

Officers Report

Planning Application No: 147755

PROPOSAL: Planning application to erect 5no. dwellings with detached garages, associated access, car parking, infrastructure and landscaping.

LOCATION:

Land off High Street
Glentham
Market Rasen

WARD: WADDINGHAM AND SPITAL

WARD MEMBER(S): Cllr Duguid

APPLICANT NAME: Mr Lawless

TARGET DECISION DATE: 14/02/2024

CASE OFFICER: Vicky Maplethorpe

Recommended Decision: Grant permission

This application has been referred to the Planning Committee due to Parish Council and neighbour objections and the development is considered a departure from the CLLP, policy S61.

Site Description and Proposal:

The application site consists of arable agricultural land with a frontage gate and hedgerow. The site frontage is located between two dwellings known as Chartwell and The Old Chapel House. The Willows garden centre is to the west of the site.

Relevant Planning History

NONE

Representations

Chairman/Ward member(s): None received

Glentham Parish Council:

'The parish has reached its quota of housing as set out in the CLLP . Glentham is classed as a small village with an expected growth level of 10% which equates to 21 dwellings. 42 dwellings have already been approved, 39 of which are still outstanding. Another 5 will therefore inflate the already vastly exceeded figure.

This is a greenfield site at the edge of the settlement and is therefore not deemed an appropriate site for development.

The site is situated at the brow of a hill at the entrance to the village where there have been many reported instances of speeding. Access and egress of additional vehicles on to a site at this point would be dangerous due to poor visibility caused by the hill and the bend at the bottom.

Glenthams already has a large proportion of large 3/4 bed houses and further such properties does not satisfy the housing need in the village which is for smaller/starter homes.'

Local residents: Objections received from Chartwell; Avonholme Highfield Terrace; Old Chapel House, High Street, Glenthams.

Objections (summarised) relate to:

- legal easement rights over the land where the development is proposed
- Overlooking
- Distressing for animals
- Impact on wildlife
- Highway safety
- Noise
- Do not need any more dwelling due to lack of amenities in the village

LCC Highways and LeadNo objections. Local Flood Authority: 'The proposal is for 5 dwellings and it does not have an unacceptable impact on the Public Highway.' Request informatives.

LCC Archaeology: *'The proposed site is located in an area of archaeological potential. Since-levelled earthworks of the medieval settlement of Glenthams were located in this field. There is potential for below-ground archaeological remains relating to these earthworks in the site area. As well as this, there is a building recorded in 19th century mapping in the southern part of the site. This since-demolished building was located immediately to the west of Old Chapel House, which is thought to be a former Wesleyan Methodist Chapel. There may be some association between the two buildings. Methodist chapels sometimes had burial grounds attached, some of which are not well recorded, there may be a possibility for this to be the case here as we do not have enough information. If this were the case, there may be human remains affected by the proposed development. Groundworks of the proposed residential development will necessarily have an impact on any surviving archaeological remains.'*

'The results of the evaluation have shown that it is unlikely for there to be any further archaeological remains of significance. Therefore, no further archaeological input will be required on the application.'

Conservation Officer: None received

Date Checked: 20/9/24

Relevant Planning Policies and Legislation:

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) and the Lincolnshire Minerals and Waste Local Plan (adopted June 2016).

Development Plan

- **Central Lincolnshire Local Plan 2023 –**

Relevant policies of the CLLP include:

- S1 The Spatial Strategy and Settlement Hierarchy
- S4 Housing Development in or Adjacent to Villages
- S6 Design Principles for Efficient Buildings
- S7 Reducing Energy Consumption –Residential Development
- S12 Water Efficiency and Sustainable Water Management
- S20 Resilient and Adaptable Design
- S21 Flood Risk and Water Resources
- S47 Accessibility and Transport
- S49 Parking Provision
- S53 Design and Amenity
- S57 The Historic Environment
- S60 Protecting Biodiversity and Geodiversity
- S61 Biodiversity Opportunity and Delivering Measurable Net Gains
- S66 Trees, Woodland and Hedgerows

<https://www.n-kesteven.gov.uk/central-lincolnshire/adopted-local-plan-2023>

- **Neighbourhood Plan (NP)**

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

Parish not currently preparing NDP

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

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

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

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 December 2023.. Paragraph 225 states:

However, existing 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 Model Design Code (2021)

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

Main Considerations:

- Principle of development:
- Design and visual amenity:
- Residential amenity
- Climate change and Energy efficiency:
- Ecology and biodiversity
- Highway safety and parking provision:
- Flood risk, Water efficiency and drainage:
- The historic environment and archaeology:

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.

Policy S1 of the CLLP provides a hierarchy of settlements within West Lindsey. Glenthams is situated within Tier 6 of the settlement hierarchy and is therefore considered a 'Small Village' which is described as a village having between 50 and 249 dwellings as of April 1st 2018. Subject to the principles in Policy S4, the development of dwellings within Tier 6 settlements is considered to be acceptable in principle providing that it meets the definition

of both an 'appropriate location' and is located within the 'developed footprint'. It is important to initially assess where the site sits within this hierarchy.

The 'developed footprint' is referenced in Policy S1 with the full definition described in the glossary (pg221) of the CLLP and is defined as a '*settlement is defined as the continuous built form of the settlement and excludes:*

- a. individual buildings or groups of dispersed buildings which are clearly detached from the continuous built up area of the settlement;*
- b. gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built up area of the settlement;*
- c. agricultural buildings and associated land on the edge of the settlement; and*
- d. outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement.'*

In addition the term 'appropriate locations' is referenced throughout Policies S1 and S4, including for applications that may relate to Tier 6 of this policy. The proposed development of five dwellings in Glenthams may be acceptable in principle providing that it is located within the 'developed footprint' and is within an 'appropriate location' which is defined by the CLLP (pg220) as:

Appropriate locations means a location which does not conflict, when taken as a whole, with national policy or policies in this Local Plan. In addition, to qualify as an 'appropriate location', the site, if developed, would:

- retain the core shape and form of the settlement;*
- not significantly harm the settlement's character and appearance; and*
- not significantly harm the character and appearance of the surrounding countryside or the rural setting of the settlement.*

Assessing the above criteria, it is considered that the matter of whether the development is within the 'developed footprint' is finely balanced. The proposed application site is located between two established dwellings, Chartwell and Old Chapel House, alongside the now vacant The Willows Garden Centre to the west. In addition, there are also a considerable number of dwellings to the east at Glenthams Court and Highfield Terrace. The scale of the proposed development would protrude north of the adjacent dwellings but not north of The Willows Garden Centre or the aforementioned dwellings to the east. Therefore it is considered that the proposed site is located within the 'developed footprint' of Glenthams.

In order for a development to be acceptable in principle, it also would need to qualify as an 'appropriate location', the definition of which is outlined above. Based on the definition outlined above, it is considered that the erection of five dwellings in this location would retain the core shape and form of Glenthams, is proportionate in scale for its location. and would not significantly harm the character and appearance of the settlement or the countryside.

The PC have stated that 'The parish has reached its quota of housing as set out in the CLLP . Glenthams is classed as a small village with an expected growth level of 10% which equates to 21 dwellings. 42 dwellings have already been approved, 39 of which are still outstanding. Another 5 will therefore inflate the already vastly exceeded figure.' A review of the Central Lincolnshire Local Plan went through an inspectors examination which led to the adoption of the Central Lincolnshire Local Plan 2023. The inclusion of housing targets for small and medium villages was removed from the local plan therefore these figures are no longer a policy requirement of the CLLP.

For the reasons described above, it is considered that the site falls within the developed footprint of Glenthams and it is therefore considered that the proposal is acceptable in principle and accords to Policy S1 and S4 of the Central Lincolnshire Local Plan.

Visual Amenity

Policy S53 states that all development must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all. Development must relate well to the site, its local and wider context and existing characteristics including the retention of existing natural and historic features wherever possible and including appropriate landscape and boundary treatments to ensure that the development can be satisfactorily assimilated into the surrounding area. It further states that development should contribute positively to the sense of place, reflecting and enhancing existing character and distinctiveness, and should be appropriate for its context and its future use in terms of its building types, street layout, development block type and size, siting, height, scale, massing, form, rhythm, plot widths, gaps between buildings, and the ratio of developed to undeveloped space both within a plot and within a scheme.

The application proposes 5no. detached dwelling, No.4 2 storey houses and No.1 bungalow sited within an agricultural field along High Street between two existing dwellings.

The dwellings and garage are to be constructed from:

Walls: Red brick
Roof Tile: Slate/clay tile
Windows and doors: Aluminium
Window Header and Cills: Stone
Rainwater Goods: Aluminium half round
Porch: Timber Pergola with solar blinds
Photovoltaic panels
Cladding: Timber

The dwellings in the vicinity of the site are varied in size, scale and design. The form and articulation of each proposed property is different, although do share commonalities such as the use of external materials.

The site is certainly of a size which can accommodate 5 detached dwellings therefore is not an overdevelopment of the site.

Chartwell, to the west of the site, is a two storey red brick dwelling and Old Chapel House, to the west, is a single storey dwelling with a mix of painted white brick and buff brick. Therefore it is considered that the proposed height would not be excessive when taken into context with the surrounding dwellings.

It is accepted that the dwellings would have a varying appearance to those in the immediate surroundings, being more modern in appearance. However, given the variety of styles in the area they would not unacceptably harm the character and appearance of the area.

The site is located along the A631/High Street and rises steeply as you enter the village from the west. The proposed development would be seen against the backdrop of the existing built form of the village as you enter along the A631 from the west and Plot 3 has been amended to a single storey bungalow to help reduce the impact of the new development on the landscape. The site does not occupy a prominent position within the wider landscape as views are fairly localised to when entering the village from the west. It is therefore considered that the proposed development would not unacceptably harm the character and appearance of the settlement or the wider rural setting.

It is considered that the proposed dwellings, subject to a external materials and landscaping condition, would not have an unacceptably harmful visual impact on the site, the character of the area or the surrounding street scene context in which it would be viewed and accords to the aims of policy S53 of the CLLP.

Residential Amenity

S53 of the CLLP requires that development proposals do not have an unacceptable impact on residential amenity. This includes considerations such as compatibility with neighbouring land uses, noise, vibration, odour, and the creation of safe environments amongst other things.

Part 8, criteria d of Policy S53 states that development proposals will:

d) Not result in harm to people's amenity either within the proposed development or neighbouring it through overlooking, overshadowing, loss of light or increase in artificial light or glare; With regards to this the proposed dwelling and the host dwelling are situated with adequate separation distances as to not cause any unacceptable overshadowing or overlooking impacts.

Concerns have been raised by nearby residents with regards to overlooking. The dwellings that would be most affected by the proposed development are Chartwell, Old Chapel House and Avonholme.

The proposed dwellings have been designed so that they will not offer direct overlooking of the existing neighbouring properties. Specifically plot 2 has only one first floor window, serving a bathroom, facing Old Chapel House, with Plot 5 having just 1 ground floor window, serving a wc, facing south towards Old Chapel House.

Plot 1, directly to the east of Chartwell, has 1 small en-suite bathroom window at first floor level facing south west. The windows on the rear elevation of plot 1 will only offer oblique views of Chartwells rear garden. The immediate garden area of Chartwell would remain private.

The rear elevations of plots 4 and 5 face north east, towards Avonholme, a detached cottage set back from High Street. The nearest elevation of the cottage is located over 45 metres away at the closest point with the rear elevation of plot 4. This is considered a more than sufficient separation distance to not result in direct overlooking of Avonholme.

It is therefore considered that the proposed development will not offer direct overlooking of the rear garden / private amenity space of existing neighbouring properties and would not have an unacceptable harmful impact on their living conditions.

It is also considered that the proposed dwellings have been sited and designed as to not have an unacceptable harmful impact on the living conditions of the potential occupants.

Overall, the proposal accord to the aims of policy S53 of the CLLP in that the proposal will not cause unacceptable harm to neighbouring residential amenity.

Energy Efficiency

Policy S6 of the CLLP sets out design expectations that should be considered when formulating development proposals. This includes the orientations of buildings, form of buildings, fabric of buildings, heat supply and renewable energy generated. In addition to this Policy S7 of the CLLP requires that all new residential development proposals must include an Energy Statement which confirms that in addition to the requirements of Policy S6 that all such residential development proposals, can generate at least the same amount of renewable electricity on- site and to help achieve this point, target achieving a site average space heating demand of around 15-20kWh/m²/yr and a site average total energy demand of 35 kWh/m²/yr, achieved through a 'fabric first' approach to construction. No single dwelling unit to have a total energy demand in excess of 60 kWh/m²/yr, irrespective of amount of on-site renewable energy production.

The application has been accompanied with a comprehensive energy statement which uses the SAP route to demonstrate details of assured performance targets, and how the proposed development will accord with the aims of the energy policies. The statement details how the dwellings have

been considered against the design expectations of Policy S7. The report concludes 'The design of the proposed development site has been prepared to satisfy Policies S6, S7 and S8 of the Central Lincolnshire Local Plan (adopted on the 13th April 2023).

The supporting Energy Statement outlines where informed and proportionate early design decisions have been considered in accordance with best practice and targets set out in the Central Lincolnshire Energy Efficiency Design Guide (2023). The proposed development makes use of compact building forms, optimal window to external wall ratios, and a fabric first approach.

The report states that the 'proposed U-values for thermal elements are specified in line with recommendations for compliance with the Policy S7 SAP route for residential buildings and exceed the national targets set out in Part L of the Approved Documents (Building Regulations).' See table below:

	Design Element	Recommended Specification
Ground Floor	0.10 W/m ² K	≤ 0.10 W/m ² K
Walls	0.13 W/m ² K	≤ 0.13 WW/m ² K
Roof	0.10 W/m ² K	≤ 0.10 W/m ² K
Windows	0.8 W/m ² K	≤ 0.8 W/m ² K
Air Permeability	1.0m ³ /hm ²	≤ 1.0m ³ /hm ²
Ventilation	MVHR, 90% efficiency	MVHR, ≥ 90% efficiency
PV Panels	PV Panels	Designed to suit annual energy demand.

Figure 05. Proposed design elements in line with recommendations for compliance with Policy S7 SAP route.

The report also states that *'To maximise solar generation, PV panels require unobstructed access to direct sunlight and should be oriented to the south, or along a shallow E-W axis. Although south facing PV panels are more effective, it is not essential for all panels to face south. The Central Lincolnshire Energy Efficiency Design Guide (2023) notes that, generally, maximising roof area utilisation is more important than optimising panel angle and orientation. Refer to PP001 and PP200 drawing series for location of PV panels.'* and continues *'The percentage of roof area to be installed with photovoltaic panels will be calculated based on the total energy demand for each dwelling, as per the SAP calculations in Appendix 1.0. Requirements for the PV array in terms of performance and output will be designed with a specialist supplier. PV panels to Plots 1 & 2 will be installed to the south roof while PV panels to Plots 3, 4 & 5 will be installed equally over the east and west facing roofs.'*

The conclusion states that *'the proposed strategies have sufficiently reduced predicted energy demand. With the inclusion of sustainable systems and green generation outlined in sections 5.0 & 6.0, the proposed development is deemed to satisfy the mandatory planning requirements of Policies S6 & S7 of the Central Lincolnshire Local Plan (April 2023).'*

Overall it is considered that the proposal meets the SAP requirements and accords with Policies S6 and S7, subject to conditions.

Ecology and Biodiversity

The application has been accompanied with documents which address matters of ecology and biodiversity. The application was submitted prior to the mandatory legislative requirement for developments to provide a 10% gain on site. Nevertheless, the proposal still falls to be considered by policies S60 and S61 of the Central Lincolnshire Local Plan.

Policy S60 and S61 of the CLLP state that; All development should:

- a) protect, manage, enhance and extend the ecological network of habitats, species and sites of international, national and local importance (statutory and non-statutory), including sites that meet the criteria for selection as a Local Site;
- b) minimise impacts on biodiversity and features of geodiversity value;
- c) deliver measurable and proportionate net gains in biodiversity in accordance with Policy S61; and
- d) protect and enhance the aquatic environment within or adjoining the site, including water quality and habitat.

Following application of the mitigation hierarchy, all development proposals should ensure opportunities are taken to retain, protect and enhance biodiversity and geodiversity features proportionate to their scale, through site layout, design of new buildings and proposals for existing buildings with consideration to the construction phase and ongoing site management. All qualifying development proposals must deliver at least a 10% measurable biodiversity net gain attributable to the development. The net gain for biodiversity should be calculated using Natural England's Biodiversity Metric. For the purposes of the policies, the proposal is qualifying development.

Concerns have been raised from neighbouring residents of the impact of development in relation to biodiversity and ecology matters/impacts and the existing use of the site by protected species.

The submitted Biodiversity Assessment states the following in terms of baseline figures and units created: *'the calculator has indicated a LOSS in habitat (area) biodiversity units of -2.3202 units (-66.44% change) post-works which falls short of the National biodiversity net gain expectations (i.e., +10%) mandated as part of the Environment Act 2021. However, the calculator indicates a significant GAIN in habitat (linear) biodiversity units of +1.0643 units (+253.40% change) post-works which exceeds the net gain expectations.'*

Some compensation tree planting has been recommended in the report by the ecologist, on land owned by the applicant. However, this falls outside the application site and is therefore not considered acceptable in this case.

In conclusion the applicant has proposed biodiversity measures on the site, but would still amount to an overall net loss. This has been reviewed by the Central Lincolnshire Ecologist who advises he has no objections.

It is considered that, in this case, if the proposed habitat creation methods are implemented, as stated in the Biodiversity Assessment and the proposed recommendations within the Ecological Appraisal are carried out, along with the significant gain in habitat (linear) on the site, the development will deliver measurable and proportionate net gains in biodiversity given the application was submitted prior to the mandatory legislation and therefore satisfies policy S61.

Highway Safety and Car Parking

The application site would create a new access off High Street. The highways authority has reviewed the proposal and raise no objections. It is therefore not considered that there would be a harmful impact upon highway safety. As well as the above, there is an acceptable level of off-road parking and turning provision within the site. Policy S49 Appendix 2 of the CLLP states that three/four and five+ bed dwellings within villages need to provide 3 parking spaces, the site plans show that this would be achievable. The proposal therefore accords to Policies S47 and S49.

Flood Risk and Foul and Surface Water Drainage

Policy S21: Flood Risk and Water Resources relates to development proposals being in areas at the lowest risk of flooding and being adequately drained.

The site is in flood zone 1 which is sequentially preferable, and is not at risk of surface water flooding as shown on the Environment Agency's flood risk maps. In relation to drainage, it is noted that the application form states that soakaways are proposed for surface water and mains for foul sewage. However, no specific information to prove their adequacy for the development have been included. Consequently, further information is required in this

regard and will be secured with conditions to ensure a suitable drainage scheme is achieved. With such conditions in place the development would be expected to accord to local policy S21 of the CLLP and the provisions of the National Planning Policy Framework.

Archaeology

Policy S57 states “Development affecting archaeological remains, whether known or potential, designated or undesignated, should take every practical and reasonable step to protect and, where possible, enhance their significance”.

The proposed site is located in an area of archaeological potential. The Historic Environment Officer at Lincolnshire County Council commented that:

'Since-levelled earthworks of the medieval settlement of Glentham were located in this field. There is potential for below-ground archaeological remains relating to these earthworks in the site area. As well as this, there is a building recorded in 19th century mapping in the southern part of the site. This since-demolished building was located immediately to the west of Old Chapel House, which is thought to be a former Wesleyan Methodist Chapel. There may be some association between the two buildings. Methodist chapels sometimes had burial grounds attached, some of which are not well recorded.'

Following these comments an Archaeological Evaluation was carried out in April 2024. The report concludes:

'Despite the high potential of the area, the evaluation exposed limited archaeological remains. Of five trenches excavated, two contained features, with a total of three features being recorded. None of these features could be dated.'

'Trench 1 exposed a single pit of uncertain function, whilst two intercutting ditches were observed extending through the centre of Trench 5. The orientation of these features suggests that they pre-date current boundaries.'

'It is concluded that the further archaeological intervention is unlikely to produce any significant results, and hence that development of this site is unlikely to have any adverse impact on significant archaeological remains.'

The Historic Environment Officer at LCC has stated that *'The results of the evaluation have shown that it is unlikely for there to be any further archaeological remains of significance. Therefore, no further archaeological input will be required on the application.'*

Therefore the proposed development complies with policy S57 of the CLLP.

Conclusion and reason for decision:

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The application has been considered against Policy S1 The Spatial Strategy and Settlement Hierarchy, S6 Design Principles for Efficient Buildings, S7

Reducing Energy Consumption –Residential Development, S12 Water Efficiency and Sustainable Water Management, S20 Resilient and Adaptable Design, S21 Flood Risk and Water Resources, S47 Accessibility and Transport
S49 Parking Provision, S53 Design and Amenity, S57 The Historic Environment
S60 Protecting Biodiversity and Geodiversity, S61 Biodiversity Opportunity and Delivering Measurable Net Gains, S66 Trees, Woodland and Hedgerows
in the first instance, the provisions of the NPPF and guidance contained within the NPPG.

In light of this assessment the site is considered to be within the developed footprint of Glenthams. The proposed dwellings would not unacceptable harm the character and appearance of the site or the surrounding area and would not have unacceptable harmful impact upon residential amenity. The proposal is acceptable in terms of impacts upon highway safety and drainage. The application is recommended for approval subject to conditions.

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:

None

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

2. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings dated Dec 2023:

- PP002 Rev 02
- PP006 Rev 01
- PP100 Rev 01
- PP101
- PP102 Rev 01
- PP103
- PP104
- PP105 Rev 01
- PP106 Rev 01

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

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework and Policy S53 of the Central Lincolnshire Local Plan.

3. No development shall take place above damp proof course level until details of all external and roofing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall only be constructed in accordance with the approved materials and retained thereafter.

Reason: To ensure the use of appropriate materials to safeguard the character and appearance of the street scene in accordance with the National Planning Policy Framework and Policy S53 of the Central Lincolnshire Local Plan.

4. The development hereby permitted shall be carried out in full accordance with the details set out in the submitted Energy Statement dated December 2023, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development takes place in accordance with the approved details and in accordance with the provisions of Policies S6 and S7 of the Central Lincolnshire Local Plan.

5. Prior to occupation of the dwellings, a written verification statement shall be submitted to demonstrate that the approved scheme has been implemented in full, in accordance with the submitted Energy Statement dated December 2023, and approved in writing by the Local Planning Authority.

Reason: To ensure that the development takes place in accordance with the approved details and in accordance with the provisions of Policies S6 and S7 of the Central Lincolnshire Local Plan.

6. The development shall be carried out in full accordance with the recommendations contained within the Preliminary Ecological Appraisal by Archer Ecology dated July 2023 at Land north of A631, Glentham, Market Rasen.

Reason: To protect and enhance the biodiversity value of the site to accord with the National Planning Policy Framework and policy S60 of the Central Lincolnshire Local Plan.

7. The development shall be carried out in full accordance (excluding para 3.43 compensation) with the Biodiversity Assessment by Archer Ecology dated December 2023 at Land north of A631, Glentham, Market Rasen.

Reason: To protect and enhance the biodiversity value of the site to accord with the National Planning Policy Framework and policy S60 of the Central Lincolnshire Local Plan.

8.No development above damp proof course level shall take place until details of a scheme for the disposal of foul sewage and surface water from the site (including the results of any necessary soakaway/percolation tests and connectivity plan) have been submitted to and approved in writing by the Local Planning Authority. No occupation must occur until the approved scheme has been installed and retained as such thereafter.

Reason: To ensure adequate drainage facilities are provided to serve the 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 Policy S21 of the Central Lincolnshire Local Plan.

9.Prior to occupation of the approved dwelling, evidence must be submitted to the local planning authority that a rainwater harvesting butt of a minimum 100 litres has been installed.

Reason: In the interests of sustainable water management in accordance with policy S12 of the Central Lincolnshire Local Plan.

10. Prior to the first occupation of the dwellings hereby approved, a scheme of landscaping including details of the size, species and position or density of all trees and hedges to be planted, along with any new fencing/walls and hardstanding shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the visual impact of the development on the area is minimised and in the interests of providing biodiversity enhancements in accordance with the requirements of Policies S53, S60 and S61 of the Central Lincolnshire Local Plan.

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

Reason: To ensure that an approved landscaping scheme is implemented in a speedy and diligent way and that initial plant losses are overcome, in the interests of the visual amenities of the locality and occupiers of adjacent buildings and in accordance with 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

- **Informatives**

The permitted development requires the formation of a new vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. Any traffic management required to undertake works within the highway will be subject to agreement. The access must be constructed in accordance with a current specification issued by the Highway Authority. Any requirement to relocate existing apparatus, underground services, or street furniture because of the installation of an access will be the responsibility, and cost, of the applicant and must be agreed prior to a vehicle access application. The application form, costs and guidance documentation can be found on the Highway Authority's website.

The highway improvement works referred to in the above informative are required to be carried out by means of a legal agreement between the landowner and the County Council, as the Local Highway Authority. For further guidance please visit our website;
www.lincolnshire.gov.uk/highwaysplanning/works-existing-highway

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections, Section 50 licences and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works. For further guidance please visit the Highway Authority's website via the following link: Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

The road serving the permitted development is approved as a private road which will not be adopted as a Highway Maintainable at the Public Expense (under the Highways Act 1980). As such, the liability for the future maintenance of the road will rest with those who gain access to their property from it.

Decision Level: Committee

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.

