

Officers Report

Planning Application No: 147708

PROPOSAL: Planning application for proposed two storey extension - resubmission of 146089

LOCATION: The Guardroom Unit 16 Gibson Road Hemswell Cliff Gainsborough DN21 5TL

WARD: Hemswell

WARD MEMBER(S): Cllr P Howitt- Cowan

APPLICANT NAME: Mr R Miller- Hemswell Antiques Centre

TARGET DECISION DATE: 06/02/2024 (Extension of time agreed until 1st March 2024)

DEVELOPMENT TYPE: Minor - all others

CASE OFFICER: Danielle Peck

RECOMMENDED DECISION: Grant planning permission with conditions

The application is referred to the Planning Committee for determination in line within the Councils constitution due to the call-in request received from Cllr P Howitt- Cowan stating material planning considerations.

Site Description: The application site comprises of the Guardroom building which is occupied by Hemswell Antiques Centre on the former RAF Station Hemswell at Hemswell Cliff. The building is located immediately behind the entrance gates to the former RAF camp it was originally used as the guardrooms serving the base. It was originally a single storey building and has since been extended with a first floor addition around c.2014. The wider surrounding site is occupied by a mix of commercial uses. The Hemswell Cliff residential estate is located c. 50m to the south east of the site.

The Proposal: The application seeks planning permission for the erection of a two storey extension to the northern side of the existing antiques centre. The application is a resubmission of previously refused scheme 146089.

The extension is of the same size, scale although it has now however been moved to a different location, to the northern side of the Antiques Centre. The extension would provide additional space for the display and sale of antiques, a photography area and an increase of the size of the existing café. The extension would also extend around to the front (east elevation) at a single storey height.

The proposal would have the following approximate measurements, taken from the submitted plans:

c. 48metres in length from the north west elevation, c.14metres in max width and c. 6.9metres in total height, single storey café extension would have a total height of 3.8m. The extension would have a total additional floor space of c. 887sqm (measurement taken from the application form) and a total footprint of c. 547m². It would comprise of an additional 23 pitches, as well as photography staging area and suite as well as an extension to the existing café and WC facilities.

The extension would have a shallow hipped roof behind a parapet wall and would be constructed from facing brickwork (buff) to match the existing with stone banding and rendered panels.

Following a meeting between the case officer and the agent for the application amended plans were received on 25th January 2024. These plans slightly altered the proposed design and detailing (full height glazed strip) on the principal (east) elevation of the building.

Relevant history:

146089- Planning application for proposed two storey extension. Refused 05/04/2023. An appeal has been submitted to the Planning Inspectorate- (Start date 18/12/23), and has yet to be determined.

Refusal Reason:

- 1. The proposed two storey extension, by virtue of its large scale and design forms an over dominant feature in relation to the host building. The extension competes with the host building and does not form a subservient feature nor does it respect its character and appearance. The extension would also be a particularly dominant and detracting feature on the approach into the former RAF base and due to its size and scale it would also be visible when travelling along the A631, even at a distance, thus causing visual harm to the character of the area. The proposal is therefore contrary to policies LP5: Delivering Prosperity and Jobs, LP17: Landscape, Townscape and Views and LP26: Design and Amenity of the Central Lincolnshire Local Plan as well as the provisions of the National Planning Policy Framework and guidance contained within the National Planning Practice Guidance.*

130225- Planning application to remove and vary conditions 2 and 3 of planning permission 129764 granted 27 June 2013 - alterations to windows and doors and removal of fencing details. Granted with conditions 29/08/2013.

129764- Planning application for new first floor extension to existing single storey antiques centre. Granted with conditions at Planning Committee 27/06/2013, contrary to officer recommendation.

W127/511/95- Planning application to change the use of part of existing antique store to café. Approved 07/09/1995.

W47/377/90- Change of use and alterations to building to form office and retail accommodation. Approved 16/05/1990.

Representations- Full versions of the responses received can be viewed through the Councils website using the following link: <https://www.west-lindsey.gov.uk/planning-building-control/planning/view-search-planning-applications/search-planning-application-database?docid=147708>

Cllr P Howitt- Cowan: Supports the application but resist it being determined outside of the Planning Committee. I am totally aware that an earlier application was turned down and has gone to Appeal.

To provide background Hemswell Antiques wanted to develop the Guardsroom and this was turned down and I requested that it went to Committee which overturned the officer's recommendation.

At that meeting and subsequently one thing needs to be made clear, the former base is not listed or in a Conservation area. EH has had no interest in trying to preserve this base in aspic and over recent years the Business Park has grown and developed providing employment and small and large businesses. Moreover, many of the original buildings have been converted into good use and very little remains of the original complex.

The time is right for us to really consider the physical development of the whole site.

I am [not] resistant to any attempt to preserve anything RAF Hemswell however I am supportive of creating a vibrant business park and the 'past' should not hold back that forward development. I am aware of ADM's plans which I think will physically embrace a new order for this area.

The Business Park has taken on a new character and has to be seen in that context.

The Corporate Plan is helpful as we focus on the Guardsroom - I quote page 14 "Create a thriving and dynamic economic environment in which businesses can reach their full potential' and the Guardsroom development will create 23 pitches and further employment is a great advantage to the area. Moreover, it will expand its sales area, provide a larger coffee shop and comply with disabled access and embrace renewable energy.

"As a predominantly rural district, it is vital that we seek to safeguard what is important to current and future residents of West Lindsey. Central to this is ensuring economic growth and regeneration, creating employment opportunities and meeting the need and demand for homes"

And I am supported by the comments of the Growth team comments which have no objection to this development.

In these days of economic restraint, it is welcomed news that a business of national and international reputation wishes to expand WLDC should be encouraging and supportive of what is an attractive expansion.

I am minded that the Parish Council is strongly supportive, as is the Neighbourhood Plan in regard to the development of the Business Park

This application should not be considered under delegated powers but should be considered by the Planning Committee and I strongly argue that this is the case. This application looks to the Future, the expansion is proposed with sensitivity and signals a new departure for the former base. The past must not hold us back.

Hemswell Cliff Parish Council: The Parish Council supports and welcomes the extension.

Local residents: No representations received to date.

LCC Highways/Lead Local Flood Authority: No objections. The application does not affect the public highway.

WLDC Growth Team: In principle and subject to normal planning considerations, the Growth Team welcome the further investment into Hemswell Cliff and the growth of an existing business.

The Antiques Centre at Hemswell is a significant commercial operation within the former RAF site and as Europe's largest antiques centre also serves to strengthen the local economy, raise the Visitor Economy profile of Hemswell Cliff and drive footfall volumes to the locality.

Archaeology: The site lies within a recorded non-designated heritage asset in the Lincolnshire Historic Environment Record. This is Hemswell Airfield, opened in June 1918 and known as Harpswell Airfield during the First World War. The historic layout of the airfield, its setting and original buildings should be taken into consideration when looking to make changes. As well this, the potential for below-ground archaeological remains should be taken into account. The site of the application is of low below-ground archaeological potential and has had a modern car park constructed on it previously. I do not recommend any archaeological conditions regarding below-ground archaeology.

With regards to the setting of the historic field, I welcome the repositioning of the extension away from the road as proposed in application 146089. This will have less of a visual impact from the A631. Although the extension of the Guardroom will have an impact on the original layout of the building and its relationship with surrounding airfield buildings, the original Guardroom has already had a first-floor extension which has altered the historic fabric. The proposed café area in the north eastern corner will have a visual impact on the approach to Gibson House (former station headquarters) by partially blocking the view when entering the former airfield. These aspects have not been

considered in the very brief Heritage Impact Assessment included in the Design and Access Statement.

I recommend that the design considers the views of the approach from the entrance of the former airfield to Gibson House and the impact that this might have on the historic legibility of the site and visitor experience. As well as this, buff brick, like that of the original guardroom and Gibson House should be used as the main building material.

I also recommend, if the application is approved, that as part of the development an information board or other means to transmit the history of the site is set up. This would show the original function and layout of the building and its setting with photographs, maps, and historical information of the site. This would help provide some insight to the history of the site for visitors who, given the nature of the business, are likely to be interested. This could add to the overall experience and preserve the setting and character of the site without impeding new uses.

These recommendations are in line with National Planning Policy Framework (NPPF) paragraph 196, Central Lincolnshire Local Plan Policy S57 and Hemswell Cliff Neighbourhood Plan Policy 5.

WLDC Environmental Protection (from ref 146089): Given the historical use of the site as a former MOD site there is potential for contamination, as such, in order to satisfied any potential contamination risks a condition is advised.

WLDC Conservation Officer: It is my understanding that the first floor is a new addition which has significantly harmed the heritage of the Guardroom.

Having said that, the extension will alter the footprint which is a strong element of the design for RAF bases so this would be an element that requires consideration. If this is to be agreed, then a physical separation would be the best outcome i.e. a glazed link and a totally separate building. Additionally, I would suggest this new building be a modern design (rather than a pastiche building) so this will create a visual separation experienced on site.

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 2023); the Hemswell Cliff Neighbourhood Plan (made November 2023); and the Lincolnshire Minerals and Waste Local Plan (adopted June 2016).

Development Plan

- ***Central Lincolnshire Local Plan 2023 (CLLP)***

Relevant policies of the CLLP include:

Policy S1: The Spatial Strategy and Settlement Hierarchy
Policy S13: Reducing Energy Consumption in Existing Buildings
Policy S20: Resilient and Adaptable Design
Policy S21: Flood Risk and Water Resources
Policy S28: Spatial Strategy for Employment
Policy S33: Non- designated Employment Proposals within Identified Settlements
Policy S47: Accessibility and Transport
Policy S49: Parking Provision
Policy S53: Design and Amenity
Policy S56: Development on Land Affected by Contamination
Policy S57: The Historic Environment
Policy S61: Biodiversity Opportunity and Delivering Measurable Net Gains
Policy S66: Trees, Woodland and Hedgerows

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

- ***Hemswell Cliff Neighbourhood Plan 2023 (NP)***

Relevant policies of the NP include:

Policy 1: Sustainable Development
Policy 2: Delivering Good Design
Policy 5: The Historic Environment
Policy 6: Employment and Business Development
Policy 9: Biodiversity Net Gain

Hemswell Cliff Design Code
Hemswell Cliff Character Assessment

<https://www.west-lindsey.gov.uk/planning-building-control/planning/neighbourhood-planning/all-neighbourhood-plans-west-lindsey/hemswell-cliff-neighbourhood-plan>

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

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

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

National policy & guidance (Material Consideration)

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

[https://assets.publishing.service.gov.uk/media/65829e99fc07f3000d8d4529/NPPF December 2023.pdf](https://assets.publishing.service.gov.uk/media/65829e99fc07f3000d8d4529/NPPF_December_2023.pdf)

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 December 2023.

- **National Planning Practice Guidance**
<https://www.gov.uk/government/collections/planning-practice-guidance>
- **National Design Guide (2019)**
<https://www.gov.uk/government/publications/national-design-guide>
- **National Design Code (2021)**
<https://www.gov.uk/government/publications/national-model-design-code>

Main issues

- Principle of Development;
- Visual Amenity and Design;
Heritage
- Highway Safety/Access;
- Contamination;
- Biodiversity/Ecology/Landscaping;
- Energy Efficiency;
- Other Matters.

Assessment:

Principle of Development

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

The application site is located on the former RAF base at Hemswell Cliff. The building which is the subject of this application is occupied by Hemswell Antiques, an established business. The extension would have a total additional floor space of c. 887sqm (measurement taken from the application form) and a total footprint of c. 547m². It would comprise of an additional 23 pitches, as well as photography staging area and suite as well as an extension to the existing café and WC facilities.

Policy S1 of the Central Lincolnshire Local Plan states that the spatial strategy will focus on delivering sustainable growth for Central Lincolnshire that meets the needs for homes and jobs, regenerates places and communities, and supports necessary improvements to facilities, services and infrastructure. This Policy defines Hemswell Cliff as a Medium Village (Tier 5).

Policy S33 is also applicable to the principle of development in this location. This policy is supportive of extensions to existing businesses subject to assessment of other material considerations. It states that;

Part 1: Other employment proposals not within SES, IEEA, SUE and not defined as a LEA, but that are within a settlement named in the Settlement Hierarchy in Policy S1, will be supported, provided:

- b) the scale of the proposal is commensurate with the scale and character of the existing settlement; and*
- c) there is no significant adverse impact on the character and appearance of the area, and/or the amenity of neighbouring occupiers; and*
- d) there are no significant adverse impacts on the local highway network; and*
- e) there is no significant adverse impact on the viability of delivering any allocated employment site; and*
- f) the proposals maximise opportunities for modal shift away from the private car.*

In the case of the expansion of an existing employment use, proposals will be acceptable where they satisfy criteria b-f above. (emphasis added)

Policy 6 (part c) of the Hemswell Cliff Neighbourhood Plan is also supportive in principle of extensions/expansions of existing business. It states that;

c. Commercial Estate and Historic Core

i) Other uses within Use Class E(a) (“Display or retail sale of goods, other than hot food”), E(g)(i) (“Offices to carry out any operational or administrative functions”), E(g)(ii) (“Research and development of products or processes”), and E(g)(iii) (“Industrial processes”) will be supported, provided that:

- they are compatible, in function and scale, with the area continuing to function primarily as an **antiques centre of national significance**;*
- if located within or immediately adjacent to the area that is also designated for development of a Village Centre, they are compatible with the requirements of Policy 4.*

ii) In all cases, the significance of the heritage assets concentrated in this area should be respected and works to conserve original RAF buildings and to enhance the appearance and environmental quality of both “hard” and “soft” spaces within the area (especially the former Parade Ground and its surroundings) should be incorporated where it is practicable and viable to do so.

The extension would accord to criteria b) of S33 in that the site is located within Hemswell Cliff, a medium village and it would be commensurate with its scale. Criteria c) and d) are fully assessed within the following Visual Amenity and Design and Highways sections of this report. With regard to criteria e) the extension relates to an existing business within

the confines of the site and would therefore not impact upon the viability of delivering any allocated employment site. The extension would also be compatible in supporting the function of the antiques centre as stated within policy 6 of the Hemswell Neighbourhood Plan.

The principle of an extension to this existing, well established business would accord to Policies S1, S33 of the Central Lincolnshire Local Plan as well as Policy 6 of the Hemswell Neighbourhood Plan, subject to assessment of other material considerations, as detailed in the following report.

Visual Amenity and Design

Policy S53 provides a clear set of standards and considerations which follow the ten themes of the National Design Guide. In particular, development proposals should contribute positively to the sense of place, reflecting and enhancing existing character and distinctiveness and reflect or improve on the original architectural style of the local surroundings.

Criteria c of Policy S33 states that proposals will be supported subject to there being no significant adverse impacts on the character and appearance of the area.

Policy 2 of the NP relates to Good design it states that;

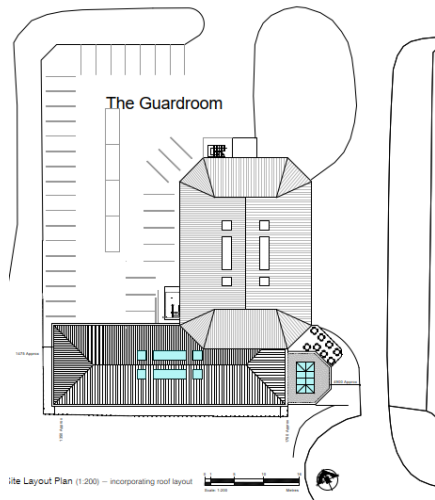
As appropriate to their scale, nature, and location development proposals that include the creation or alteration of buildings or spaces should embody principles of good design, including that the development:

- i) will function well and add to the overall environmental quality of Hemswell Cliff,*
- ii) is visually attractive with regard to design, layout and landscaping;*
- iii) is sympathetic to Hemswell Cliff's character and history, as described in the Hemswell Cliff Character Assessment (Appendix D);*

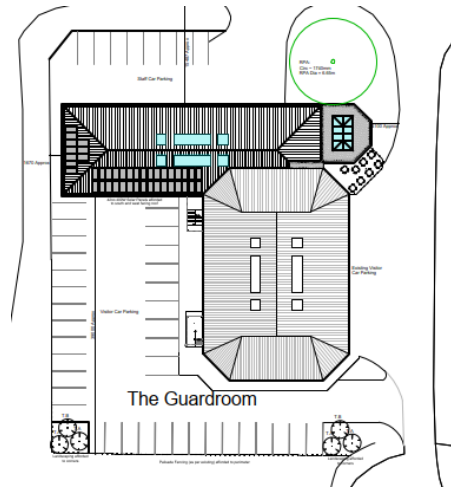
The site lies within the Industrial and Commercial area as defined in the Hemswell Cliff Neighbourhood Plan Character Assessment, the existing building lies within the commercial core section of this area. In terms of buildings in this area it states that; *Most buildings of this period present rectangular, elongated facades, and are generally two storey with flat roofs. The most common material is yellow / buff bricks, or, in some cases, yellow-coloured concrete..*

As detailed within the application description section of this report, the proposal is a resubmission of a previously refused scheme. For clarity, the location of the extension which was refused under reference 146089 is shown below on the left-hand side, with the proposed siting of the extension proposed in this application shown on the right-hand side.

146089- Refused



147708- Re submission



As can be seen the previously refused extension was located to the south of the existing antiques centre, in a prominent position when approaching the site from the south of the A631. It was considered that the massing of the extension in this position detracted from the existing building and caused visual harm to the character of the area.

This application now proposes a two-storey extension to the north of the building, with a single storey element on the eastern side, the extension would have the following measurements and facilities.

Two storey extension- c. 48metres in length from the north west elevation, c.14metres in max width and c. 6.9metres in total height. Single storey café extension would have a total height of 3.8m. The extension would have a total additional floor space of c. 887sqm (measurement taken from the application form) and a total footprint of c. 547m². It would comprise of an additional 23 pitches, as well as photography staging area and photography suite as well as an extension to the existing café and WC facilities. Proposed materials to be used would be reflective of those used in the host building and would comprise of from facing brickwork (buff) to match the existing with stone banding and rendered panels, this would reflect the Hemswell Cliff character assessment and Policy 2 of the NP.

It is considered that, due to the unique shape and appearance of the host building, a direct two storey extension does provide a contrasting, and potentially detracting element to the building. Nonetheless, it's relocation to the north does reduce its visual impact, as it will be set "behind" the host property to those approaching the business park.

With regards to this application (147708), a meeting was held with the case officer and the agent for the application on 24/01/2024 to discuss possible amendments that could be made to the scheme, and soften its impact. Suggested amendments to the scheme from the case officer included the following;

- Reduction in the size of the extension;
- Alterations to the roof;
- Separating the extension from the host building by a glazed link;
- Taking the extension to a Design Review Panel- (A meeting of independent professionals with architectural and design expertise who assess pre-application and application schemes).

During the meeting it was discussed that the size of the extension could not be reduced due to the number of additional pitches needed for the business and its expansion. With regards to the proposed link, it was explained by the agent that a large area of glazing would pose a security risk and would also impact upon the amount of car parking available within the site.

Following the meeting amended plans were received on 25/01/2024 which introduced a full height glazed element in between the existing building and the extension, on the principle (east) elevation. This gives the appearance of a defined separation and helps to provide a visual break and therefore a distinction between the existing building and the proposed extension. It is considered that this is more respectful of the host building. For ease, the proposed east elevation is shown below.



Proposed Front Elevation (1:100) ~ eastern

In terms of the massing, the location of the extension, in this position means that approx. 26m of its length sits behind the north elevation of the existing building. Therefore, when viewed from the A631 its presence would not be so dominant within the area as per the refused scheme.

Overall, it is considered that whilst the extension will still form a potentially visually discordant feature, its relocation will help to reduce its prominence and visual impact, and the design amendments do provide a visual break that would help to retain the distinct character of the host building.

It is considered that its visual prominence, and therefore its harmful impact is in part mitigated and therefore reduced, and that this does need to be balanced against the economic benefits of development that would arise.

On balance, , it is now considered that the siting of the extension is in a more appropriate position. Whilst views would still be visible from the A631, these would be at a distance with a section of the extension being set behind the north elevation meaning that the massing and prominence from the A631 and access road is significantly reduced. Overall, it is now considered that the extension would better accord to the aims of Policy S53 of the CLLP.

Heritage

The site lies within a recorded non-designated heritage asset in the Lincolnshire Historic Environment Record (Hemswell Airfield). The existing building was originally a single storey building used as a Guards room for the wider RAF Base when in operation. Since then it has been significantly altered from its original form by the addition of the first-floor extension erected c. 2014.

The comments from the Historic Environment Officer are noted, these state that; *The proposed café area in the north eastern corner will have a visual impact on the approach to Gibson House (former station headquarters) by partially blocking the view when entering the former airfield. However,* it is not considered that the single storey element at the front of the building would significantly harm the views through to the wider base, given its total height of c. 3.8m.

The comments from the Conservation Officer regarding a more modern linked extension/building are also noted, no such design has been forthcoming and the application falls to be determined as presented. We have not seen any alternative proposal that would show whether such an approach would offer a design improvement from that submitted. However, the applicant's concerns that separation from the main building would also lose car parking and raise security concerns with a glazed link are also recognised.. It is considered that the amendments that have been received as part of the application now provide a more defined separation between the building and extension.

Whilst the comments regarding the inclusion of an information board are acknowledged it is not considered that this would be reasonable or necessary to request through the means of the imposition of a condition. It is recommended that this is instead added to any decision notice as a note to the applicant for them to consider.

Highway Safety/Access

Policy S47 of the CLLP states that *“Development proposals which contribute towards an efficient and safe transport network that offers a range of transport choices for the movement of people and goods will be supported.”*

Criteria d of Policy S33 states that:

d) there are no significant adverse impacts on the local highway network; and

As existing, access to the car park is taken to the north of the building. Given that the application proposes to be located to the north and north west the site plan shows that access into the car park will be taken from the south, this is considered to be acceptable and would not be too dissimilar to the existing arrangements at the site. The extension would also allow for the addition of 12no. car parking spaces. It should also be noted that no objections have been received from the Highways Authority. Overall, the proposal would accord to Policy S47 of the CLLP.

Contamination

Policy S56 relates to development on land affected by contamination. It states that; *Development proposals must take into account the potential environmental impacts on people, biodiversity, buildings, land, air and water arising from the development itself and any former use of the site, including, in particular, adverse effects arising from pollution.*

Whilst the Councils Environmental Protection team have not provided formal comments on this application they did provide comments for application ref 146089.

Due to the site's location within the former RAF base it is considered that there may be potential for the land to be contaminated from its former use. No preliminary assessment has been submitted therefore if permission were to be granted then a condition could ensure a contaminated land assessment is submitted prior to the commencement of the development. This would accord to the aims of Policy S56.

Biodiversity/Ecology/Landscaping

Policies S60 and S61 of the CLLP requires that development proposals do not have an unacceptable impact on ecology or biodiversity and should take opportunities to provide a net gain in biodiversity wherever possible. These requirements are also contained within paragraph 174 of the NPPF. Given that the requirements of Policies S60 and S61 are consistent with the NPPF, they are afforded full weight. Paragraph 180 states further that some harm to biodiversity is permitted but where there is significant harm, planning permission should be refused.

Policy 9 of the NP states that; *As appropriate to their scale, nature and location, development proposals should contribute to a net gain in biodiversity, through mitigation of adverse impacts and the incorporation of measures to support and diversify natural habitats and wildlife.*

The application site is not subject to any statutory or non-statutory ecological/biodiversity designations. The existing site comprises of the existing buildings, with a tarmac car park

in the location of the proposed extension. It is reasonable to conclude the existing biodiversity potential is very low. Policy S61 requires that all qualifying development should achieve at least a 10% net gain and preferably on-site and off-site in exceptional circumstances where a specific BNG is not possible.

The submitted site plan shows new tree planting in the south east and south west corners of the site. The planting schedule is shown on the site plan and is to comprise of Rowan and Cherry Trees. This landscaping would provide a significant biodiversity enhancement and a condition would ensure that the planting is carried out within 6 months of the occupation of the extension.

There is an existing tree (which is not protected by a TPO) located to the north east corner of the proposed extension which is to be retained as part of the proposals. The submitted plans show that the extension would be outside of its Root Protection Area, this has also been confirmed with the agent. Overall, the proposal would be expected to accord to the aims of Policies S60, S61 and S66 of the Central Lincolnshire Local Plan and Policy 9 of the NP.

Energy Efficiency

Policy S6 of the CLLP sets out a number of design principles for efficient buildings. Policy S13 relates to reducing energy consumption in existing buildings and states the following; *For all development proposals which involve the change of use or redevelopment of a building, **or an extension to an existing building**, the applicant is encouraged to consider all opportunities to improve the energy efficiency of that building (including the original building, if it is being extended)**

The proposed plans show that solar panels will be installed on the low-pitched hipped roof that will sit behind the parapet wall. This is considered to be an appropriate method to contribute towards providing renewable energy for the existing building and would accord to the aims of Policy S13.

Other matters

Minerals Safeguarding Area- The site is within a Limestone Minerals Safeguarding Area and therefore policy M11 of the Core Strategy applies. The proposal is for an extension to an existing business, considering the nature of the site and surrounding area it is not considered that the proposal would sterilise mineral resource. Mineral extraction here would likely be inappropriate due to the built-up area in which the site lies.

Residential Amenity- The building is located a significant distance away from the residential dwellings on the Hemswell Cliff housing estate as to not cause any unacceptable impacts upon residential amenity. The proposal therefore accords to the aims of policy S53 of the CLLP.

Drainage- The application form indicates that the surface water run-off and foul drainage are to be connected to the main sewer, which is the existing arrangement at the site. Considering the size of the extension (footprint of c.547m²) it is considered necessary to condition that a detailed scheme for the management of surface water run-off is submitted to and agreed in writing with the Local Planning Authority prior to the extension being occupied.

Conclusion and Reasons for Decision: The application has been considered against policies Policy S1: The Spatial Strategy and Settlement Hierarchy, Policy S13: Reducing Energy Consumption in Existing Buildings, Policy S20: Resilient and Adaptable Design, Policy S21: Flood Risk and Water Resources, Policy S28: Spatial Strategy for Employment, Policy S33: Non-designated Employment Proposals within Identified Settlements, Policy S47: Accessibility and Transport, Policy S49: Parking Provision, Policy S53: Design and Amenity, Policy S56: Development on Land Affected by Contamination, Policy S57: The Historic Environment, Policy S61: Biodiversity Opportunity and Delivering Measurable Net Gains, Policy S66: Trees, Woodland and Hedgerows of the Central Lincolnshire Local Plan 2023 and Policy 1: Sustainable Development, Policy 2: Delivering Good Design, Policy 5: The Historic Environment, Policy 6: Employment and Business Development and Policy 9 Biodiversity Net Gain of the Hemswell Cliff Neighbourhood Plan in the first instance as well as guidance contained with the NPPG and the provisions of the NPPF.

In light of this assessment the principle of development here is, on balance, supported by the policies within the Development Plan. With acknowledgement to the large size and scale of the extension it is believed that it will form a discordant addition to the host building. However, it is considered that the proposed amended design and siting of the extension to the north of the existing antiques centre has now helped to reduce the visual prominence of the development and has in part mitigated the previous visual concerns. Weighing this against the economic benefits, which are supported by the NP, it is now considered, on balance that the proposal is acceptable. Matters of highway safety, parking, residential amenity, drainage and biodiversity net gain are all considered to be acceptable subject to conditions. It is therefore recommended that planning permission is granted.

RECOMMENDATION- GRANT PLANNING PERMISSION WITH 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, suitably qualified contaminated land assessments and associated remedial strategy with none technical summaries, conclusions and recommendations, together with a timetable of works, have been submitted to and approved in writing by the Local Planning Authority and the measures approved in that scheme shall be fully implemented. [Outcomes shall appropriately reflect end use and when combining another investigative purpose have a dedicated contaminative summary with justifications cross referenced]. The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically in writing.

- a) The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site;
- b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology;
- c) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.
- d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.
- e) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

Reason: In order to identify potential contamination on-site and identify mitigation measures as recommended by the Environmental Protection Officer in accordance with policy S56 of the Central Lincolnshire Local Plan.

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

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

- Existing Plans- including Site Location Plan Drawing no. 200- received 12/12/2023;
- Proposed Ground Floor Plan Layout Drawing no. 302 Rev B received 25/01/2024;
- Proposed First Floor Layout drawing no. 303 Rev A received 25/01/2024;
- Proposed Elevations drawing no. 304 Rev B received 25/01/2024;
- Proposed Site Layout drawing no. 305 Rev B received 25/01/2024.

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

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

4. No development, other than to foundations level, shall take place until details of all external facing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall proceed only in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure the development assimilates appropriately with the host building in accordance with Policy S53 of the Central Lincolnshire Local Plan.

5. The extension hereby approved shall not be brought into use until details of surface water disposal have been submitted to and approved in writing by the Local Planning Authority. These details should include a plan showing the position of the drainage and location of the connections to the proposal. The development shall proceed only in accordance with the approved drainage details.

Reason: To ensure adequate drainage facilities are provided to serve the development to accord with the National Planning Policy Framework and Policy S21 of the Central Lincolnshire Local Plan (adopted April 2023).

6. The proposed landscaping hereby approved as shown on drawing no. 305 Rev B shall be carried out in the first planting season following the occupation of the extension and any landscaping which within a period of 5 years from the completion of the development dies, is removed, or becomes 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: In the interests of providing biodiversity enhancements in accordance with the requirements of Policies S53, S60 and S61 of the Central Lincolnshire Local Plan.

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

None.

Notes to the Applicant

Information Board- The applicant is encouraged to consider the comments of the Historic Environment Officer at Lincolnshire Council by including an information board or other means to transmit the history of the site.

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