

WEST LINDSEY DISTRICT COUNCIL

MINUTES of the Meeting of the Planning Committee held in the Council Chamber - The Guildhall, Marshall's Yard, Gainsborough, DN21 2NA on 6 September 2023 commencing at 6.30 pm.

Present: Councillor Matthew Boles (Chairman)
Councillor Jim Snee (Vice-Chairman)

Councillor Emma Bailey
Councillor David Dobbie
Councillor Ian Fleetwood
Councillor Sabastian Hague
Councillor Peter Morris
Councillor Roger Patterson
Councillor Tom Smith
Councillor Baptiste Velan

In Attendance:

Russell Clarkson	Development Management Team Manager
Martha Rees	Legal Advisor
Ian Elliott	Development Management Team Leader
Daniel Galpin	Senior Development Management Officer
Andrew Warnes	Democratic and Civic Officer

Also In Attendance: 5 Members of the Public

Apologies: Councillor John Barrett

Membership: Councillor Roger Patterson substituted for Councillor John Barrett.

30 CHAIRMAN'S UPDATE

Prior to the commencement of the formal business of the meeting, the Chairman made the following announcement:-

“With regard to application number 146424, (agenda item 6(a)), following a submitted amended flood risk assessment, a rerunning of the consultation is required. This means that the Committee cannot consider the application tonight, and it is withdrawn from consideration at this meeting. It will be considered by the Committee after the re-run consultation process.

Furthermore, with regard to application number 146831, (agenda item 6(c)), following the request of the applicant, this application will no longer be considered by the Committee this evening and will be considered at the Committee meeting on 4 October 2023.

All registered public participants on these applications have been notified, and will be afforded the opportunity to speak when their respective applications return. All other items and reports will be heard in the order in which they are published on the agenda.”

31 PUBLIC PARTICIPATION PERIOD

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

32 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

The Chairman reported that following the last meeting, the Monitoring Officer received correspondence, regarding the legality of the proposers and seconders of the Minutes.

For the purposes of clarification, the Committee was advised that when undertaking the procedural requirement to approve the Minutes of the last meeting there was no legal requirement for the proposer or seconder to have been in that meeting, nor is there any legal requirement to record the proposer, as the decision to accept the Minutes is based on the majority view of voting Committee Members. Whilst many Members may choose to abstain from such a vote, when they had not been present, there was no legal or constitutional requirement for them to do so.

The Committee then moved on to deal with the Minutes of the previous meeting and it was proposed, duly seconded, and upon taking the vote, it was

RESOLVED that the minutes of the meeting of the Planning Committee held on Wednesday, 9 August 2023 be confirmed and signed as an accurate record.

33 DECLARATIONS OF INTEREST

Councillor Velan indicated that with regard to agenda item 6(d) application number 146509 (Land adjacent to Stonefield House, 10 Main Street, Scothern), that though he was the Ward Member for Sudbrooke, that he would be sitting as a Member of the Planning Committee.

34 UPDATE ON GOVERNMENT/LOCAL CHANGES IN PLANNING POLICY

The Committee was advised that there were a number of Government consultations taking place at the moment - one on the nationally significant infrastructure projects process. There were number of significant infrastructure projects in the West Lindsey District. There was a consultation on the expansion and extension of permitted development rights giving greater allowances for converting buildings within Areas of outstanding Natural Beauty, such as the Lincolnshire Wolds. Lastly there was a consultation on the local plans process.

Officers were carefully examining the various consultations with a view to submitting a response considered to be in the best interests of the Council. Members would be provided with a link to the consultation documents and were encouraged to contact the Officers if they

would like to see any particular response going forward.

The link to the consultation on permitted development rights was available here: <https://www.gov.uk/government/consultations/permitted-development-rights>. This was scheduled to conclude on 25 September 2023.

The link to the consultation on plan-making reforms and implementation was available here: <https://www.gov.uk/government/consultations/plan-making-reforms-consultation-on-implementation>. This was scheduled to conclude on 18 October 2023.

A Member commented that he had heard a recent announcement concerning a relaxation of the rules relating to onshore wind turbines and asked whether it was intended to report on these proposals to a subsequent meeting. The Committee was advised that there were no details available as yet, but as soon as they became available, they would be reported to the Committee.

35 146424 - LAND ADJACENT 51A WASHDYKE LANE, NETTLEHAM

As referred to prior to the commencement of the meeting, the Chairman stated that following a submitted amended flood risk assessment, the consultation was required to be rerun. This meant that the Committee could not consider the application at this meeting and was withdrawn from consideration at this point. It would be considered by the Committee after the re-ran consultation process.

36 145792 AND 146827 - HOLME FARM BARN, OLD FORGE LANE, WEST RASEN, MARKET RASEN

The Chairman then invited the Planning Officer to introduce item 6 (b) on the agenda (application numbers 145792 & 146827) relating to planning permission and listed Building Consent for the conversion, partial demolition and rebuilding of the existing cottages, outbuildings and barns, to create three dwellings, one with an annex, together with parking and storage at Holme Farm Barns, Old Forge Lane, West Rasen, Market Rasen. This was a retrospective application considered appropriate to submit to the Committee, being a departure from the Development Plan.

The Planning Officer updated the Committee on the applications including background information on the pre-application process undertaken. The Planning Officer advised that because this was a departure from the local plan or considered to be a partial departure from the plan in accordance with section 15 of the Development Procedure Order, the application had been re-advertised and this period ended on the 22 of September 2023. An extension had been agreed with the agent until the 25 September to meet this period and it was proposed that following resolution by this Committee, the application be delegated to the Case Officer.

The Planning Officer responded to a question from Cllr Fleetwood regarding the use of the word retrospective at the start of the officer's report. The planning officer confirmed that this was a typo and this was not a retrospective application.

The Chairman then invited the agent for the applicant to address the Committee, Mr Kevin Coupland who spoke along the following lines:-

“Good evening, Chairman and Members of the Committee, my name is Kevin Coupland and I am here in support of the planning and listed building consent application which is now before you. It relates to the conversion and rebuilding of what is a very impressive range of traditional Lincolnshire farm buildings that sit to the east of the Grade II listed Home Farm farmhouse. From the outset it has been made clear that the historical form of the barn complex was and remains very important to local authority planning and conservation team.

The previous Conservation Officer advised had that there were very few remaining good examples of traditional Lincolnshire farmsteads and its retention was imperative. As you can see on slide 3, the retained and reinstated barns will follow the historical footprint indicated on the 1886 OS map extract showing the full regular courtyard arrangement identified in the Historic England historic farmsteads document.

Through lengthy pre-application discussion with the local authority which started in the first quarter of 2021, we have endeavoured to work with both previous and current Conservation Officers, along with the Planning Department's Case Officer, to deliver a scheme which enables the retention and reinstatement of the barns whilst acknowledging and respecting the sensitivity and the setting of the area. The application before you looks to develop a number of barns. There is a two storey, brick and pantile building which is in good condition and it is proposed that it be converted a detached four bedroom dwelling. (A description of the proposals relating to the remaining buildings on site was given). Taking on board the advice of the Conservation Officer, the scheme was reduced by 2 dwelling units and the reinstated buildings 4 and 5 would be used for garaging, annexe accommodation and ancillary accommodation to building 3.

The scheme proposals are sympathetic to and respect the historic fabric and form a a traditional Lincolnshire farmstead. As the Conservation Officer has stated, the proposal seeks to conserve the historic layout, building forms and material design, whilst offering a new use to redundant buildings. The elevations and floor plans have minimal alterations to the existing and the proposed additions respect the character of the area. In summary we have worked closely and tirelessly on this project for two and a half years in collaboration two Council Conservation Officers and the case officer, along with any number of consultees. The scheme before you. we believe both meets the NPPF and Central Lincolnshire Local Plan policies and successfully deals with consultee and local authority comments. The scheme, if approved, will ensure the retention of historic barns and give them a new lease of life through an alternative use which hopefully will ensure their survival for many years to come. It is for that reason that we hope the application will receive your full support. Thank you very much.”

The Chairman thanked Mr Coupland for his contribution and opened the applications to debate by the Committee. There was nothing further to add by the Planning Officer.

Members were very supportive of the applications as they made an ideal use of a brownfield site and sought to prolong the life of a number of buildings on the site, albeit with modern day uses. Members were particularly complimentary of the collaborative work undertaken

between the applicant and the Council's Officers. A view was however expressed that it might have been helpful for the Committee to have had more feedback from local residents.

It was proposed and duly seconded that permission for both applications be **GRANTED**, subject to completion of the readvertisement of the proposals, thus enabling the Planning Officer to approve them at the conclusion of this period subject to the following conditions:-

Recommendation 145792: Grant consent subject to the following conditions.

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

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

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

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

2. No development apart from the demolition works hereby approved must take place until the local planning authority has been provided with either:
 - a) A European Protected Species mitigation license issued by Natural England authorising the specified development to barn 2 and 6.
 - b) A statement in writing from the relevant licencing body to the effect that it does not consider the specified activity/development requires a licence.

The submitted licence or statement must be approved in writing by the local planning authority.

Reason: To obtain the appropriate licence to protect and mitigate for the presence of bats and to accord with the National Planning Policy Framework, local policy S60 and S61 of the Central Lincolnshire Local Plan 2023.

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

3. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved must be carried out in accordance with the following proposed drawings:
 - 1781W-21-10g dated 28th June 2023 – Site Plan (excluding soft and hard landscaping)
 - 1781W-21-11d dated 16th May 2023 – Proposed building 2 Elevation, Floor and Roof Plans
 - 1781W-21-12d dated 16th May 2023 – Proposed building 3, 4 and 5 Floor Plans
 - 1781W-21-13d dated 16th May 2023 – Proposed building 3, 4 and 5 Floor Plans
 - 1781W-21-14d dated 16th May 2023 – Proposed building 3, 4 and 5 Elevation and Roof Plans
 - 1781W-21-15d dated 16th May 2023 – Proposed building 3, 4 and 5 Elevation and

Roof Plans

- 1781W-21-16b dated 14th April 2023 – Proposed building 6 Elevation, Floor and Roof Plans
- 1781W-21-17b dated 16th May 2023 – Proposed building 7 Elevation, Floor and Roof Plans
- (90)001 Rev b dated 9th May 2023 – Hard Landscaping
- (96)001 Rev b dated 16th May 2023 – Soft Landscaping
- 5555-DS-01 Rev E dated 29th June 2023 - Drainage Strategy Plan (within the Flood Risk Assessment and Surface Water Strategy (Report No. 555/DR/01 and Issue 07))

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 S5, S47, S49, S53 and S57 of the Central Lincolnshire Local Plan 2023.

4. Prior to the commencement of any external repairs being undertaken, a full specification and methodology for external repairs must be supplied and agreed in writing by the Local Planning Authority. This to include:
 - a) Repairs to the roof covering and structure;
 - b) Rainwater goods;
 - c) Brickwork repairs/repointing (extent to be shown shaded on elevations). Sample panels will be required for inspection and approval by the Local Planning Authority.
 - d) Structural repairs (including unauthorised works to remove a timber beam);

The development must be completed in accordance with the approved details.

Reason: To ensure the retention of key historical features in the first instance or appropriate replacements to accord with the National Planning Policy Framework, local policies S5, S53 and S57 of the Central Lincolnshire Local Plan 2023 and the statutory duty in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. Prior to installation full joinery details of all new windows, rooflights, doors and glazed screens must be supplied at scale of no less than 1:20, and 1:1 for glazing bar details, showing elevations, sections through, cill and header details and door frames, colour and finish. The joinery details must be approved in writing by the Local Planning Authority. The development must be completed in strict accordance with the approved details.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and the character and appearance of the barns, the site, the open countryside and to preserve the setting of the Listed Building to accord with the National Planning Policy Framework, local policies S5, S53 and S57 of the Central Lincolnshire Local Plan 2023 and the statutory duty in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6. Prior to installation, the external material listed below must be submitted to and approved in writing by the Local Planning Authority:
 - A one metre square sample panel of brickwork, mortar and bond of all new types of

brickwork. The brickwork panel(s) constructed must be retained on the site until the development hereby approved has been completed.

- Retained and new roof tiles
- Any cladding material and colour finish
- Header, Cills, Lintels and other decorative finishes
- rainwater goods and downpipes including the colour
- all windows and, domestic doors including section drawings
- Treatment of gables and cappings
- Treatment of verges and barge boards
- Leadwork
- Means of ventilating the roof
- Flues, vents or other pipework piercing the roof (and decorative finish)
- Retention or replaced ironmongery

The development must be completed in strict accordance with the approved details.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and the character and appearance of the site and the surrounding area including the setting of the Listed Church to accord with the National Planning Policy Framework and local policies S5, 53 and S57 of the Central Lincolnshire Local Plan 2023.

7. No occupation of each individual dwelling must take place until its individual foul and surface water drainage connections have been fully completed in strict accordance with drainage plan 5555-DS-01 Rev E dated 29th June 2023 and 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 S21 of the Central Lincolnshire Local Plan 2023.

8. The development shall be carried out in accordance with the submitted flood risk assessment (FRA) ref: '5555/DR/01 issue: 07', dated June 2023, prepared by Siddle Grimley Hage Limited including the following mitigation measures it details:

- Finished floor levels shall be set no lower than the levels shown on drawing no. 5555-DS-01 (rev E): Drainage Strategy Plan and stated within paragraph 7.4 of the FRA.
- Compensatory storage shall be provided in accordance with drawing no. 5555-DS-01 (rev E): Drainage Strategy Plan and document 5555/VOL/01/Rev A within the FRA.
- No gardens to be on land below 12.09 metres as shown on drawing no. 1781W - 21 - 10g: Proposed Site Plan within the FRA.

These mitigation measures shall be fully implemented prior to occupation. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development to accord with National Planning Policy Framework and local policy S21 of the Central Lincolnshire Local Plan 2023.

9. The development must be completed in strict accordance with section 7.2 of the Phase 2 Intrusive Site Investigation Report by Geo Investigate dated April 2022.

Reason: In order to safeguard human health and the water environment and to accord with the National Planning Policy Framework and local policy S56 of the Central Lincolnshire Local Plan 2023.

10.No occupation of each individual dwelling must take place until its individual vehicular access, turning space and parking identified on site plan 1781W-21-10g dated 28th June 2023 has been fully completed and retained for that use thereafter.

Reason: To ensure safe access to the site and each dwelling/building in the interests of residential amenity, convenience and safety and to allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety to accord with the National Planning Policy Framework and local policy S47 and S49 of the Central Lincolnshire Local Plan 2023.

11.All landscaping must be completed in strict accordance with hard landscaping plan (90)001 Rev b dated 9th May 2023 and soft landscaping plan (90)001 Rev b dated 16th May 2023. No occupation of its each residential unit must take place until its individual hard and soft landscaping has been fully completed in strict accordance with the approved plans. The hard and soft landscaping must be retained as such thereafter.

Reason: To ensure that appropriate landscaping is introduced and will not unacceptable harm the character and appearance of the site to accord with the National Planning Policy Framework and local policies S5, S53 and S57 of the Central Lincolnshire Local Plan 2023.

12.Prior to installation details of the type and position of replacement swallow nest boxes, 2 starling nest boxes, 2 house sparrow nest boxes and 6 integral swift boxes has been submitted to and approved in writing by the Local Planning Authority. The approved boxes must be installed during the conversion and/or construction works of each dwelling and retained as such thereafter.

Reason: In the interest of nature and to provide enhancements to accord with the National Planning Policy Framework and local policy S60 and S61 of the Central Lincolnshire Local Plan 2023.

13.Apart from the details required in condition 2 and 12, the development must be completed in strict accordance with section 5 of Preliminary Ecological Appraisal by CGC Ecology dated April 2022.

Reason: In the interest of protecting protected species and to accord with the National Planning Policy Framework and local policy S60 of the Central Lincolnshire Local Plan 2023.

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

14.The annex accommodation identified on floor plan 1781W-21-13d dated 16th May 2023 must only be used and occupied ancillary to the proposed dwelling (building 3, 4 and 5) and must not be used as a separate unit of living accommodation.

Reason: The creation of an independent dwelling in this location would be contrary to the National Planning Policy Framework and local policies S5, S27, S53 and S57 of the Central

Lincolnshire Local Plan 2023.

15. All planting and turfing comprised in the approved details of soft landscaping must be carried out in the first planting and seeding season following the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased must be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The landscaping should be retained thereafter.

Reason: To ensure that the approved landscaping is implemented to accord with the National Planning Policy Framework, local policies S5, S53 and S57 of the Central Lincolnshire Local Plan 2023 and the statutory duty in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

16. Notwithstanding the provisions of Classes A, AA, B, C, D, E, F, G and H 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 dwellings, annex and carport building hereby permitted must not be extended, altered and no buildings or structures shall be erected within the curtilage of the dwellings, annex and carport building 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 of the dwellings within its historic setting and on the living conditions of neighbouring occupiers in accordance with the National Planning Policy Framework, local policy S5, S53 and S57 of the Central Lincolnshire Local Plan 2023 and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

17. 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) the dwellings, annex and car port building hereby permitted 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 area and the historic setting to accord with the National Planning Policy Framework, local policy S5, S53 and LP57 of the Central Lincolnshire Local Plan 2023 and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Recommendation 146827: Grant consent subject to the following conditions

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

1. The works to which this consent relates must be begun before the expiration of three years from the date of this consent.

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:

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:
 - 1781W-21-10g dated 28th June 2023 – Site Plan (excluding soft and hard landscaping)
 - 1781W-21-11d dated 16th May 2023 – Proposed building 2 Elevation, Floor and Roof Plans
 - 1781W-21-12d dated 16th May 2023 – Proposed building 3, 4 and 5 Floor Plans
 - 1781W-21-13d dated 16th May 2023 – Proposed building 3, 4 and 5 Floor Plans
 - 1781W-21-14d dated 16th May 2023 – Proposed building 3, 4 and 5 Elevation and Roof Plans
 - 1781W-21-15d dated 16th May 2023 – Proposed building 3, 4 and 5 Elevation and Roof Plans
 - 1781W-21-16b dated 14th April 2023 – Proposed building 6 Elevation, Floor and Roof Plans
 - 1781W-21-17b dated 16th May 2023 – Proposed building 7 Elevation, Floor and Roof Plans
 - (90)001 Rev b dated 9th May 2023 – Hard Landscaping
 - (96)001 Rev b dated 16th May 2023 – Soft Landscaping

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 S5, S47, S49, S53 and S57 of the Central Lincolnshire Local Plan 2023.

3. Prior to the commencement of any external repairs being undertaken, a full specification and methodology for external repairs must be supplied and agreed in writing by the Local Planning Authority. This to include:
 - e) Repairs to the roof covering and structure;
 - f) Rainwater goods;
 - g) Brickwork repairs/repointing (extent to be shown shaded on elevations). Sample panels will be required for inspection and approval by the Local Planning Authority.
 - h) Structural repairs (including unauthorised works to remove a timber beam);

The development must be completed in accordance with the approved details.

Reason: To ensure the development proceeds in accordance with the approved plans to safeguard the fabric and setting of the Grade II Listed Building to accord with the National Planning Policy Framework.

4. Prior to installation, full details of all new internal joinery, insulation, masonry, and materials must be submitted to and approved in writing by the Local Planning Authority. The development must be completed in strict accordance with the approved details. The details must include all: new and existing doors, frames, architrave, infills, surrounds, walls, insulation, wall finishes, and other means of enclosure.

Reason: To ensure the development proceeds in accordance with the approved plans to safeguard the fabric and setting of the Grade II Listed Building to accord with the National Planning Policy Framework.

5. Prior to installation full joinery details of all new windows, rooflights, doors and glazed screens must be supplied at scale of no less than 1:20, and 1:1 for glazing bar details, showing elevations, sections through, cill and header details and door frames, colour and finish. The joinery details must be approved in writing by the Local Planning Authority. The development must be completed in strict accordance with the approved details.

Reason: To ensure the development proceeds in accordance with the approved plans to safeguard the fabric and setting of the Grade II Listed Building to accord with the National Planning Policy Framework.

6. Prior to installation, the external material listed below must be submitted to and approved in writing by the Local Planning Authority:

- A one metre square sample panel of brickwork, mortar and bond of all new types of brickwork. The brickwork panel(s) constructed must be retained on the site until the development hereby approved has been completed.
- Retained and new roof tiles
- Any cladding material and colour finish
- Header, Cills, Lintels and other decorative finishes
- rainwater goods and downpipes including the colour
- all windows and, domestic doors including section drawings
- Treatment of gables and cappings
- Treatment of verges and barge boards
- Leadwork
- Means of ventilating the roof
- Flues, vents or other pipework piercing the roof (and decorative finish)
- Retention or replaced ironmongery

The development must be completed in strict accordance with the approved details.

Reason: To ensure the development proceeds in accordance with the approved plans to safeguard the fabric and setting of the Grade II Listed Building to accord with the National Planning Policy Framework.

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

NONE

37 146831 - LAND OFF BARTON STREET, KEELBY

As referred to prior to the commencement of the meeting, the Chairman stated that following the request of the applicant, the application would not be considered by the Committee at this meeting and would be considered by the Committee at the next available meeting.

38 146509 - LAND ADJACENT TO STONEFIELD HOUSE, 10 MAIN STREET, SCOTHERN

The Planning Officer introduced item 6 (d) on the agenda (application number 146509) seeking permission for the erection of one detached dwelling on land adjacent to Stonefield House, 10 Main Street, Scothern. The application was referred to the Committee for determination following the receipt of objections from the Parish Council and local residents. There were no updates in relation to this application and the Chairman invited the applicant Mandy Aspinall to address the Committee and she commented along the following lines:-

“Good evening I am Mandy Aspinall and I am the owner of Stonefield House and I have lived in Scotland for 45 years. Tonight I am asking that you accept your planning officer's recommendation in full; we just want the best for the village and the site. The application, as you have seen, is for a pretty stone built pantiled cottage, with traditional wooden frames. It is designed and situated to compliment, and enhance the setting of Stonefield House and the nearby St Jermaines Church. I would like to make four simple points about the proposal, firstly regarding the local support.

On the Council's planning website, there were 18 comments from local residents and only two of which were objections. Both were made before the important changes that we made to the access and the tree protection. We made the changes in response to the commentators, including the Conservation Officer, who thought that this would negate any harm to the church setting. All of the comments made after the changes have been positive and support the proposal with most of them complimenting the design of it and the enhancement that it would give to the village scene, and the relevance of the village architecture and the history.

Also since making the changes, we attended a Parish Council meeting to explain the changes and the site's history, 3 of the 5 Councillors present expressed the view that they no longer wished to object and were happy to leave that decision to this Committee.

Secondly, this is not a commercial venture for us. It is about our family and family life and village life; we want to provide a home for my elderly parents who have also. We have lived in the village for a long time. Happily, that would also provide a building in the heart of Scothern, which is exactly the sort of home that the neighbourhood plan says is needed. It will also be of a style and quality which developers would be unlikely to build because it would commercially unviable. Thirdly, the relevance of the building to Scothern's history, culture and the church setting. The design of the cottage follows a sketch of a 16th century Vicar's Cottage, which was once built on or very near, to the site. Our research shows that in 1576 Scothern's new vicar Hamlet Marshall took residence in this little cottage with Main Street to the north and the church to the east. So if this planning application is granted tonight we would like to call the cottage Hamlet's Cottage.

Finally, we believe we are actually protecting the setting of the church and Stonefield House, I quote the planning officer Richard Green, who says that under permitted development rules, outbuildings could be erected on almost the entirety of this part of number 10 Main Street so any new owner to Stonefield House could make a full use of this provision and inevitably result in a far less beneficial development. What we hope for, though, is that you will accept the recommendation of your Planning Officer and allow us to build this “Hamlets Cottage”, which we believe will enhance the village scene and truly reflect Scothern’s culture and history. Thank you.”

The Chairman thanked Mandy Aspinall for her contribution and opened up the application for debate by the Committee.

Members sought clarification around the type of development that could possibly take place on the site under General Development Rights. It was felt that the proposed building represented a sympathetic development sensitive to the architectural and historical heritage of the site.

Accordingly, it was proposed and duly seconded that planning 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 require matters to be agreed before the development commenced:

2. No development shall take place until a written scheme of archaeological investigation has been submitted to and approved by the Local Planning Authority. This scheme should 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

The scheme of archaeological investigation must only be undertaken in accordance with the approved details.

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

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

3. No development, other than to foundations level shall take place until the proposed new walling, roofing, windows, doors and other external materials have been submitted to and approved in writing by the local planning authority. The development shall thereafter be constructed in accordance with the approved details. The details submitted shall include; the proposed colour finish, rainwater goods and type of pointing to be used (see notes to the applicant below).

Reason: To ensure the use of appropriate materials to safeguard the character and appearance of the locality and the setting of a Non-Designated Heritage Asset in accordance with the NPPF, Policies S53 and S57 of the Central Lincolnshire Local Plan and Policy D1 of the Scothern Neighbourhood Plan.

4. No development, other than to foundations level shall take place until full details of all external doors and windows (including the proposed garage doors) at a scale of no less than 1:20 showing the method of opening, cills, headers and lintels, colour and finish are submitted and approved in writing by the local planning authority. The development shall thereafter be constructed in accordance with the approved details.

Reason: To ensure the use of appropriate materials to safeguard the character and appearance of the locality and the setting of a Non-Designated Heritage Asset in accordance with the NPPF, Policies S53 and S57 of the Central Lincolnshire Local Plan and Policy D1 of the Scothern Neighbourhood Plan.

5. No development, other than to foundations level shall take place until a 1m square sample panel of the proposed new stonework, showing the coursing of the stonework, colour, style and texture of the mortar and bond of the stonework have been provided on site for the inspection and approval in writing by the Local Planning Authority (the sample is to be retained on site until the new development is completed). The development shall thereafter be constructed in accordance with the approved details

Reason: To ensure the use of appropriate materials to safeguard the character and appearance of the locality and the setting of a Non-Designated Heritage Asset in accordance with the NPPF, Policies S53 and S57 of the Central Lincolnshire Local Plan and Policy D1 of the Scothern Neighbourhood Plan.

6. No development, other than to foundations level shall take place until a scheme for the disposal of foul and surface waters (including the results of soakaway/percolation tests) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details and prior to occupation of the dwelling.

Reason: To ensure adequate drainage facilities are provided to serve the development in accordance with Policy LP21 of the Central Lincolnshire Local Plan.

7. The development shall proceed wholly in accordance with the approved scheme of archaeological works approved by condition 2 of this permission. The applicant will notify the Local Planning Authority of the intention to commence at least fourteen days before the start

of archaeological work in order to facilitate adequate monitoring arrangements. No variation shall take place without prior consent of the Local Planning Authority.

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

8. No development, other than to foundations level shall take place until, a scheme of landscaping including details of the size, species and position or density of any trees and hedging to be planted and boundary treatments (including boundaries within the site) and hardstanding have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.

Reason: To ensure the site is visually softened by appropriate methods and to enable any such proposals to be assessed in terms of their impact on the Non-Designated Heritage Asset and Listed Building in accordance with the National Planning Policy Framework and Policies S53 and S57 of the Central Lincolnshire Local Plan.

9. All existing trees and hedges shown as being retained on the plans hereby approved shall be protected by protective fencing (to BS 5837:2012 standards) prior to the commencement of development around the retained trees and hedges. The fencing should be positioned at the outer extents of the trees Root Protection Areas, as specified on Drawing No. 5314-03 Rev E dated 26/05/2023. Such fencing shall be erected before development commences including ground scraping and shall be retained at all times whilst construction work is taking place. Nothing shall be stored or placed in any root protection area, nor shall the ground levels within those areas be altered, without prior written approval of the Local Planning Authority.

Reason: To ensure that adequate measures are taken to preserve trees and hedges and their root systems whilst construction work is progressing on site in accordance the National Planning Policy Framework and Policy S66 of the Central Lincolnshire Local Plan.

10. New hardstanding shall be constructed from a porous material or shall be appropriately drained within the site and shall be retained as such thereafter.

Reason: To ensure appropriate drainage to accord with the National Planning Policy Framework and Policy S21 of the Central Lincolnshire Local Plan

11. 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: RD5314-04 REV D dated 21/03/2023 and 5314-03 Rev E dated 26/05/2023. 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:

12. Following the archaeological site work referred to in condition 7 a written report of the archaeologist's findings shall be submitted to the Local Planning Authority and the Historic Environment Record Officer at Lincolnshire County Council within 3 months of the works hereby given consent being commenced unless otherwise agreed in writing by the Local Planning Authority; and the condition shall not be discharged until the archive of all archaeological work undertaken hitherto has been deposited with the County Museum Service, or another public depository willing to receive it.

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

13. All planting and turfing approved in the scheme of landscaping under condition 8 shall be carried out in the first planting and seeding season following the completion of the development, whichever is the sooner; and any trees or hedging which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The landscaping should be retained thereafter.

Reason: To ensure the site is visually softened by appropriate methods and to enable any such proposals to be assessed in terms of their impact on the Non-Designated Heritage Asset and Listed Building in accordance with the National Planning Policy Framework and Policies S53 and S57 of the Central Lincolnshire Local Plan.

14. Notwithstanding the provisions of Classes A, AA, B, C, D, E, F, G and H 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 (as amended), or any Order revoking and re-enacting that Order, the buildings hereby permitted shall not be altered or extended (including the installation of solar panels), no new windows shall be inserted, and no buildings or structures shall be erected within the curtilage of the host dwelling, no new hardstanding, chimney's or flues, microwave antenna and gates, walls or fences 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 living conditions of the proposed dwelling/the resulting amount of space around the proposed dwelling and to safeguard the character and appearance of the host dwelling which is a Non-Designated Heritage Asset and its surroundings in accordance with Policies S53 and S57 of the Central Lincolnshire Local Plan.

39 DETERMINATION OF APPEALS

There were no appeal determinations for noting.

The meeting concluded at 7.13 pm

Chairman