

## **Officers Report**

### **Planning Application No: 145504**

**PROPOSAL:** Planning application to erect 1no. replacement dwelling and change of use of existing residential log cabin accommodation to staff facilities in association with the business.

**LOCATION:** Willowbanks Stables Pelham Road Market Rasen  
Lincolnshire LN8 3YR

**WARD:** Wold View

**WARD MEMBER(S):** Cllr T Regis

**APPLICANT NAME:** Mr Piers Warmoth

**TARGET DECISION DATE:** 16/11/2022 (Extension until 31<sup>st</sup> March 2023)

**DEVELOPMENT TYPE:** Minor - Dwellings

**CASE OFFICER:** Ian Elliott

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

---

#### **Planning Committee:**

It is the officer's opinion that whilst the development has been recommended for approval it would be in conflict with criteria d of LP55 Part B of the Central Lincolnshire Local Plan. Therefore in accordance with section 1j) of Part IV (Responsibility of Functions) of the constitution the application is required to be presented to the planning committee.

#### **Description:**

The application site is part of an established equestrian business located in the open countryside to the north west of Claxby. The site is the position of the existing log cabin and the position of the proposed replacement dwelling to the north of the large stable block buildings. The replacement dwelling site is set back from the highway and would make use of an existing unused vehicular access to the front boundary. The site is currently partly grassed and partly very overgrown.

The main part of the site is set back from the highway with an access road leading to the main site facilities. These facilities include two large stable/storage buildings, café/restaurant building, commentary box, exercise/competition manèges and the current temporary log cabin which all sit close together to the northern section of the site. One of the large buildings includes toilet and shower facilities. Customer parking sits to the south of the overall site.

The equestrian business is immediately to the north, south and west of the proposal site. The business site has open countryside to the north and south. To the east of the business site is Wolds View Fisheries and to the west is a mix of open countryside, residential dwellings and a small site used for caravan sales.

The outer site boundaries are screened to the north, east, south and west by high trees and hedging. The onsite buildings provide further screening to the south west. An Area of Great Landscape Value and an Area of Outstanding Natural Beauty sits opposite the north boundary close to the railway line.

The application seeks permission to erect 1 no. replacement dwelling and change of use of existing residential log cabin accommodation to staff facilities in association with the business.

The proposed development as originally submitted for a two storey dwelling located in a different position to the log cabin with a detached double garage. Following negotiation with the agent/applicant the application has been amended removing the double garage and reducing the scale of the dwelling so that its ground floor dimensions matches the dimensions of the log cabin. The two storey height of the development has been retained.

**Relevant history:**

128298 - Planning Application for change of use from woodland to Equestrian Centre inclusive of ancillary buildings – 06/08/12 - Granted time limit and other conditions

131962 - Planning application to vary conditions 10 and 11 of planning permission 128298 granted 6 August 2012-increase events from 2 to 4 per month and increase opening hours - 28/01/15 - Granted time limit and other conditions

132062 - Planning application to erect 1 log cabin - 15/05/15 - Granted time limit and other conditions

132807 - Planning application to retain and complete parking areas – No Decision Yet

133170 - Planning application to retain and complete shower block adjacent to stables - 10/09/15 - Granted time limit and other conditions

133361 - Request for confirmation of compliance with conditions 3 & 4 of planning permission 132062 granted 15th May 2015 - 25/11/15 – Conditions Discharged

133502 - Retrospective planning application for proposed manege – 11/12/08 - Granted without conditions

133946 - Application to vary condition 2 of planning permission 131962 granted 28 January 2015-increase number of event days from 4 per calendar month to 48 per calendar year – 30/06/16 - Granted time limit +conditions

134324 - Request for confirmation of compliance with condition 1 of planning permission 131962 granted 28 January 2015 – 14/09/16 – Condition Discharge

137040 - Planning application for proposed cafe and manege area – 11/01/18  
- Granted time limit and other conditions

137765 – Application to remove condition 2 of planning permission 132062-re  
permanent siting of log cabin – 28/06/18 - Granted time limit and other  
conditions

140531 - Planning application for change of use from woodland to Equestrian  
Centre inclusive of ancillary buildings being removal of condition 4 of planning  
application 131962 - to allow more than 18 horses to be kept on site at any  
one time – 07/08/20 - Refused

### **Representations**

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

**Claxby Parish Council:** No objections with comment

Representations received 10<sup>th</sup> November:

We are intrigued to know why this is classed as a "replacement dwelling"  
when there appears to be nothing to replace. On the plans, an "existing cabin"  
is marked, but this is not on the same site as the proposed dwelling. The  
existing cabin is clearly not a "dwelling".

Representations received 4<sup>th</sup> October:

No comments

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

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

Representation received 22<sup>nd</sup> February 2023:

Having given due regard to the appropriate local and national planning policy  
guidance (in particular the National Planning Policy Framework), Lincolnshire  
County Council (as Highway Authority and Lead Local Flood Authority) has  
concluded that the proposed development would not be expected to have an  
unacceptable impact upon highway safety or a severe residual cumulative  
impact upon the local highway network or increase surface water flood risk  
and therefore does not wish to object to this planning application.

Representation received 10<sup>th</sup> October 2022:

Please request the applicant update the block plan to reflect the proposed  
access improvements.

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

**IDOX checked:** 23<sup>rd</sup> February 2023

## Relevant Planning Policies:

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

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

Relevant policies of the CLLP include:

LP1 A Presumption in Favour of Sustainable Development

LP2 The Spatial Strategy and Settlement Hierarchy

LP13 Accessibility and Transport

LP14 Managing Water Resources and Flood Risk

LP17 Landscape, Townscape and Views

LP25 The Historic Environment

LP26 Design and Amenity

LP55 Development in the Countryside

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

- **Neighbourhood Plan**

There is currently no neighbourhood plan to consider

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

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

<https://www.lincolnshire.gov.uk/planning/minerals-waste>

National policy & guidance (Material Consideration)

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

The NPPF sets out the Government's planning policies for England and how these should be applied. It is a material consideration in planning decisions.

The most recent iteration of the NPPF was published in February 2021.

Paragraph 219 states:

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

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

- **National Planning Practice Guidance**

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

- **National Design Guide (2019)**

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

- **National Design Model Code (2021)**

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

Draft Local Plan / Neighbourhood Plan (Material Consideration)

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

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);*
- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).*

- **Submitted Central Lincolnshire Local Plan Review (SCLLPR)**

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

On the 8th July 2022 The Draft Local Plan Review was submitted to the planning inspectorate in order for it to commence its examination. The examination hearing took place between 15<sup>th</sup> November 2022 and 16<sup>th</sup> December 2022. Consultation on the post-examination modifications to the Plan, commenced on 13<sup>th</sup> January 2023 and will close on 24<sup>th</sup> February 2023.

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

S1 The Spatial Strategy and Settlement Hierarchy  
S5 Development in the Countryside  
S21 Flood Risk and Water Resources  
S47 Accessibility and Transport  
S49 Parking Provision  
S53 Design and Amenity

## S57 The Historic Environment

The plan review submitted for examination is at an advanced stage but is still open to alterations so at this stage may be attached **some limited weight** in the consideration of this application.

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

### **Other:**

Lincolnshire Wolds AONB Management Plan (2019-2023)

<https://www.lincswolds.org.uk/our-work/management-plan>

### **Main issues:**

- Principle of the Development  
*Central Lincolnshire Local Plan 2012-2036*  
*National Planning Policy Framework*  
*Assessment of LP55 Part B*  
*Assessment of LP55 Part E*  
*Concluding Assessment*
- Use of Replacement Dwelling and Log Cabin
- Visual Impact
- Residential Amenity
- Archaeology
- Highway Safety
- Drainage
- Public Rights of Way

### **Assessment:**

#### Principle of the Development

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

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

Local policy LP55 Part B of the CLLP sets out criteria for replacement dwellings in the open countryside.

Local policy LP55 Part E of the CLLP sets out criteria for non-residential development in the open countryside.

#### *Assessment of LP55 Part B:*

Local policy LP55 of the CLLP states that *'the replacement of an existing dwelling outside the developed footprint of a settlement will be supported provided that:*

- a) The residential use of the original dwelling has not been abandoned;*  
The dwelling on site (log cabin) is currently occupied by the owner, his partner and daughter. It is therefore considered that the residential use of the original dwelling has not been abandoned.

*b) The original dwelling is not of any architectural or historic merit and it is not valuable to the character of the settlement or wider landscape;*

The log cabin has no architectural or historic merit and is located in a hidden position on the site out of view from most if not all public vantage points including from the Area of Great Landscape Value and Area of Outstanding Natural Beauty to the north.

*c) The original dwelling is a permanent structure, not a temporary or mobile structure;*

The original dwelling (log cabin) is unlikely to be a permanently fixed to the ground but is considered a permanent structure as it has been in place and used as a dwelling for a number of years.

*d) The replacement dwelling is of a similar size and scale to the original dwelling; and*

The single storey log cabin is a one bedroom dwelling measuring approximately:

- 12 metres wide
- 6.25 metres long
- 2.8 metre eaves level
- 4.3 metres high

The proposed two storey replacement dwelling would be approximately:

- 12 metres wide
- 6.25 metres long
- 5.2 metre eaves level
- 7.3 metres high

The intention of criteria (ii) is acknowledged, however in this case the modest scale of the accommodation within the existing log cabin (1 bedroom) has to be considered when assessing the scale of the proposed replacement dwelling to provide a more modern dwelling with acceptable living conditions for 2 adults and a child.

The proposed replacement dwelling is larger than the existing log cabin in respect of its two storey height and the proposed first floor would double the floor space. It would comprise three bedrooms and have a roof ridge height 3 metres higher than the roof ridge of the log cabin. On comparison the proposed replacement dwelling cannot be considered as of a similar size and scale to the log cabin. However it is considered that a larger dwelling is required provide acceptable modern living conditions to the owner and his family.

*e) It is located on the footprint of the original dwelling unless an alternative position within the curtilage would provide notable benefits and have no adverse impact on the wider setting.*

The proposed replacement dwelling would be located in a different position than the existing log cabin (see below).



The log cabin is located in a concealed location to the south/south west of the stable buildings. The proposed replacement dwelling would be sited to the north east of the stable buildings with a slightly greater separation. The principle elevation of the replacement dwelling would be facing Pelham Road and its proposed access to the site. Whilst the site is in a more prominent location it is considered as a more appropriate location for a proposed replacement dwelling with the business buildings behind it. The position of the proposed replacement dwelling would provide a more visible residential presence to the site from the public highway. The proposed location would provide notable benefits to the occupiers and the business and would not be expected to have an adverse impact on the wider setting (visual amenity is assessed later in the report)

#### *Assessment of LP55 Part E*

The application is proposing to retain the log cabin on the site but change its use to a facility for the employees to use for indoor dinner breaks and toilet/bathroom facilities.

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

a) *The rural location of the enterprise is justifiable to maintain or enhance the rural economy or the location is justified by means of proximity to existing established businesses or natural features;*

The log cabin is an existing structure on the site and would provide additional facilities for the employees.

b) *The location of the enterprise is suitable in terms of accessibility;*

The proposed change of use of the log cabin would not alter the existing vehicular access arrangements into the site.

c) *The location of the enterprise would not result in conflict with neighbouring uses; and*



The rest of the equestrian centre sits to the north, south and west with Wolds View Fisheries to the east.

*d) The development is of a size and scale commensurate with the proposed use and with the rural character of the location.*

The log cabin is already on site and currently used for residential purposes. The dimensions of the log cabin are listed earlier in this report. The log cabin is modest when compared to other built structures on the site.

#### *Concluding Assessment:*

The proposed change of use of the log cabin to an employee facility would be on an established business, would not be expected to conflict with neighbouring uses and would be commensurate in size and scale with the proposed use and rural character. The proposed change of use would therefore accord with local policy LP13, LP17, LP26 and LP55 Part E of the CLLP and the provisions of the NPPF.

The proposed replacement dwelling would accord to criteria a), b), c) and e) of local policy LP55 Part B of the CLLP. The development would double the size and scale of the existing residential log cabin therefore would not accord with criteria d) of local policy LP55 Part B. However weight has been afforded to the modest scale of the log cabin and the need for a replacement dwelling to meet modern living standards for the owner and his family.

Therefore the development would be a departure from the development plan (LP55 Part B criteria d)) because it would not wholly comply with local policy LP55 Part B of the CLLP. However in this case with consideration given to the size and scale of the log cabin the proposed replacement dwelling is considered acceptable.

It is considered that policy LP13, LP17, LP26 and LP55 are consistent with the highway safety, visual amenity, residential amenity and open countryside guidance of the NPPF and can be attached full weight.

#### Use of Replacement Dwelling and Log Cabin

The proposed replacement dwelling would only still be acceptable in this location because it meets an essential need to provide 24 hour a day, 7 days a week care to horses kept in the stable buildings. The permission would therefore retain the occupational condition attached to the extant log cabin permission.

The log cabin as identified on the submitted plans would be used for staff facilities including a staff room, meeting room and shower/WC.

#### Visual Impact

Local policy LP17 states that *'To protect and enhance the intrinsic value of our landscape and townscape, including the setting of settlements, proposals should have particular regard to maintaining and responding positively to any natural and man-made features within the landscape and townscape which positively contribute to the character of the area, such as (but not limited to)*

*historic buildings and monuments, other landmark buildings, topography, trees and woodland, hedgerows, walls, water features, field patterns and intervisibility between rural historic settlements’.*

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

*‘The considerations set out in this policy are particularly important when determining proposals which have the potential to impact upon the **Lincolnshire Wolds AONB and the Areas of Great Landscape Value** (emphasis added)’*

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

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

The site is not within the Lincolnshire Wolds (AONB) or an Area of Great Landscape Value but would be within their setting.

The contents of the LWMP has to be considered and it’s protection of the AONB, its qualities and scenic beauty. Objective PO in section 7.1 (page 73) seeks to *‘ensure that development plans and planning guidance consistently recognise and uphold the primary purpose of the Lincolnshire Wolds AONB designation – the protection and enhancement of its natural beauty and special character.’* This includes ten policies (PP1-PP10) to meet this objective which includes words such as the *‘highest quality of design in new development and re-development’* and *‘being sensitive to the considerations of heritage assets.’*

The replacement two storey dwelling would be located in more prominent location than the log cabin. The proposed two storey replacement dwelling is of an acceptable design and would be in a more traditional position to the front of the businesses outbuildings. The existing boundary screening would provide good screening from public vantage points.

The application provides limited information on the proposed external materials but refers to brick, tile, uPVC windows and composite/aluminium doors. The application therefore lacks sufficient material details and to ensure the dwelling is constructed from materials of appropriate quality and detail it is relevant and necessary to include an external materials condition.

The development as originally submitted received support from the Claxby Parish Council.

It is considered that the proposed dwelling is an acceptable replacement and would not have an unacceptable harmful visual impact on the site, the surrounding area or the setting of the Lincolnshire Wolds AONB and the Areas of Great Landscape Value Area. It would therefore subject to material conditions accord with LP17 and LP26 of the CLLP, objective PO of the LWMP and the provisions of the NPPF.

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

#### Residential Amenity

The nearest dwelling (Gatehouse Cottage) would be approximately 160 metres to the north east away therefore the development would not have an unacceptable harmful impact on the living conditions of existing residents.

It is considered that the development would accord to local policy LP26 of the CLLP and the provisions of the NPPF.

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

#### Archaeology

The Historic Environment Officer (HEO) at Lincolnshire County has not to date commented on the application. The site has been subject to numerous planning applications (see planning history section earlier in report) where the HEO has required no further archaeological input.

Therefore it is considered that the development would not be expected to have a harmful impact of archaeology and would accord with local policy LP25 of the CLLP and the provisions of the NPPF.

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

#### Highway Safety

The replacement dwelling would make use of an informal vehicular field access off Pelham Road which from the site visit does not appear to have been used for a number of years. This would provide individual vehicular access separate from the main access to the Equestrian Business which can be busy on event days.



The proposed replacement three bedroom dwelling would be served by more than adequate off street parking.

The Highways Authority at Lincolnshire County Council have no objections to the development.

It is considered that the development would accord to local policy LP13 of the CLLP and the provisions of the NPPF.

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

#### Drainage

##### *Foul Water:*

The application form states that foul water will be disposed of to a package treatment plant but the design and access statement states the main drain.

Paragraph 20 (Reference ID: 34-020-20140306) of the Water supply, wastewater and water quality section of the NPPG states that *“Where a connection to a public sewage treatment plant is not feasible (in terms of cost and/or practicality) a package sewage treatment plant can be considered.”* It would be preferred if foul water was disposed of to a main sewer therefore justification for package treatments would be required as part of the submission of further details in the future.

##### *Surface Water:*

Paragraph 80 (Reference ID: 7-080-20150323) of the Flood risk and coastal change section of the NPPG states that *“Generally, the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable:*

- 1. into the ground (infiltration);*
- 2. to a surface water body;*
- 3. to a surface water sewer, highway drain, or another drainage system;*
- 4. to a combined sewer.”*

The application form states that surface water is proposed to be dealt with through a method of sustainable urban drainage system is encouraged. The exact method has not been specified.

It is considered that a foul and surface water scheme can be addressed by condition. Therefore subject to a condition the development would be expected to accord to local policy LP14 of the CLLP and the provision of the NPPF.

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

#### **Other Considerations:**

### Permitted Development

It would be considered relevant and necessary to remove certain permitted development rights. This is due to the scale of the proposed replacement dwelling when compared to the existing occupational dwelling and the location and setting of the site within the open countryside. The permitted development rights to be removed would be Class A, AA, B and E of Schedule 2 Part 1 and Class A of Schedule 2 Part 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification).

### Community Infrastructure Levy (CIL)

West Lindsey District Council adopted a Community Infrastructure Levy (CIL) which will be charged from 22<sup>nd</sup> January 2018. The site is within charging zone 2, where the charge would be £15 per square metre for houses. Therefore the development would be liable to a CIL payment for the increased area of floor space. An advisory note will be attached to the permission.

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

The decision has been considered against LP1 A Presumption in Favour of Sustainable Development, LP2 The Spatial Strategy and Settlement Hierarchy, LP13 Accessibility and Transport, LP14 Managing Water Resources and Flood Risk, LP17 Landscape, Townscape and Views, LP25 The Historic Environment, LP26 Design and Amenity and LP55 Development in the Countryside of the adopted Central Lincolnshire Local Plan 2012-2036 in the first instance. Consideration has also been given to guidance contained within the Lincolnshire Wolds AONB Management Plan 2018-2023, the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and National Design Model Code.

In light of the above assessment it is considered that whilst the replacement dwelling would accord with criteria a), b), c) and e) of local policy LP55 Part B of the CLLP it would be a departure from criteria d) of local policy LP55 Part B of the CLLP as it would double the size and scale of the existing log cabin. However the replacement dwelling is considered acceptable when consideration is given to the modest scale of the existing log cabin and the need for a replacement dwelling to meet modern living family standards. The principle of changing the use of the existing log cabin to employee facilities is considered acceptable.

The development would not have an unacceptable harmful visual impact on the site, the surrounding area including the setting of the Area of Outstanding Natural Beauty or Area of Great Landscape Value. The proposal would not unacceptably harm the living conditions of neighbouring dwellings or have an unacceptable harmful impact on drainage, archaeology or highway safety. This is subject to satisfying a number of conditions.

### **Human Rights Implications:**

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not

interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

**Legal Implications:**

Although all planning decisions have the ability to be legally challenged it is considered there are no specific legal implications arising from this report

**Representors to be notified -**

*(highlight requirements):*

**Standard Letter**

**Special Letter**

**Draft enclosed**

**Prepared by:** Ian Elliott

**Date:** 23<sup>rd</sup> February 2023

**Decision Level** (tick as appropriate)

**Recommended Conditions:**

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

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

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

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

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 must be carried out in accordance with the following proposed drawings:

- 030/0237 Rev B dated 1<sup>st</sup> February 2023 – Site and Landscaping Plan
- 020/0237 dated 1<sup>st</sup> February 2023 – Dwelling Elevations and Floor Plans
- 023/0237 dated 16<sup>th</sup> February 2023 – Log Cabin Elevations and Floor Plan

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

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

3. No development above ground level must take place until the following external materials for the proposed dwelling hereby approved have been submitted to and approved in writing by the Local Planning Authority:

- Brick Type
- Roof Type.
- Windows including colour finish
- Doors
- Rainwater Goods

The development must be completed in strict accordance with the approved details and retained as such thereafter.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and the character and appearance of the site and the area including the setting of the area of outstanding natural beauty and area of great landscap value to accord with the National Planning Policy Framework and local policies LP17, LP26 and LP55 of the Central Lincolnshire Local Plan 2012-2036 and the Lincolnshire Wolds AONB Management Plan 2018-2023.

4. No development above ground level must take place until details of a scheme for the disposal of foul and surface water (including any necessary soakaway/percolation tests) from the site and a plan identifying connectivity and their position has been submitted to and approved in writing by the local planning authority. No occupation of the dwelling must take place until its foul and surface water drainage connection has been fully installed in strict accordance with the approved details. The approved drainage scheme must be retained as such thereafter.

Reason: To ensure adequate drainage facilities are provided to serve each dwelling, 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 of the Central Lincolnshire Local Plan 2012-2036.

5. The driveway and turning space hereby approved must be constructed from a permeable material and fully completed prior to occupation of the dwelling and retained as such thereafter.

Reason: To reduce the risk of flooding to the proposed development and future occupants to accord with the National Planning Policy Framework and local policy LP14 of the Central Lincolnshire Local Plan 2012-2036.

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

6. The occupation of the dwelling hereby approved must be limited to a person solely or mainly working, in the equestrian business, or a widow or widower or such person, and to any resident dependents.

Reason: The site is within an unsustainable location in the open countryside where a dwelling unencumbered by such a condition would constitute an unsustainable form of use, the occupiers would have to rely upon considerable car journeys to access services and facilities. Such a use would be contrary to the provisions of national guidance contained within the National Planning Policy Framework and local policies LP2 and LP55 of the Central Lincolnshire Local Plan 2012-2036.

7. The log cabin (identified on site plan 030/0237 Rev B dated 1<sup>st</sup> February 2023), on occupation of the dwelling hereby approved, must be used as a staff facility ancillary to the equestrian business in accordance with floor plan 023/0237 dated 16<sup>th</sup> February 2023. Any other use would require an application for planning permission.

Reason: To ensure the change of use occurs in a timely manner to retain only one occupational dwelling connected to the equestrian business to accord with the National Planning Policy Framework and local policy LP55 of the Central Lincolnshire Local Plan 2012-2036.

8. Notwithstanding the provisions of Classes A, AA, B and E of Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) the dwelling hereby permitted shall not be extended, altered and no buildings or structures shall be erected within the curtilage of the dwelling unless planning permission has first been granted by the Local Planning Authority.

Reason: To enable any such proposals to be assessed in terms of their impact on the design, character and appearance on the site and open countryside in accordance with the National Planning Policy Framework, local policy LP17, LP25 and LP55 of the Central Lincolnshire Local Plan 2012-2036.

9. Notwithstanding the provisions of Class A of Schedule 2 Part 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no gates, fences, walls or other means of enclosure must be erected within or on the boundary of the site unless planning permission has first been granted by the Local Planning Authority.

Reason: To enable any such proposals to be assessed in terms of their impact on the site and the open countryside to accord with the National



Planning Policy Framework, local policy LP17, LP26 and LP55 of the Central Lincolnshire Local Plan 2012-2036.