earned was to be spent on their educational work or improving the Showground itself. She thanked the Committee for listening to her comments.

The Chairman thanked the speakers for their statements and invited comments from Members of the Committee.

At this time, Members made multiple references to the local traffic situation and possible queuing, the environmental costs, the nearby roads, access to the site, and the support from local people nearby. Members also raised concerns over the current lack of lorry parking in the District, which this application was scheduled to provide.

Members referenced nearby filling stations and possibly other places in the District that could host a similar site. Assertions were also made to the design of the site buildings, the application that might cause accidents, and the provisions for electric vehicles on the site. Members were reminded by the Development Management Team Leader that their consideration was only on the application in front of the Committee.

In response to queries on highways and traffic concerns, Members heard from the Development Management Team Leader that Highways had been consulted and that transport assessments had been submitted. The road junction that provided the entry and exit had a pedestrian refuge to put in, with good access proposed, which took safety into account. Subsequent answers from the Officer explained that the drive-thru was to the furthest point on the south part of the site, with its separated parking, that the access was deemed acceptable by Lincolnshire County Council Highways, and the public right of way would not be affected.

Responding to a query about the food provisions on the site, this was to be ancillary to the petrol station, whilst the food provided at the Showground was to remain specialist. In reply to a query on the outline part of the application, the Officer clarified that this was a reserved matter and was for Use Class E / Sui Generis.

In reply to a remark about the environmental impact of the application, Members heard that though the focus was on reducing the environmental harm, the NPPF facilitated that there was to be a transition period necessary, which would allow for the proper infrastructure to be implemented.

Having been proposed and seconded, the Chairman took the vote and it was agreed that permission be **GRANTED** subject to the conditions detailed below.

Note: Councillor D. Cotton requested that his vote against granting on the above vote be recorded in the minutes.

Note: Councillor J. Summers requested that his vote against granting on the above vote be recorded in the minutes.

Outline Planning Permission

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

1. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To conform with Section 92 (2) of the Town and Country Planning Act 1990 (as amended).

2. No development shall take place until, plans and particulars of the **access, appearance, layout** and **scale** of the drive thru unit (Use Class E / Sui Generis) located within the outline area of the site (as shown on plans 210642_PLG_104E and 210642_PLG_110B) and the **landscaping** of the site (hereinafter called “the reserved matters”) have been submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance with those details.

Reason: The application is in hybrid form (i.e. seeking part full planning permission and part outline planning permission) and the Local Planning Authority wishes to ensure that the details which have not yet been submitted are appropriate for the locality.

3. The development hereby permitted shall be begun before the expiration of two years from the date of final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To conform with Section 92 (2) of the Town and Country Planning Act 1990 (as amended).

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

4. The development hereby permitted may not commence until such time as a scheme to install underground tanks has been submitted to, and approved in writing by, the local planning authority. The scheme shall include the full structural details of the installation, including details of: excavation, the tanks, tank surround, associated pipework and monitoring system. The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme, or any changes subsequently agreed, in writing, by the local planning authority.

Reason: To ensure that the underground storage tanks do not harm the water environment in line with paragraph 174 of the National Planning Policy Framework and Position Statements D1 – D4 of the ‘The Environment Agency’s approach to groundwater protection’.

5. No development shall take place until a surface water drainage scheme for the site based on sustainable urban drainage principle and an assessment of the hydrological and hydrogeological context of the development has submitted to and approved in writing by the Local Planning Authority. The scheme shall:

Provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;

Provide attenuation details and discharge rates which shall be agreed with the Internal Drainage Board;

Provide details of the timetable for and any phasing of implementation for the drainage scheme; and

Provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

The development shall be carried out in accordance with the approved drainage scheme and shall not be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full 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.

6. No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- (i) the routing and management of construction traffic;
- (ii) the parking of vehicles of site operatives and visitors;
- (iii) loading and unloading of plant and materials;
- (iv) storage of plant and materials used in constructing the development;
- (v) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- (vi) wheel cleaning facilities;
- (vii) measures to control the emission of dust and dirt during construction;
- (viii) details of noise reduction measures;
- (ix) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- (x) the hours during which machinery may be operated, vehicles may enter and leave, and works may be carried out on the site;
- (xi) Measures for the protection of any existing trees and hedgerows;

Reason: In the interests of amenity and in accordance with policy LP13 of the Central Lincolnshire Local Plan.

7. No development shall take place until a written scheme of archaeological investigation has been submitted to and approved in writing by the local planning authority. This scheme shall include the following

1. An assessment of significance and proposed mitigation strategy (i.e. preservation by

record, preservation in situ or a mix of these elements).

2. A methodology and timetable of site investigation and recording.
3. Provision for site analysis.
4. Provision for publication and dissemination of analysis and records.
5. Provision for archive deposition.
6. Nomination of a competent person/organisation to undertake the work.
7. The scheme to be in accordance with the Lincolnshire Archaeological Handbook.

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

8. The local planning authority shall be notified in writing of the intention to commence the archaeological investigations in accordance with the approved written scheme referred to in condition 7 at least 14 days before the said commencement. No variation shall take place without prior written consent of the local planning authority.

Reason: In order to facilitate the appropriate monitoring arrangements and to ensure the satisfactory archaeological investigation and retrieval of archaeological finds in accordance with the National Planning Policy Framework.

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

9. The archaeological site work shall be undertaken only in full accordance with the written scheme required by condition 7. Following the archaeological site work a written report of the findings of the work shall be submitted to and approved in writing by the local planning authority within 3 months of the said site work being completed.

The report and any artefactual evidence recovered from the site shall be deposited within 6 months of the archaeological site work being completed in accordance with a methodology and in a location to be agreed in writing by the local planning authority.

Reason: To ensure the satisfactory archaeological investigation and retrieval of archaeological finds in accordance with the National Planning Policy Framework.

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

Reason: In order to safeguard human health and the water environment and to accord with the National Planning Policy.

11. The development shall be carried out in strict accordance with the mitigation measures recommended within the Preliminary Ecological Appraisal Report reference ER-6084-01A dated 15/06/2022 by Brooks Ecological.

Reason: To safeguard wildlife in the interests of nature conservation in accordance with policy LP21 of the Central Lincolnshire Local Plan.

12. No development, other than to foundation levels, shall take place until details of a scheme for the disposal of foul sewage from the site has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme and maintained thereafter.

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

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

None

Full Planning Permission

Conditions relating to the phasing of the development:

13. No development shall take place until a Phasing Plan, detailing the different phases of development, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Phasing Plan thereafter.

Reason: To enable the delivery of a phased development.

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

14. 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:

15. Each of the approved phases of development may not commence until such time as a scheme to install underground tanks has been submitted to, and approved in writing by, the local planning authority. The scheme shall include the full structural details of the installation, including details of: excavation, the tanks, tank surround, associated pipework and monitoring system. The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme, or any changes subsequently agreed, in writing, by the local planning authority.

Reason: To ensure that the underground storage tanks do not harm the water environment in line with paragraph 174 of the National Planning Policy Framework and Position Statements D1 – D4 of the 'The Environment Agency's approach to groundwater protection'.

16. No development within any approved phase of development shall take place until a surface water drainage scheme for the site based on sustainable urban drainage principle and an assessment of the hydrological and hydrogeological context of the development has submitted to and approved in writing by the Local Planning Authority. The scheme shall:

Provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;

Provide attenuation details and discharge rates which shall be agreed with the Internal Drainage Board;

Provide details of the timetable for and any phasing of implementation for the drainage scheme; and

Provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

The development shall be carried out in accordance with the approved drainage scheme and shall not be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full 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.

17. No development within any approved phase of development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- (i) the routing and management of construction traffic;
- (ii) the parking of vehicles of site operatives and visitors;
- (iii) loading and unloading of plant and materials;
- (iv) storage of plant and materials used in constructing the development;
- (v) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;

- (vi) wheel cleaning facilities;
- (vii) measures to control the emission of dust and dirt during construction;
- (viii) details of noise reduction measures;
- (ix) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- (x) the hours during which machinery may be operated, vehicles may enter and leave, and works may be carried out on the site;
- (xi) Measures for the protection of any existing trees and hedgerows;

Reason: In the interests of amenity and in accordance with policy LP13 of the Central Lincolnshire Local Plan.

18. No development within any approved phase of development shall take place until a written scheme of archaeological investigation has been submitted to and approved in writing by the local planning authority. This scheme shall include the following

1. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).
2. A methodology and timetable of site investigation and recording.
3. Provision for site analysis.
4. Provision for publication and dissemination of analysis and records.
5. Provision for archive deposition.
6. Nomination of a competent person/organisation to undertake the work.
7. The scheme to be in accordance with the Lincolnshire Archaeological Handbook.

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

19. The local planning authority shall be notified in writing of the intention to commence the archaeological investigations in accordance with the approved written scheme referred to in condition 18 at least 14 days before the said commencement. No variation shall take place without prior written consent of the local planning authority.

Reason: In order to facilitate the appropriate monitoring arrangements and to ensure the satisfactory archaeological investigation and retrieval of archaeological finds in accordance with the National Planning Policy Framework.

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

20. The archaeological site work shall be undertaken only in full accordance with the written scheme required by condition 18. Following the archaeological site work a written report of the findings of the work shall be submitted to and approved in writing by the local planning authority within 3 months of the said site work being completed.

The report and any artefactual evidence recovered from the site shall be deposited within 6 months of the archaeological site work being completed in accordance with a methodology and in a location to be agreed in writing by the local planning authority.

Reason: To ensure the satisfactory archaeological investigation and retrieval of archaeological finds in accordance with the National Planning Policy Framework.

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

Reason: In order to safeguard human health and the water environment and to accord with the National Planning Policy.

22. With the exception of the detail matters referred by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings:

210642_PLG_104E

210642_PLG_105 (elevations only)

210642_PLG_106

210642_PLG_107

210642_PLG_112

210642_PLG_110B

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

Reason: To ensure the development proceeds in accordance with the approved plans.

23. Each of the approved phases of development shall be carried out in strict accordance with the mitigation measures recommended within the Preliminary Ecological Appraisal Report reference ER-6084-01A dated 15/06/2022 by Brooks Ecological.

Reason: To safeguard wildlife in the interests of nature conservation in accordance with policy LP21 of the Central Lincolnshire Local Plan.

24. No development within any approved phase of development, other than to foundation

levels, shall take place until details of a scheme for the disposal of foul sewage from the site has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme and maintained thereafter.

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

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

25. The pedestrian route to the college and showground shown on plan 210642_PLG_104E shall remain open and accessible, without obstruction, at all times.

Reason: To allow permeability through the site for pedestrians and users of the Showground in accordance with policy LP13 of the Central Lincolnshire Local Plan.

78 145314 - LAND SOUTH OF THE RIDINGS, MARKET RASEN

The Chairman introduced the next application of the meeting, application number 145314, for the construction of 22no. apartments and 11no. bungalows; including associated gardens, vehicle access and parking, on land south of The Ridings, Market Rasen, Lincolnshire, LN8 3EE.

The Development Management Team Leader gave the Committee several updates. The first was an update following communication received from Lincolnshire County Council. It was noted that although Section 38 and Section 104 technical approvals had been granted, the developer had apparently made subsequent arrangements with Anglian Water to change the surface water drainage disposal strategy to discharge into the existing main sewer, rather than to provide a sewer that would fall into the watercourse on Legsby Road. The Officer suggested an additional condition

that would not allow development until a drainage strategy had been submitted and approved in writing by the Local Planning Authority. This would allow determination of the current application as a funding deadline was in for affordable housing and a deferral might affect funding. The additional condition was as follows:

“No development shall take place until details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority”

Reason: To ensure a satisfactory scheme of drainage is provided in accordance with policy LP14 of the Central Lincolnshire Local Plan

The Officer then commented that the report should have also included an objection from an adjacent dwelling. In summarising the statement, it was referenced that the objector claimed the application was contrary to the Central Lincolnshire Local Plan, the upcoming revised local plan, and expressed concerns over the heavy rainfall and flooding on the site in recent memory. The Officer noted the attenuation pond which was in place stopped some residents from being flooded. The Officer also explained that the concern about the highway access was moot, as the access had already been approved and there was no proposed change.

Finally, responding to a concern about the potential noise and disturbance concerning LP 26, Members heard there was a condition that required a Construction Management and Method statement to be submitted for the development. The Officer then gave a short presentation on the application.

The Chairman advised there were four registered speakers, and invited the Democratic and Civic Officer to read out the first statement, from Stuart Liles, the agent for the application. The following statement was read aloud.

“Good evening, this statement has been prepared on behalf of the Applicant concerning the proposed LACE Housing development to be determined at today’s committee. The application site forms part of a wider development for up to 150no dwellings which was granted Outline Approval in 2017. A later Reserved Matters Application for the wider development by Rippon Homes was approved in 2019, which again included the parcel of land associated with this application. Included within the Reserved Matters Application were full details of the intended Road and Drainage Design for the whole development. These were all approved by the Highways, LLFA and Local Authority as part of that determination process.

The application to be determined today is a Full Plans Application for 33 Affordable Homes specifically designed to meet the changing needs and requirements of older people. These homes would be a replacement for the 33 General Needs Affordable Housing which has already been granted approval, not in addition to this number. The change to the proposed housing provision for this parcel of land is due to the significant population growth of older residents within Lincolnshire and helps to meet the housing need for older residents which is in short supply across the county.

The land parcel associated with this application sits at the entrance into the wider development near the northern boundary. As such the site will enjoy positive views out across the existing open space to the north and act as a gateway site for the development as a whole. The site layout has been designed as a perimeter block with active frontages and generous front gardens facing out on all sides, and a semi-private feel to the central spaces at the heart of the scheme.

The 2-storey apartment building has been located to the north of the site, with generous offset distances of over 30m to the existing properties to the north. The mature vegetation along the boundary of the site is also retained to provide screening. The new bungalows are then arranged along the remaining edges of the site to provide a continuous ribbon of development looking out onto the street. The APPROVED Surface Water Drainage Strategy developed as part of the RMA incorporates drainage swales around the eastern, southern and western frontages of the application site so vehicle access is limited to a single point.

Areas of parking associated with the apartments are located to the north and south of the access road, with a central square acting as a point of arrival. Parking for the bungalows is also arranged around a central square with large amounts of manoeuvrability space for cars. As parking for the bungalows is behind the properties; they have been designed to include a defined second entrance to the garden side. This garden entrance has been highlighted with a change in material and the provision of a canopy to emphasise it’s function as a point of arrival. Communal garden areas around the central space have also been provided to soften this key area at the heart of the scheme. We have engaged proactively with West Lindsey

District Council via a Pre-Application enquiry; and comments made at Pre-App stage have been incorporated into the final design.

The proposed drainage design for this application has been developed to integrate into the wider drainage strategy and the drainage network approved under the previous Outline Approval and Reserved Matters Approval respectively. As stated previously this application is for 33 homes for older persons, which would be built to replace the 33 General Needs housing units already approved. Two submissions had been made with regard to the drainage issues, both available on the planning portal website. BSP consulting have confirmed that the foul and surface water drainage for the development has been designed in accordance with the requirements of the approved Flood Risk Assessment and Drainage Strategy, and has addressed any surface water flooding issues, to ensure that the development will be safe without increasing flood risk elsewhere. The foul and surface water drainage has also been designed in accordance with the requirements of Anglian Water Services Limited and will be adopted under a S104 Agreement. The Anglian Water Services technical approval letter has also been received.

In summary we have looked to create a high-quality addition to the town of Market Rasen, which will provide attractive and well-designed contemporary homes specifically for elderly residents.”

The Chairman thanked the Democratic and Civic Officer for reading the statement, and invited him to read the next statement, from Don Westman and Christine Slack, objectors to the application. The following statement was read aloud.

“There are unaddressed flood risk concerns associated with this current application, which is for development on part of the site associated with a previous application (no 140365). The Flood Risk Assessment (FRA) in the current application uses the same report provided by BSP Consulting for 140365 which contains a major error with respect to surface water flooding risk.

The error lies in BSP’s assertion that the site is protected from surface water inflow from the South by a ditch running the length of the southern boundary. In fact the ditch does not exist on that portion of the southern boundary which, during prolonged wet weather, is subject to a massive influx of underground-sourced water from a spring on adjacent land to the South West. This underground source is clearly shown on the Environment Agency Flood Risk map which was presented with 140365. I have submitted copy of this same map to the meeting and have marked the presence and absence of the ditch. (This map also shows those areas of The Ridings development adjacent to the building site that are already marked as being at flood risk from surface water runoff).

The invading ground water from the spring flows downhill like a river into the site during prolonged wet weather. Lakes form in the building site, spill over onto the public open space on The Ridings and thence into the adjacent Woodland Walk, exiting into an existing road drain in Stable Way. In 2019/2020, this heavy rate of flow lasted many months, thereby contributing to the water load on the existing inadequate attenuation pond in The Ridings. I have also submitted a copy of an aerial photo clearly demonstrating the significant flood risk from this water source.

The underground water source did not reach the surface during this last dry summer, when

the water table was low, but after recent rainfall, a lake has already formed on the South West corner of building site and on the Ridings public open space. This matter has been repeatedly raised with West Lindsey planning department and publicised in the Market Rasen Mail article of October 19th. The planning department has never responded. Is it the intention of the developers to simply divert this additional flood water from their own site, (where the ground levels are also being raised) onto the Ridings? This application neither acknowledges its existence or has presented any mitigation measures.

At one point both Lincs County Council (LCC) as Lead Local Flood Authority and WLDC were stating they would not address the above concerns with the FRA and that we should contact the other Authority. LCC did then propose a site meeting in November. WLDC were apparently invited to attend by LCC but refused. As a result of the meeting, LCC appreciate our concerns re the FRA, plus another issue with a new pond that has appeared to the West of the site."

The Chairman stopped the statement at that point, in order to allow sufficient time for other registered speakers, and invited the Democratic and Civic Officer to read the next registered statement, from another objector, Hazel Barnard. The following statement was read aloud.

"The proposed block of flats within the proposed development by LACE housing is totally out of place in our rural landscape, having an atrium connecting two solid brick structures does not lessen the appearance of a monolithic edifice. This identikit design is more in keeping with the urban landscape in which the majority of their housing schemes are found.

With more imagination and care, the much needed housing could fit into its rural surroundings without the brutal harshness that is currently proposed. Why have a second floor when the housing is intended for an ageing population? Mobility issues for tenants mean possible problems in the future, so why not build single storey accommodation to future proof this? This would allay the fears of nearby residents being overlooked by tenants and give the tenants a more realistic chance of enjoying their homes without concerns about future mobility issues.

To say that screening is provided by trees is to misunderstand or misrepresent the fact that the trees are deciduous thereby meaning that for 6 months of the year are not in leaf, so offering no screening whatsoever. Having the ability to show CAD drawings with trees blocking this proposed monolithic building is therefore disingenuous. I note here that according to the LACE housing current brochure, this development is already a done deal and is a fact as shown on their locations map, how? Is there something that the public is not aware of?

The widely reported flooding problems should also be raised here, we have an ongoing problem with raised water levels since the larger development under 140365, of which this is a part, began. The lagoon is already not able to cope with runoff water and has led to the flooding of existing nearby properties, the boundary ditches have been back filled and the Internal Drainage Board are in constant communication regarding this. The proposed block of flats is obscene in its dimensions in our rural landscape and single storey development should be encouraged for the health and well being of future tenants and for nearby single storey property owners. I therefore urge that this application in its current format be refused."

The Chairman then asked the Democratic and Civic Officer, in the remaining time, to

continue reading the statement from Don Westman and Christine Slack.

“They have undertaken therefore to investigate both issues, review the FRA, and to report back in December. The flood risk map submitted, demonstrates that a large percentage of The Ridings is now at high risk of surface water flooding. This is a relatively new area of development as compared to the center of Market Rasen with its Victorian type of sewerage system. It should therefore have been more adequately protected from flooding by the modern Planning/ Flood Risk Assessment process. It has clearly failed to do so and puts into serious question the efficacy of the current approach. As well as the above issue with groundwater, we also have significant concerns regarding the whole surface water management on the site.”

The Chairman thanked the Democratic and Civic Officer for reading the statements, and invited the Local Ward Member and County Councillor for the area, Councillor Stephen Bunney, to address the Committee.

In his statement, the Member focused the Committee's attention on a slideshow that featured maps and drawings of the proposed site and explained the drainage concerns for the application site. He declared that he owned land adjacent to the site. He explained the recent flooding situation in the area and referenced the importance of dealing with surface water drainage.

Moving towards the specific site, Councillor Bunney referred to what had and had not worked with preventing flooding in the area, including inadequate drainage. At this point in the statement, the Member referenced a drawing that showed a pond and referred back to the recent flooding in August. Members heard that the main issue was the surface water drainage on the site.

The Member progressed to state that this was agricultural land and had traditionally always had water on it. This facilitated the need to have 24 hours a day pumps to remove the water when nearby bungalows were built previously. The Member explained that he was concerned with the water that sometimes came off the site, flowed into the sewage drain, and worked down into the main drainage systems.

Councillor Bunney asserted that he believed the water from the attenuation pond, due to this development, would likely enter the Riding's system and then go either through the surface water, drainage, manholes or foul water drainage. In concluding his statement, the Member proposed returning to the original pre-2017 design, with the water being taken down onto an existing drain that flowed into the River Rase, adjacent to the Rugby Club.

The Chairman thanked Councillor Bunney for his statement, and invited a response from the Development Management Team Leader. In his response, the Officer explained that Lincolnshire County Council Highways had concerns about the drainage issue because the original technical approvals for the site appeared to have been superseded by separate agreements with Anglian Water, however this would not affect the determination of the application. The Officer explained the additional condition required drainage for the site to be submitted to and approved by the Local Planning Authority. Moving to overlooking concerns, the Officer explained that the distances were set out in the Officer's report, ranging from 30 to 70 metres from the existing bungalows. In screening, the Officer's opinion was that it was not required, and assessed that the design stood well on its own.

The Chairman invited comments from Members of the Committee. Members mentioned similar sites across the District, remarks about flooding, agricultural land, the outline permission previously given, the provisions for over 55s and the availability of downsizing. There were also remarks about the move towards flats instead of bungalows with this application and the possible individual concerns of the residents in each unit.

In response to a query about the bedrooms in each unit, the Officer explained that some one-bedroom apartments were proposed, parking concerns were minimal and referenced that Lincolnshire County Council Highways had no issue with parking. In a similar query about the criteria needed to take up one of the units, the Officer explained that the criteria were set by the eventual owners of the site and were not a consideration by the Local Planning Authority.

In response to a query about the Section 106 agreement, the Officer clarified that the contribution required came from the NHS and that occupation would be limited to over 55s by the Section 106 agreement. This was necessary as this was the reason no education contribution was requested.

Having been proposed and seconded, the Chairman took the vote and it was agreed that planning permission be **GRANTED** subject to conditions, and deferred back to Officers for completion of a S106 Planning Obligation that would provide a contribution of £20,872.50 towards expansion of existing medical facilities, and, ensure occupancy by over 55s.

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

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

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

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

2. No development shall take place until details of the proposed surface water and foul water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory drainage arrangements are provided in accordance with policy LP14 of the Central Lincolnshire Local Plan.

3. No development shall take place until details of the existing and proposed finished ground levels have been submitted to and approved in writing by the local planning authority with subsequent implementation in accordance with the approved details.

Reason: In the interests of the character and appearance of the site and wider area and the amenities of existing residents and in accordance with policy LP26 of the Central Lincolnshire Local Plan.

4. No development shall take place, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- (i) the routeing and management of construction traffic;
- (ii) the parking of vehicles of site operatives and visitors;
- (iii) loading and unloading of plant and materials;
- (iv) storage of plant and materials used in constructing the development;
- (v) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- (vi) wheel cleaning facilities;
- (vii) measures to control the emission of dust and dirt during construction;
- (viii) details of noise reduction measures;
- (ix) a scheme for recycling/disposing of waste resulting from construction works;
- (x) the hours during which machinery may be operated, vehicles may enter and leave, and works may be carried out on the site;
- (xi) Measures for tree and hedgerow protection;

Reason: In the interests of the amenities of existing residents and in accordance with policy LP26 of the Central Lincolnshire Local Plan.

5. No development shall take place above ground level until details of all external materials have been submitted to and approved in writing by the Local Planning Authority and shall be accompanied by written details of the materials including source and manufacturer. The details of the external materials shall be approved in writing by the local planning authority before their use in the development

Reason: In the interests of securing a satisfactory visual appearance in the interests of the character and appearance of the site and wider area in accordance with policy LP26 of the Central Lincolnshire Local Plan

6. No development shall take place, above ground level, until details of hard landscape works have been submitted to and approved in writing by the local planning authority. The details shall include:

- Car parking areas;
- Surface materials for pedestrian and vehicular access

Reason: In the interests of securing a satisfactory visual appearance in the interests of the character and appearance of the site and wider area in accordance with policy LP26 of the Central Lincolnshire Local Plan

7. No development shall take place, above ground level, until details of soft landscape works have been submitted to and approved in writing by the local planning authority. The details shall include:

- planting plans;
- Written specifications including cultivation and other operations associated with plant and grass establishment;
- Schedules of plants, noting species, plant sizes and proposed numbers/densities where

appropriate;

- Tree pits including root protection details;

Reason: To ensure a satisfactory landscape scheme is provided that complements the character and appearance of the site and wider area in accordance with policy LP 26 of the Central Lincolnshire Local Plan.

8. No development shall take place above ground level until details of biodiversity enhancements, including bat and bird nesting boxes and native planting, have been submitted to and approved in writing by the local planning authority. The scheme be implemented prior to occupation.

Reason: In the interests of biodiversity in accordance with policy LP21 of the Central Lincolnshire Local Plan

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

9. 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:

Drainage Layout 10-5830 500;

LACE Site - 1683-SBA -XX -XX-DR -A -0506;

Apartment Ground Floor Plan: 1683-SBA -XX -00 -DR -A -010;

Apartment First Floor Plan: 1683-SBA -XX -01 -DR -A -011;

Apartment Plans: 1683-SBA -XX -ZZ -DR -A -0020;

Apartment Block – Elevations; 1683 –SBA-XX-XX-DR-A -0202;

Bungalow Plans & Elevations (Semi); 1683 –SBA-XX -XX-DR-A -0203

Bungalow Plans & Elevation (Terrace): 1683 –SBA-XX -XX-DR-A -205

Parking Plan; 1683-SBA -XX -XX-DR -A -0507;

Boundary Treatment Plan; 1683-SBA -XX -XX-DR -A -0508;

Materials Plan; 1683-SBA -XX -XX-DR -A -0510;

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

Reason: To ensure the development proceeds in accordance with the approved plans in the interests of proper planning.

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

10. No occupation of the units shall take place until the approved surface water and foul water drainage referred to in condition 2 above is in place which shall be retained and maintained thereafter.

Reason: To ensure a satisfactory scheme of drainage is provided in accordance with policy LP14 of the Central Lincolnshire Local Plan

11. All hard landscape works shall be carried out prior to the occupation of the development.

Reason: In the interests of securing a satisfactory visual appearance in the interests of the character and appearance of the site and wider area in accordance with policy LP26 of the Central Lincolnshire Local Plan

12. All soft landscape works shall be carried out in the first planting season following completion of development or occupation, whichever is the sooner. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that an approved landscaping scheme is implemented in a speedy and diligent way and that initial plant losses are overcome, to ensure that a satisfactory landscape scheme is provided that complements the character and appearance of the site and wider area in accordance with policy LP 26 of the Central Lincolnshire Local Plan.

79 145360 - LAND TO THE REAR OF MARQUIS OF GRANBY, HIGH STREET, WADDINGHAM

The Chairman introduced the next application of the meeting, planning application 145360, to erect 7no. dwellings and associated infrastructure, on land to the rear of Marquis of Granby, High Street, Waddingham, Gainsborough, DN21 4SW.

The Officer informed Members of the Committee of a few updates. The first was that there had been five further objections. The second was that the report had excluded the non-designated heritage asset identified in the Officer's presentation. This included the former schoolhouse in Waddingham. The Officer explained that the NPPF provisions, in paragraph 203, stated that the effect of an application on the significance of a non-designated heritage asset should be considered in the determination of the application of whether it directly or indirectly affected the non-designated asset. It was the Officer's opinion that this application would not mean losing the heritage asset or affecting its fabric, though it would be within its setting. This had been confirmed with the Conservation Officer. The Senior Development Management Officer then gave a short presentation on the application.

The Chairman advised that there were four registered public speakers. The first was a statement to be read by the Democratic and Civic Officer, from the Chairman of Waddingham Parish Council, Councillor Laretta Williams. The following statement was read aloud.

"Waddingham Parish Council would like to thank the relevant officer for the thorough Officer's report for this planning application and thank him for taking notice of the comments of Waddingham Parish Council. We agree with the amendments, conditions and conclusions noted in the report and hope and expect that the developer complies with them all if the application is passed."

The Chairman thanked the Democratic and Civic Officer for reading the statement, and invited the agent for the application, John Benson, to address the Committee.

In his statement, the speaker stated that the last time he addressed the Committee was on

the change of use for the adjacent former public house. He expressed his appreciation to the case officer and wanted to resolve the problem. The speaker explained that the 2019 granted outline application, followed by the 2021 detailed full application being refused, was justified due to the high concern about the design proposals. This refusal led to the speaker's involvement in the process.

The speaker then stated that this application had gone through the pre-application route and received a clear brief of what was acceptable, which included the design of the dwellings, following a standard set, and highlighted the variety of dwelling sizes for the proposed site. The agent's view was that this was to respect the historic place of the site and referenced the Conservation Officer's support for the application. This included reducing the height and massing of some of the dwellings and mitigating concerns about drainage and highway matters.

The speaker commented that all the dwellings exceeded the parking requirements and that Lincolnshire County Council Highways were satisfied with the access on and off the site. It was also referenced that Condition 8 would mean no harm to the village as a whole. In concluding his statement, the agent stated that he and his team had done everything possible to ensure the development's policy compliance and to mitigate any concerns about changes in this rural area.

The Chairman thanked the speaker for his comments and invited the next registered speaker, Tony Grafton, an objector, to address the Committee.

In his statement, the speaker stated that after the outline planning application, the previous application was refused on each aspect, including scale, appearance, layout and density. He asserted that these did not meet the local needs and harmed the street scene and the historic village centre, and were not deemed high quality.

The speaker asserted that the application conflicted with core planning principles and had concerns about increased flooding risks, referencing that if the development had been in place in 2007, it would have caused more flooding in the adjacent streets. Speaking to the site design, the speaker exclaimed that it was to be wall to wall, block paving concrete and tarmac, and speculated that other applications with smaller dwelling sizes had been refused.

The speaker then stated that there would be a very slow draining of water, potentially affecting the public footpath access on the west part of the site. It was then referenced that there was no change from the previously refused seven dwellings in 2021, and the ground remained the same hardness as before. Moving to a previous appeal on a different site entirely, the speaker stated that planning should seek to secure a good standard of amenities for all existing and future occupants of land and buildings.

The speaker then explained that the properties could only be of value in turning Waddingham into a dormitory village, with no amenities, no buses, no real, local jobs, no shops, no public house and a closing post office. The speaker said that the site was tightly bounded by a lorry yard and was unsuitable for seven dwellings of this size. The speaker concluded his statement by saying that these buildings had crept closer to the boundaries. A previously refused application that affected an ancient orchard meant that this application was pointing to a possible future development elsewhere in the village.

The Chairman thanked the speaker for his statement and invited Councillor Jeff Summers, the Local Ward Member for Waddingham and Spital, to address the Committee.

In his statement, the Member asserted that this application had gone through a long process simply because of a supposed hungry ambition to over-develop the village centre with inappropriate design and density, on a clay site, with minimal ability to drain away moderate levels of rainfall. The Member commented that the percolation test showed surface water added to the soil.

Moving to the flooding, the Member commented that the village had been excessively flooded over the last 20 years, with one case of 18 inches of water that had deposited raw sewage, other materials, and people's belongings into the system. The Member asserted that though the Officer's report said percolation was almost non-existent, the solution described was not an answer, suggesting a solution that should be outlawed and never be part of the planning system.

Councillor Summers declared his belief that other conditions in other applications were not being applied and that the conditions in the Officer's report would do little to improve the situation. The Member then moved to hope for a guarantee that residents would be compensated for any houses flooded following the development of this site and that it was not appropriate to re-create another infestation of surface water being mixed with the sewage water.

In concluding his remarks, Councillor Summers stated his opinion that biodiversity enhancements would most likely not happen and not be monitored. He noted that sufficient detail had yet to be provided and again expressed that conditions would not be kept. The Member stated that the Committee should refuse the application until the necessary information and questions and density concerns were answered.

Note: Councillor J. Summers left the Chamber at 8.48 pm.

The Chairman invited the Senior Development Management Officer to respond. In his response, he stated that the Committee could only look at the application before them. Noting the history of the site, which included the outline and appeals, he stated that drainage plans and the evidence had been submitted and was considered by the Officer.

Note: Councillor R. Patterson left the Chamber at 8.49 pm.

The Officer also clarified that the site was not suitable for infiltration for drainage purposes, and there were no other surface water bodies around the site that could have been used. In response to a question, the Officer clarified that the Drainage Scheme was based on a 1 in a 100-year weather event plus 40% climate change, in line with other planning applications.

Note: Councillor R. Patterson returned to the Chamber at 8.53 pm.

The Chairman invited comments from Members of the Committee. References included concerns about Waddingham Parish Council's statement, the proposed design of the dwellings, the impact on public access to the Western part of the site, the use of concrete and the effect on water drainage. There was also a reference to the possibility of the dwellings not being in character of the village.

Responding to a query about the Conservation Officer's comments and their coverage in Condition 5, the Senior Development Management Officer explained that the condition included details for external materials, including sample panels of stonework, brickwork, roof material samples, and colour finish windows and doors.

During the debate, a Member felt he needed to know if the application and the proposed design were in keeping with the surrounding village. A site visit was proposed to better understand these factors before the Committee.

Having been proposed, and seconded and, on taking the vote, it was

RESOLVED that the application be deferred for decision at the next available meeting, in order for a site visit to be undertaken.

Note: The meeting was adjourned at 8.55 pm for 5 minutes to allow a comfort break. The meeting reconvened at 9.01 pm.

Note: Councillor J. Summers returned to the Chamber at 9.01 pm.

Note: Councillor D. Dobbie left the Chamber for the remainder of the meeting at 9.02 pm.

80 144480 & 145076 - LAND OFF 72 SCOTHERN ROAD, NETTLEHAM

The Chairman introduced the next item of the meeting, planning applications 144480 and 145076, on land off 72 Scothern Road, Nettleham, Lincoln, LN2 2TX. The applications were as listed below:

144480: Planning application to erect 7no. dwellings.

145076: Planning application for 2no. dwellings, including landscaped area.

The Development Management Team Leader explained there was an update to 144480. The application had gone through a re-consultation which was to end on the 2nd of December. New comments had been received from Lincolnshire County Council Education department, requesting £18,367.00 towards primary education which would need including in the s106.

This was due to Lincolnshire County Council Education using updated pupil projections, therefore a change to the needs for the planning area had occurred and the cost per pupil to mitigate children created had been updated. No new information had been received from other consultees. It was requested that the application be granted and delegated back to officers to assess any remaining representations that may be received before the deadline and to complete the s106.

The Development Management Team Leader also explained there was no update to the 145076 application, and gave a short presentation. The Chairman advised there were no registered speakers, and invited comments from Members of the Committee.

In response to a set of queries about the use and application of the Nettleham Neighbourhood Development Plan, the Officer explained that the existing neighbourhood plan was dealt with within the report and that the use of the Nettleham Neighbourhood Plan review was ongoing. The Officer clarified further in a later answer that the Neighbourhood Plan did allow for further development for the site and that the proposal was satisfactory. It was stated that the '50 dwellings' figure was indicative, with in-fill development and intensification allowed.

In a further query about the application of the Neighbourhood Plan, the Development Management Team Manager explained that it was an allocated site in the 2017 Central Lincolnshire Local Plan, and the focus of the Committee should be more on the impact of the dwellings, not the numbers being applied for on the site. It was explained that the proposal in front of the Committee was, in the Officer's consideration, compliant with planning policy.

Having been proposed and seconded, the Chairman took the vote on both applications at the same time, and it was agreed by majority vote that:

The decision to grant planning permission subject to conditions be delegated to Officers upon the completion and signing of an agreement under section 106 of the Planning Act 1990 (as amended) pertaining to:-

1. A capital contribution of £6,052.50 (£4,427.50 + £1,625.00) to the Council towards capital infrastructure for health services necessary to serve the development.
2. On-site delivery of 2no. Affordable Housing Units for affordable rented accommodation.

And, in the event of the s106 not being completed and signed by all parties within 6 months from the date of this Committee, then the application be reported back to the next available Committee meeting following the expiration of the 6 months.

Planning Application 144480

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

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

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

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

None.

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

2. With the exception of the detailed matters referred to by the conditions of this consent, the

development hereby approved shall be carried out in accordance with the following drawings:

Site Plan: TL016-SL-04 Rev F
Plot 10a/10b: TL016-TA-10AB REV A
Plot 15a: TL016-SN-15A-07
Plot 32a: TL016-HI-06 REV F
Plot 41a: TL016-PE-41A-10
Plot 52a/52b: TL016-SP-52A REV B
Garages: TL-SGD-01, TL-SGD-03.

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

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework and policy LP17 and LP26 of the Central Lincolnshire Local Plan.

3. The proposed foul and surface water drainage to serve the hereby approved dwellings shall connect to the foul and surface water drainage infrastructure approved under condition discharge approval 137462.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, ensure future maintenance of the surface water drainage system and to accord with policy LP14 of the Central Lincolnshire Local Plan and the provisions of the National Planning Policy Framework.

4. The development shall proceed in accordance with the approved Construction Method Statement (Received 04 Jul 2022) throughout the build, except that construction works shall take place only between the hours of 07:30 and 18:00 on Mondays to Fridays and between 08:00 and 13:00 on Saturdays, and such works shall not take place at any time on Sundays or on Bank or Public Holidays.

Reason: In the interest of residential amenity in accordance with Policy LP26 of the Central Lincolnshire Local Plan.

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

None.

Planning Application 145076

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

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

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

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

None.

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

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

Site Plan: TL016-SP-10 Rev D;
Plot 4a: TL016-4a-01 Rev C;
Plot 4b: TL016-PE-4b-09 Rev A;
Garages: TL-SGD-01, TL-SGD-03; and,
'MATERIAL SCHEDULE' received 04 July 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 and policy LP17 and LP26 of the Central Lincolnshire Local Plan.

3. No development above damp-proof course level shall take place until a comprehensive landscaping scheme for the 'Landscaped Area' shown on drawing TL016-SP-10 Rev D including details of the:

- The position, size, species and density of all trees, hedging and shrubbery to be planted;
- The position, type and height of boundary treatments to be erected; and,
- Details for the future maintenance and management of the 'Landscaped Area', has been submitted to and approved in writing by the Local Planning Authority.

All planting, seeding or turfing comprised in the approved landscaping scheme shall be carried out in the first planting and seeding season following the occupation of the building(s) or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that appropriate landscaping is introduced and will not adversely impact on the character and appearance of the site and the surrounding area to accord with the National Planning Policy Framework, local policies LP17 and LP26 of the Central Lincolnshire Local Plan

4. The proposed foul and surface water drainage to serve the hereby approved dwellings shall connect to the foul and surface water drainage infrastructure approved under condition discharge approval 137462.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, ensure future maintenance of the surface water drainage system and to accord with policy LP14 of the Central Lincolnshire Local Plan and the provisions of the National Planning Policy Framework.

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

Reason: In order to safeguard human health and the water environment as recommended by Environmental Protection in accordance with Policy LP16 of the Central Lincolnshire Local Plan.

6. The development shall proceed in accordance with the approved Construction Method Statement (Received 21 Jun 2022) throughout the build, except that construction works shall take place only between the hours of 07:30 and 18:00 on Mondays to Fridays and between 08:00 and 13:00 on Saturdays, and such works shall not take place at any time on Sundays or on Bank or Public Holidays.

Reason: In the interest of residential amenity in accordance with Policy LP26 of the Central Lincolnshire Local Plan.

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

None.

81 145619 - EGMONT, 23 WRAGBY ROAD, SUDBROOKE

The Chairman introduced the next application of the meeting, planning application 145619, for demolition of existing house and construction of a new self-build replacement two and a half storey dwelling and detached garage with accommodation at first floor level - being variation of condition 3 of planning permission 139843 granted 24 October 2019, amended drawings to alter the carport off the east elevation of the dwelling, at Egmont, 23 Wragby Road, Sudbrooke, Lincoln, LN2 2QU.

The Development Management Team stated that there were no updates, and gave a short presentation on the application.

The Chairman advised there were four registered speakers for the application, and invited the first registered statement, from Councillor Peter Heath, the Chairman of Sudbrooke Parish Council, to be read aloud by the Democratic and Civic Officer. The following statement was read aloud.

“Sudbrooke Parish Council object to this proposal on the grounds of Over-looking and loss of privacy. The application for this building was initially for the demolition of a 2-storey house

and the construction of a 3-storey house that ran the width of the plot. The new construction was repositioned further back on the plot and as a result directly overlooked the neighbouring house, resulting in a loss of privacy. Sudbrooke Parish Council objected on these grounds.

Following our objection, the design was changed to lower the right-hand side of the house to a single storey with a pitched roof. Sudbrooke Parish Council felt that this concession reduced the impact on the neighbour and raised no further objections. The new proposed change to the single storey now creates a 2-storey building with roof windows that will once again overlook the neighbouring house with the resulting loss of privacy.

Since the original planning application was lodged, Sudbrooke has had its Neighbourhood Plan adopted. We believe that this change conflicts with Policy 2, 1 (b) of the Plan.

b) The extensions and alterations are designed so that there shall be no significant reduction in the private amenity of the occupiers of neighbouring properties, through overlooking; overshadowing; loss of light or an overbearing appearance.

For the above reason, Sudbrooke Parish Council object to this proposal.”

The Chairman thanked the Officer for reading the statement, and invited the applicant, Mr Sath Vaddaram, to give his statement.

“Good evening, my name is Sath Vaddaram, I am the applicant and, contrary to statements made by objectors, I live at Egmont in the original property and have been there for 14 years. I am keen to have this matter concluded which allows to complete our new home and the old property removed. This application is for a revised roof form to the car port only, new house has been approved, is substantially constructed, and is not a matter for consideration under this application. Current proposal have been adjusted to take into account comments made on previous submissions for the car port roof and have been recommended for approval by your Officer in his report and confirmed as addressing those concerns and meeting all the relevant planning criteria.

This application is before this committee based on “outstanding” objections from the Parish Council, those are patently out of date as confirmed by them that “the council has been unable to meet formally” and “their objections remain unaltered on the following grounds” yet all of the grounds mentioned in their objection were addressed in the current proposals, again confirmed by the officer’s recommendation for approval. The Parish Council have clearly failed to fully consider the current proposals resulting in this agenda item and a delay to any decision.

While I accept that anyone has a right to comment on my proposals, it should be noted that nearly all the comments made on this application relate to the size and design of the original approved house and they are not relevant. Furthermore, Sun path analysis has been provided to demonstrate that current proposals, the car port roof form, do not add any additional overlooking or overbearing impact on the adjacent properties.

It should also be noted that there are cultural differences in play here, you will have noticed from my name and appearance that I am of an Indian descent and it’s a key part of our cultural heritage that we respect and care for our parents in their old age rather than expect

the state to do so. This means, there is an inbuilt desire for larger properties suitably designed and equipped to allow us to do this when the time comes. This is a choice that should be supported.

I am also a developer and have made many applications both in West Lindsey and in other Councils. I have noted that in Sudbrooke particularly, there seems to be a different attitude to these both from the public objectors and Parish Council. For example, at 30 Wragby Road Sudbrooke I have made two proposals, both of them were refused even though both had officer's recommendations for approval before going to committee and both were subsequently approved at appeal.

There seems to be resistance to any proposals I make in Sudbrooke whether these are on the basis of being a developer, my ethnicity or a general resistance to change is open to speculation but these concerns do seem to be relevant and are borne out by other applicants too for e.g. at 12 Scothern Lane with ref number 145617 where again a larger extension by persons of Indian descent is objected to by both parish council and locals.

In conclusion, this application for a revised roof form to the car port only, the existing house benefits from a previous approval and is substantially built and these proposals have been adjusted from previous applications to address legitimate concerns raised and are recommended for approval by your Officers. I urge the Committee to understand the reason behind this application is just to correct the architectural mistake made at the initial approved application stage, not anything else. I trust you will follow your Officers advice and approve these minor changes as there are no valid planning reasons to prevent. Please to allow me to complete my family home. Thank you."

The Chairman thanked the speaker for his statement, and then invited the Democratic and Civic Officer to read out the statement from the first registered objector, Andrew Barber. The following statement was read to Members.

"Unfortunately I am unable to attend the committee because I am mostly housebound and need to have oxygen, however I felt I wanted to put some context behind our objection and appreciate the opportunity to have our statement read out. For Context. This development is very large for a residential property in a small village. It seems to be being built very close to the border with Number 21.

This has had an overwhelming negative impact on the privacy and light for number 21. There are large windows with direct views of our Kitchen/Office/Main Bedroom. Our outside amenity areas are directly overlooked by multiple balconies and numerous large windows. This will have a very negative affect on our privacy and light. This development has had detrimental impact on vulnerable people who live nearby. Overall, we are disappointed and upset and concerned about the property

Planning 145619. Looking at this appeal we don't feel any new evidence has been presented to alter the original decision. It will increase the size of the building which is already extremely imposing. It will adversely alter even further the street scene. It will have a detrimental effect on the light and privacy of the neighbours at 21 and 23. This planning application is unreasonable because of the adverse effects it will have on the neighbouring properties. Thank you for taking time to listen to our points."

The Chairman thanked the Democratic and Civic Officer for reading the statement, and invited the Officer to read out the second and final objectors' statement, from Bob and Margaret Reeves. The following statement was read aloud.

"Enough is enough to be dominated by the size and height of the Egmont house and overlooked from the south facing bedroom windows and the protruding balcony. To agree the application for an increase to the height and slope of the carport roof plus roof windows will mean increased lack of privacy and greater rainfall runoff for 25 Wragby Road which is intolerable. The legality of the closeness of the carport to the western boundary of No. 25 should be verified."

The Chairman thanked the Officer for reading the statement, and invited a response from the Planning Officer. The Development Management Team Manager stated that the application looked at the variation for the single-storey garage element, and that the full application had approved a slightly lower roof height intended for storage.

The Chairman invited comments from Members of the Committee. Members made remarks on the current height of the dwelling, the street setting and trees surrounding the properties on Wragby Road, and the original design of the dwelling, and commented on the nature of the statement from the agent.

In response to a query about the conditioning of the space and windows, the Development Management Team Manager explained that the conditions would have to be necessary, reasonable, and enforceable. In his professional opinion, the application should be treated as a fully residential space, and he would have concerns over the ability to enforce the condition. The Officer also stated that the skylight proposed was to be opaque. In a separate query about the application, Members heard that a change to a flat top was to allow a skylight to be placed on the property.

During the debate, a proposal to refuse the application, based on the Sudbrooke Neighbourhood Plan policies emerged, contrary to the Officer's recommendation. After consultation between the Legal Advisor, the Development Management Team Manager, and the Vice Chairman, the wording for the refusal was read aloud. Since this was the only motion that had been proposed and seconded, the Chairman took the vote on the application to refuse.

Having been proposed and seconded, the Chairman took the vote, and it was agreed that permission be **REFUSED** for the following reason:

- 1. The development would result in harm to the amenities enjoyed at the neighbouring property, through its scale and the introduction of first floor windows which would significantly reduce the neighbour's private amenities. This would be in conflict with Policy LP26 of the Central Lincolnshire Local Plan and Policy 2 of the Sudbrooke Neighbourhood Plan.*

82 145547 - GLEBE FARM BARNs, WILLINGHAM ROAD, FILLINGHAM

The Chairman introduced the next item, application number 145547, for a horse exercise arena, at Glebe Farm Barns, Willingham Road, Fillingham, Gainsborough, DN21 5BL. The Officer informed Members that there were no updates, and gave a short presentation.

The Chairman advised there were no registered speakers, and stated the reason the application was coming before the Committee was due to the applicant being related to a newly employed officer at the Authority. He invited comments from the Committee, and Members were supportive of the application, with one commenting it was a good idea and would do no harm.

Having been proposed and seconded, the Chairman took the vote and it was unanimously agreed that permission be **GRANTED** subject to the following conditions:

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

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

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

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

2. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings: Site Location Plan L- ADD-1330 01, Site layout Plan, drawing no.2, Drainage Plan, drawing no. 3 and proposed fencing details drawing no. 4 all received 21 September 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.

2. The materials to be used in the development hereby permitted shall match those as stated on the application form and as shown on the surface materials drawing received 18 October 2022.

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

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

3. The development hereby approved shall only be used for purposes incidental to the enjoyment of the dwellinghouse at Glebe Farm Barns, Willingham Road, Fillingham, DN21 5BL and not for any business or commercial purposes.

Reason: To ensure any future business use and impacts would be adequately considered through the relevant planning application process in connection with policies LP1, LP55, LP17 and LP26 of the Central Lincolnshire Local Plan.

4. No external lighting must be installed on the site outlined in red on the location plan received 21 September 2022 unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the amenities of nearby properties and dark sky of the open countryside location to accord with the National Planning Policy Framework and local policy LP17, LP26 and LP55 of the Central Lincolnshire Local Plan 2012- 2036.

83 145640 & 145568 - TRINITY ARTS CENTRE, GAINSBOROUGH

The Chairman introduced the final item of the meeting, application numbers 145640 & 145568, at the Trinity Arts Centre, Trinity Street, Gainsborough, Lincolnshire, DN21 2AL. The applications were as listed below:

145640: Planning application to rebuild section of boundary wall.

145568: Listed Building Consent to rebuild section of boundary wall.

The Development Management Team Manager informed Members that this was a West Lindsey District Council managed property and proposal, which was the reason for why it had to be considered by the Planning Committee. A short presentation was then given.

The Chairman advised that there were no registered speakers, and invited comments from Members of the Committee. There was one comment that refuted an objection to the applications, and emphasised that the Trinity Arts Centre was profitable and a community asset. Members were in unanimous approval of the application.

Having been proposed and seconded, the Chairman took the vote on both applications together and it was unanimously agreed that permission be **GRANTED** subject to the following conditions:

Conditions for planning permission 1456640:

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

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

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

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

None.

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

2. The works shall follow the "Preparation", "Investigation", "Stabilisation Works", and "Repair Works" as noted in the plans 7536-LAT-0001 unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under LP25 of the Central Lincolnshire Local Plan and the provisions of the National planning policy Framework.

3. Prior to the dismantling or any repair work to the wall, a detailed survey of defective material for the bricks, copings, and mortar shall be submitted and approved in writing by the Local Planning Authority. Works shall be completed in accordance with the findings of the survey.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under LP25 of the Central Lincolnshire Local Plan and the provisions of the National planning policy Framework.

4. The rebuilt brickwork shall match the existing brickwork noted through the detailed photographic survey (condition 3) within the “Stabilisation Works” in respect of dimensions, colour, texture, face bond, and pointing unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under LP25 of the Central Lincolnshire Local Plan and the provisions of the National planning policy Framework.

5. Following the partial demolition as shown on drawing 7536–LAT–0001 any new materials to be used for repairs, replacements or as part of the rebuild shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under LP25 of the Central Lincolnshire Local Plan and the provisions of the National planning policy Framework.

6. 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:

- 7536-LAT-S1-XX-DP-A-1002-S3-A dated 20/09/2022.
- 7536-LAT-0001 received 22/09/2022.

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 and Policy LP17, LP25 and LP26 of the Central Lincolnshire Local Plan.

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

None.

Conditions for listed building consent 145568:

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 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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

2. No development shall take place until the methodology of the exploratory intrusive survey (including propping options) has been submitted to and approved in writing by the Local Planning Authority. The works shall be completed in accordance with the findings of the survey.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

3. The works shall follow the “Preparation”, “Investigation”, “Stabilisation Works”, and “Repair Works” as noted in the plans 7536–LAT–0001 unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. Prior to the removal of any gravestones, a photographic record of all gravestones, their locations and their condition shall be submitted to and approved in writing to the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. Prior to the removal of any gravestones, the location for the safe storage during the duration of the works shall be submitted to and approved in writing to the Local Planning Authority, following the completion of the ‘Stabilisation Works’ (as stated on drawing 7536–LAT–0001) the gravestones shall be reinstated to their previous recorded positions.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6. Prior to the dismantling or any repair work to the wall, a detailed survey of defective material for the bricks, copings, and mortar shall be submitted and approved in writing by the

Local Planning Authority. Works shall be completed in accordance with the findings of the survey.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7. Prior to the dismantling or any repair work to the wall, the mortar sample analysis and proposed mortar for the work shall be submitted to and approved in writing by the Local Planning Authority. Works shall be completed in accordance with the findings of the analysis and the approved mortar mix.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8. Prior to the dismantling or any repair work to the wall, a detailed photographic record of the wall to be taken down shall be submitted to and approved in writing to the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

9. The rebuilt brickwork shall match the existing brickwork noted through the detailed photographic survey (condition 6) within the "Stabilisation Works" in respect of dimensions, colour, texture, face bond, and pointing unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

10. The following sound materials/features/fixtures forming part of the boundary as shown in the findings of condition 6 shall be carefully taken down, protected and securely stored for later re-erection/ re-use or disposal.

- Bricks
- Coping stones
- Pier cappings
- Gravestones

Where damage has occurred (for example, from unauthorised works, vandalism or fire), it is important to ensure that any loose historic items are identified and retained on site in a secure place pending their reinstatement.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

11. Demolition work shall be carried out only by hand or by tools held in the hand and not by any power-driven tools.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

12. Following the partial demolition as shown on drawing 7536–LAT–0001, a 1m² (one square metre) sample panel of brickwork demonstrating the quality, materials, bond, mortar, coursing, colour and texture shall be constructed on site. The Local Planning Authority shall approve the above details of the brickwork prior to the rebuild commencing and the development shall be carried out in accordance with the approved details. The sample panel shall be retained on site until development is completed or removal is approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

13. Following the partial demolition as shown on drawing 7536–LAT–0001 any new materials to be used for repairs, replacements or as part of the rebuild shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

14. No cleaning of masonry, other than low pressure (20-100 psi) surface cleaning using a nebulous water spray is authorised by this consent without the prior approval of the Local Planning Authority. Before work begins, any other cleaning proposals must be approved in writing and carried out strictly in accordance with those details. At the commencement of the cleaning, a test panel shall be undertaken in an inconspicuous position and the method recorded to the approval of the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

15. 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:

- 7536-LAT-S1-XX-DP-A-1002-S3-A dated 20/09/2022.
- 7536-LAT-0001 received 22/09/2022.

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 work proceeds in accordance with the approved plans in accordance with section 17 of the Planning (Listed Buildings and Conservation Areas) Act

1990 (as amended).

84 DETERMINATION OF APPEALS

The determination of appeals was **NOTED**.

The meeting concluded at 9.37 pm.

Chairman