

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 11 September 2024 commencing at 6.30 pm.

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

Councillor Emma Bailey
Councillor Owen Bierley
Councillor Karen Carless
Councillor David Dobbie
Councillor Ian Fleetwood
Councillor Peter Morris
Councillor Tom Smith
Councillor Paul Swift

In Attendance:
Russell Clarkson Development Management Team Manager
Ian Elliott Development Management Team Leader
Richard Green Development Management Officer
Danielle Peck Senior Development Management Officer
Martha Rees Legal Advisor
Ele Snow Senior Democratic and Civic Officer

Also In Attendance: 10 Members of the public

Apologies: Councillor John Barrett
Councillor Sabastian Hague
Councillor Roger Patterson

Membership: Councillor Paul Swift was appointed substitute for
Councillor Sabastian Hague

139 PUBLIC PARTICIPATION PERIOD

There was no public participation.

140 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on Wednesday, 14 August 2024, be confirmed and signed as an accurate record.

141 DECLARATIONS OF INTEREST

The Chairman made two declarations on behalf of all Members of the Planning Committee. The first declaration was in relation to application number 00585, Baltic Mill (agenda item 6f), as the applicant was West Lindsey District Council. He confirmed that Members would hear the application with an open mind and in accordance with their training.

The second declaration was in relation to application 147738, land off Gallamore Lane, Market Rasen (agenda item 6a), in that all Members of the Committee had received an email from Tesco superstore. This would not impact their decision making process.

Councillor D. Dobbie made a personal declaration of interest regarding application number 00585, Baltic Mill, (agenda item 6f) in that he was a member of Gainsborough Town Council, a consultee for the application, however he confirmed he would hear the application with an open mind and address the matter as a Member of the Planning Committee.

The Chairman made a personal declaration regarding application number 148001, Glebe Farm, (agenda item 6e), in that he knew the applicant through other associations however had not discussed any personal matters and he would consider the application with an open mind.

142 UPDATE ON GOVERNMENT/LOCAL CHANGES IN PLANNING POLICY

The Committee heard from the Development Management Team Manager regarding recent updates to local and national planning policy. He explained that the Government's proposed reforms to the National Planning Policy Framework (NPPF) and other changes to the planning system, were still under consultation which would run until 11.45pm on 24 September 2024. An all Member workshop had been arranged for 18 September, in order that officers could capture the views of Members when responding to the consultation.

With regard to CL Design Code consultation, it was explained that the preparation of an authority wide design code was a new national requirement, brought into force through the Levelling Up and Regeneration Act 2023. All local planning authorities were required to produce a design code for their area to cover design issues commonly found across the whole authority area. The Central Lincolnshire authorities were preparing a design code which would cover the entire administrative areas of the City of Lincoln, North Kesteven and West Lindsey. There would be three rounds of consultation as the Design Code was prepared. Consultation One was the first stage of public consultation and started on 10 September 2024. It would run for six weeks, closing on Tuesday 22 October. The consultation comprised two surveys: Survey 1: Tell us about your places! was a short survey asking what people thought was special about where they lived or worked in Central Lincolnshire, and what they thought worked well in terms of the design of buildings, streets and spaces. Survey 2: Design Code Consultation1 asked more detailed questions about the content of the Design Code. It focused on key aspects of the Code such as vision, design principles and selection of area types. The consultation could be viewed at: [Design Code | Central Lincolnshire Planning Hub \(arcgis.com\)](https://arcgis.com)

143 147738 - LAND OFF GALLAMORE LANE MIDDLE RASEN

The Committee gave consideration to the first application of the evening, number 147738, seeking permission to demolish all buildings on site and erect a Class E food store and a Class E(b) coffee shop drive-thru together with access, car parking, servicing, landscaping and associated works, on land off Gallamore Lane, Middle Rasen. The Officer confirmed that pre-commencement conditions had been accepted and provided the Committee with a short presentation of the application.

The Chairman stated there were three registered speakers, and invited the first, Mr Keith Nutter, Applicant, to address the Committee.

Mr Nutter stated that through a public consultation exercise, 91% of over 400 responses had been in support of the proposal. Objections had been that the application was speculative, however, there was now a defined scheme being presented for approval. He noted that it was common for objectors to be more vocal than those expressing support, and stated it was rare for the level of support given for the proposal to be seen. He explained that the proposal could only be beneficial to the local area, creating more jobs and more sustainable options for local residents, rather than them having to travel further afield to similar food stores. In seeking the support of the Committee, Mr Nutter concluded that the people of Market Rasen had long sought to have such facilities in their area, and the proposal would fulfil that need.

The Chairman thanked Mr Nutter for his comments and explained that the second speaker, Mr Matthew Horsefield, had been unable to attend however had submitted a statement to be read on his behalf. The following statement was read aloud.

“My Name is Matthew Horsefield. I am the owner of The Advocate Arms and The Heneage Arms Businesses. I have been running the two myself for the past 10 months but been back in Market Rasen for the past 2 years. I was originally at The Advocate Arms back 12 years ago when Market Rasen was a very different place. And so to the point. The plans to build an Aldi and a Coffee shop which i believe is to be a Starbucks concerns me greatly. I do agree that another supermarket may bring needed competition to Tesco however will also impact the Highstreet which is already greatly suffering. The footfall is nothing in comparison to what it was in the past. The Highstreet looks tired and uncared for. So why would we then look at development on the outside of the main street? Even if this is from a private developer.

The Building of the Aldi and Starbucks will only mean that people will shop and drink there and park for free and never touch the high street which already has plenty of coffee shops and food retailers that offer all that is being suggested. So why do we need more of things we already have! But allow free parking at Aldi but pay and display in Market Rasen?!?! I appreciate that Tesco don't charge for parking however since the Tesco was built it was decided by the council to charge for parking which has added to the negative effect on the high street as the Market place has become the only free parking which has added to the decrease in Markets as money is then required to close the Market Place to do Markets which drives up the costs to run them!

I myself since being back have invested my own time and money into Food and Drink festivals in the Market place which have been extremely well received and also increased

the footfall through the town centre to many of the shops. I plan to run another two next year and grow this if possible to more over time with the help of the town council who i feel need more support in order to bring back regular Markets which will in turn bring more people into Market Rasen. Many Thanks”

At the conclusion of the statement, the Chairman invited the third registered speaker, Ward Member Councillor Moira Westley, to address the Committee.

Councillor Westley stated she was speaking on behalf of Market Rasen Ward Members, Town Council and residents, in support of the application. She stated that the proposal was much needed in Market Rasen, and that it would provide employment opportunities, and result in the extension of the pathway and cycleway. She welcomed the proposal and looked forward to it being realised.

The Chairman thanked all speakers and in seeking a response from Officers, it was explained that there was an amendment required to condition 14, that being that “no development must take place *above ground level...*”. Members accepted this amendment as an omission in the original report.

Members of the Committee voiced their support for the application. In response to an enquiry regarding the Community Infrastructure Levy, it was confirmed the proposal would be subject to the levy. There were concerns raised regarding the inclusion of a franchised coffee retailer on the site, noting that there were several independent coffee retailers who could see a decline in their trade as a result. In response to questions regarding the inclusion of an extended footpath and the water connections, Officers confirmed the pathway was between the site and Market Rasen rather than Middle Rasen, and that the connection to the main water course for surface water was in line with the recommendation from Anglian Water.

In relation to Biodiversity Net Gain (BNG), it was explained that the best course of action for the applicant would be to achieve the necessary 10% BNG on site, however should that not be possible, they would be required to outsource off site to achieve that 10%. Suggestions such as a seeded roof could be put to the developer, however the specifics of how that 10% would be achieved would not impact the decision making by the Committee.

A Member of the Committee enquired as to whether it would be possible to amend the hours of deliveries, and add a condition regarding the retention of disabled and family parking spaces on site. It was explained that the hours of deliveries were standard hours, however a condition regarding the parking spaces could be included.

Having been proposed and seconded, with the amendment to condition 14 noted, and agreement for the Officer to condition the parking spaces, the Chairman took the vote and it was agreed that planning permission be **GRANTED** alongside the signed and certified legal agreement under section 106 of the Planning Act 1990 (as amended) dated 17th June 2021 pertaining to:

- £5000 for the processing of the alteration to the traffic regulation order and relocation of the existing speed limit terminal signs.
- £5000 for the future monitoring of the required Travel Plan

and 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 must take place until, a contaminated land assessment and associated remedial strategy by a suitably qualified person with non-technical summaries, conclusions and recommendations, together with a timetable of works, have been submitted to and approved in writing by the Local Planning Authority (LPA) and the measures approved in that scheme shall be fully implemented. (Outcomes must 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:

e) 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.

f) 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.

g) 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.

h) 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.

i) 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 safeguard human health and the water environment and identify potential contamination on-site and the potential for off-site migration to accord with the National Planning Policy Framework and local policy and S56 of the Central Lincolnshire Local Plan 2023.

3. No development must take place until a demolition and construction method statement including a construction management plan has been submitted and agreed in writing by the local planning authority. The approved statement(s) must be adhered to throughout the demolition and construction period. The statement must provide for:

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

Reason: To restrict disruption to the highway and the living conditions of the neighbouring dwellings and surrounding area from noise, dust and Page 50 vibration to accord with the National Planning Policy Framework and local policy S47 and S53 of the Central Lincolnshire Local Plan 2023.

4. No development must take place until construction details and position of a 1.8 metre wide footway, to connect the development to the existing footway network on the north and south side of Gallamore Lane has been submitted and agreed in writing by the Local Planning Authority. The works must include appropriate arrangements for the management of surface water run-off from the highway. No operation of the site must take place unless the footpath has been fully completed, in strict accordance with the approved scheme.

Reason: To ensure the provision of safe and adequate pedestrian access to the permitted development, without increasing flood risk to the highway and adjacent land and property to accord with the National Planning Policy Framework and local policy S21 and S47 of the Central Lincolnshire Local Plan 2023.

5. No development must take place unless details including the position to improve the public highway by means of a pedestrian refuge island have been submitted and approved in writing by the Local Planning Authority. No operation of the site must take place until the refuge island has been completed in strict accordance with the approved details and certified complete by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of access to the permitted development to accord with the National Planning Policy Framework and local policy S47 of the Central Lincolnshire Local Plan 2012-2036.

6. No development must take place unless evidence to demonstrate that the biodiversity value attributable to the development must exceed the pre-development biodiversity value of the onsite habitat by at least 10% (in compliance with metric trading rules), has been

submitted to and agreed in writing with the Local Planning Authority.

The biodiversity value attributable to the development is the total of - (a)the proposed post-development biodiversity value of the onsite habitat, (b)the biodiversity value, in relation to the development, of any registered offsite biodiversity gain allocated to the development, and (c)the biodiversity value of any biodiversity credits purchased for the development. Where criteria (b) or (c) apply, the evidence will need to demonstrate that registered offsite biodiversity gain and/or biodiversity credits has been secured, as appropriate. Development may only proceed in accordance with the agreed details.

Reason: To evidence meeting the 10% Biodiversity Net Gain policy requirement and to increase the Biodiversity Value of the site or by Page 51

providing off site enhancements to accord with the National Planning Policy Framework and local policy S61 of the CLLP

7. No development hereby permitted until a written Habitat Management and Maintenance Plan [HMMP] in accordance with the evidence approved in condition 7 of this permission is submitted to and approved in writing by the Local Planning Authority. The HMMP must relate to all proposed habitats on site and must be strictly adhered to and implemented in full for a minimum of 30 years following an initial completion period. The HMMP must contain the following:

- a) a non-technical summary;
- b) the roles and responsibilities of the people or organisation(s) delivering/monitoring the [HMMP];
- c) the details of funding, resources and mechanisms for long term delivery of the [HMMP].
- d) the planned habitat creation and enhancement works for the initial completion period to create or improve habitat.
 - i. Explanation as to how climate change models (RCP 8.5) have impacted management, species selection and/or provenance.
 - ii. Explanation as to how soil sampling has impacted creation/enhancement of grassland habitats or any habitat creation on previous arable/contaminated land.
 - iii. Explanation as to any legal requirements associated with protected and or invasive species on site.
- e) the management measures to maintain habitat for a period of 30 years from the completion of development;
- f) the monitoring methodology and frequency in respect of the retained, created and/or enhanced habitat
- g) the mechanisms of adaptive management and remedial measures to account for changes in the work schedule to achieve required targets.

Reason: To ensure an appropriate management and maintenance plan is approved to accord with the National Planning Policy Framework and local policy S61 of the CLLP

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

8. 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:

- 7536/67 Rev G dated 7th August 2024 – Site Plan
- 7536/68 Rev G dated 7th August 2024 - Site Plan with Landscaping
- 7536/69 Rev J dated 7th August 2024 - Site Plan with Landscaping

- 7536/70 Rev A dated 1st May 2024 - Supermarket Floor and Roof Plan
- 7536/71 Rev A dated 9th November 2023 - Supermarket Elevation Plans
- 7536/72 Rev A dated 1st May 2024 - Drive-Thru Elevation, Floor and Roof Plans
- 7536/73 Rev C dated 7th August 2024 - Site Section Plans
- 7536/74 Rev E dated 7th August 2024 - Hard Landscaping Plan
- 7536/77 dated October 2023 - Location Plan
- 4672 01 Rev M dated December 2020 - Landscape Masterplan
- 4672 02 Rev H dated 12th August 2024 - Landscape Boundary Sections

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 and S53 of the Central Lincolnshire Local Plan 2023.

9. No operation of the development hereby approved must take place until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. Those parts of the approved Travel Plan that are identified therein as being capable of implementation after occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented for as long as any part of the development is occupied.

Reason: In order that the permitted development conforms to the requirements of the National Planning Policy Framework, by ensuring that access to the site is sustainable and that there is a reduced dependency on the private car for journeys to and from the development to accord with the National Planning Policy Framework and local policy S47 of the Central Lincolnshire Local Plan 2012-2036.

10. No development above ground level must take place until details of a scheme for the disposal of surface water (including any necessary soakaway/percolation tests) from the site and a plan identifying connectivity and their position has been submitted to and approved in writing by the local planning authority.

The scheme must:

- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
- provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site; Page 53
- provide attenuation details and discharge rates which shall be restricted to 2 litres per second;
- provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

No operation of the site must occur until the surface water drainage has been fully completed in strict accordance with approved scheme. The approved scheme must be retained and maintained in full, in accordance with the approved details.

Reason: To ensure adequate surface water drainage facilities are provided to serve the buildings and hardstanding on the site, to reduce the risk of flooding and to prevent the pollution of the water environment to accord with the National Planning Policy Framework and local policy S21 of the Central Lincolnshire Local Plan 2023.

11. No development above ground level must take place until details of a scheme for the disposal of foul water from the site and a plan identifying connectivity has been submitted to and approved in writing by the local planning authority. No operation of the site must occur until the foul water drainage has been fully completed in strict accordance with approved scheme. The approved scheme must be retained and maintained in full, in accordance with the approved details.

Reason: To ensure adequate foul water drainage facilities are provided to serve the buildings on the site 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.

12. The proposed development must at all times be operated in strict accordance with the noise mitigation measures identified on page 14 of the Noise Impact Assessment (NIA) dated 12th February 2024 by Hepworth Acoustics and the acoustic fencing identified on hard landscaping plan 7536/74 Rev E dated 7th August 2024.

Reason: To protect the amenity of the adjacent neighbour from undue noise to accord with the National Planning Policy Framework and local policy S53 of the Central Lincolnshire Local Plan 2023.

13. The proposed development must be completed in strict accordance with the recommendations listed in Section 3.2 (Project Champion), Section 4.2 (General Good Practice Measures) and Section 5.0 (Site Clearance Methods) of the Great Crested Newt Non-Licensed Method Statement by Morbaine Ltd dated May 2024.

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

14. No development above ground level must take place until details of the position of 3 bat boxes as per the recommendations of the Bat Roost Survey Report (BRS) by Morbaine Ltd dated June 2024 has been submitted to and approved by the Local Planning Authority. The approved boxes must be retained as such thereafter.

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

15. Apart from the bat boxes approved in condition 13 above, the development hereby approved must be completed in strict accordance with the mitigation measures in section 4.2 of the Bat Roost Survey Report (BRS) by Morbaine Ltd dated June 2024. All mitigation measures relating to the operational phase of the development must be retained as such

thereafter following the completion of the construction phase.

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

16. The development hereby permitted must be carried out in strict accordance with the details set out in the submitted Energy and Sustainability Statement (Revision 1 (ref:Z61062)) dated 1st March 2024.

Reason: To ensure that the development takes place in accordance with the approved details and in accordance with the provisions of policies S6 and S8 of the Central Lincolnshire Local Plan 2023.

17. Prior to occupation of the development hereby approved, a written verification statement shall be submitted to demonstrate that the approved scheme has been implemented in full, in accordance with the submitted Energy and Sustainability Statement (Revision 1 (ref:Z61062)) dated 1st March 2024 and approved in writing by the 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 S8 of the Central Lincolnshire Local Plan 2023.

18. No external lighting must be installed on the site outlined in red on location plan 7536/77 dated October 2023 unless lighting details have been submitted to and agreed in writing with the Local Planning Authority. Such details are a lighting report with an illustrated light spill diagram and operational hours of all lighting. The development must adhere to the agreed lighting plan thereafter.

Reason: To restrict disruption from light spill on the living conditions of the neighbouring dwelling and the open countryside to accord with the National Planning Policy Framework and local policy LP17, LP26 and LP55 of the Central Lincolnshire Local Plan 2012-2036.

19. No operation of the site must take place until details to permanently close the existing accesses off Gallamore Lane have been submitted to and agreed in writing by the Local Planning Authority. The closure of the two accesses must be completed within seven days of the new access being brought into use and in strict accordance with the approved scheme.

Reason: To reduce to a minimum, the number of individual access points to the site, in the interests of road safety to accord with the National Planning Policy Framework and local policy S47 and S53 of the Central Lincolnshire Local Plan 2023.

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

20. No deliveries must take place on the site between the hours of 23:00 and 7:00.

Reason: To restrict sleep disturbance from vehicle, human and delivery noises on the neighbouring dwelling during the hours stated to accord with the National Planning Policy Framework and local policy S53 of the Central Lincolnshire Local Plan 2023.

21. The retail store must not operate outside of the following hours:

- 8:00 and 22:00 on a Monday, Tuesday, Wednesday, Thursday, Friday and Saturday
- 9:00 and 18:00 on a Sunday

Reason: To protect the amenities of nearby properties and the locality to accord with the National Planning Policy Framework and local policy S53 of the Central Lincolnshire Local Plan 2023.

22. The coffee drive thru building must not operate outside of the following hours:

- 6:00 and 22:00 on a Monday, Tuesday, Wednesday, Thursday, Friday and Saturday
- 9:00 and 18:00 on a Sunday

Reason: To protect the amenities of nearby properties and the locality to accord with the National Planning Policy Framework and local policy S53 of the Central Lincolnshire Local Plan 2023.

23. No flues, vents or fans used for the extraction of food/cooking smells must be installed on the site outlined in red on location plan 7536/77 dated October 2023.

Reason: To protect the amenities of nearby properties and the locality from unacceptable odour nuisance to accord with the National Planning Policy Framework and local policies S53 of the Central Lincolnshire Local Plan 2023.

24. The proposed site outlined in red on location plan 7536/77 dated October 2023 must only be used for the purposes of retail and for a coffee drive thru (Use Class E(a) and E(b)). Any other uses including those within Class E (c, d, e, f and g) of the Town & Country Planning (Use Classes) Order 1987 as amended, are prohibited without the express planning permission of the Local Planning Authority.

Reason: To protect the amenities of nearby properties and to restrict the site from inappropriate uses in accordance with the National Planning Policy Framework, local policies S5 and S53 of the Central Lincolnshire Local Plan 2012-2036.

25. The gross internal floorspace of the foodstore hereby permitted must not exceed 1,802 square metres. The net sales area of the foodstore hereby permitted must not exceed 1,315 square metres. Whilst the combination of the net sales area devoted to the sale of convenience and comparison goods must not exceed 1,315 square metres, no more than 85% (or 1,118 square metres) must be used for the sale of convenience goods and no more than 25% (or 329 square metres) must be used for the sale of comparison goods.

Reason: To protect the vitality and viability of established centres in accordance with the National Planning Policy Framework and local policy S35 of the Central Lincolnshire Local Plan 2023.

26. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no oil tanks or gas tanks must be placed within the curtilage of the building(s) hereby approved without the express planning permission of the Local Planning Authority.

Reason: In the interests of energy efficiency to accord with policies S6 and S8 of the Central Lincolnshire Local Plan 2023.

New Condition requested by committee and delegated to case officer to create:
The development hereby approved must include 8 family and 8 disabled off street parking spaces as identified on plans 7536/67 Rev G dated 7th August 2024, 7536/68 Rev G dated 7th August 2024 and 7536/69 Rev J dated 7th August 2024. The family and disabled parking spaces must be retained as such thereafter.

Reason: To ensure an acceptable mix of standard, family and disabled off street car parking spaces are available to customers to accord with the National Planning Policy Framework and local policy S49 and S53 of the Central Lincolnshire Local Plan 2023.

144 00420 - LAND TO THE NORTH OF 40 LODGE LANE NETTLEHAM

The Committee heard from the Development Management Team Leader regarding planning application number 00420, seeking permission for the construction of a specialist 65-bedroom dementia care home (Use Class C2) together with associated car and cycle parking, structural landscaping and amenity space provision, being a variation of conditions 3 and 6 of planning permission 145433 granted 10 February 2023, to allow shorter footpath link to serve the approved care home, on land to the North of 40 Lodge Lane, Nettleham. It was explained that further correspondence had been received from the agents for the applicant, stating that the provision of a footpath was not included in the original plans and there was no requirement for connectivity from the care home to the rugby club. The Officer also noted that the speed limit for a section of road detailed in the report was 40mph not 60mph as stated in the report. Additionally, he highlighted to Members that the only aspect of the application under consideration was the variation of the two stated conditions, numbers three and six.

Following a short presentation from the Officer, the Chairman invited the only registered speaker, Councillor Angela White, Nettleham Parish Council, to address the Committee.

Councillor White stated the objections of the Parish Council to the removal of the condition. She highlighted the importance of a footpath, with the road in questions being unsafe for pedestrians. She stated the lack of streetlighting, the liability of the road to flooding, meaning pedestrians walked in the road to avoid large puddles, and the current use of the road by residents and visitors to the area as being proof that a footpath was very much needed. She stated that by her measurements, the length of required pathway in question was less than 100m, with the given distance of 226m being the total length including existing footpaths. Having provided photographs to be shown to Committee Members, Councillor White noted the proximity of the entrance to a bridleway, which was frequently used by walkers, as well as demonstrating the length of the unpathed section of road. She requested that the Committee support local residents and retain the requirement for the footpath to be made.

The Chairman thanked Councillor White and invited a response from Officers. It was highlighted that there would be a pavement from the care home into the village, providing a safe route for care home staff, residents and visitors, and Members were reminded of the tests for appropriateness of conditions.

On inviting comments from Committee Members, there was general understanding of the concerns from the Parish Council and residents. Members requested to be shown the photographs of the area again, seeking to confirm the location of the footpath and how it would interact with the development. A Member of the Committee highlighted the specific objections from the Highways Agency, noting that the Committee had a duty to take professional opinions into account. On that basis, it was proposed that the variation to conditions be refused.

The Development Management Team Manager clarified the six tests for appropriateness of conditions, with Members confirming their understanding and assurance that the conditions did meet those six tests.

Having been seconded, the Chairman took the vote and it was unanimously agreed that permission be **REFUSED** on the basis that the 1.8m wide footway was necessary to ensure residents had a well-designed, safe and convenient access to existing infrastructure and the wider network. The condition was therefore necessary, reasonable and relevant to ensure that the proposed development was compliant with policy S48 of the Central Lincolnshire Local Plan, and policy D2 of the Nettleham Neighbourhood Plan which required integration and connection with the existing network and rights of way.

145 00360 - LAND AT 2 SCHOOL LANE GRAYINGHAM

The Committee considered the third application of the evening, that being application number 00360, for the erection of 1no. dwelling with associated access on land at 2 School Lane, Grayingham. With no updates from the Officer, there was a short presentation in which it was noted that the application was before the Committee as Grayingham Parish Meeting referred to the development, in cumulation with the dwelling (147469) previously approved to the east, and would now constitute a 'multiple' infill development and would not meet with Policy S1. It was the Officer's opinion that it was a single infill development, being sited in between the host dwelling and the dwelling which was now substantially constructed, and would meet with the definition of an infill within the glossary of the Central Lincolnshire Local Plan.

The Chairman noted there were three registered speakers, the first being Mr Geoff Boothby, representative of the Grayingham Parish Meeting. Unfortunately Mr Boothby had not been able to attend and so had been permitted to submit a written statement. The following statement was read aloud on his behalf.

"On behalf of Grayingham Parish Meeting, I would like to present the following comments for this committee to consider while determining the Application.

At a parish meeting held to discuss this application, about 50% of the homes in Grayingham were represented at that meeting or tended apologies sending their comments to the parish for submission, all comments received were against granting permission for this second dwelling based on the following:

Impact on the character of Grayingham; Planning policy defines Grayingham as a settlement not listed elsewhere in this policy and goes on to state '...of such hamlets, development will

be limited to single dwelling infill'. Within the last seven months a 'single infill Dwelling' on Land, also associated with No.2 School Lane was granted permission, it is currently under construction. We believe that this dwelling should be taken into account when determining this new application. In our opinion, the developer has exploited the single infill policy by submitting this second application to achieve what is becoming a 'multiple infill' development. This is creating a cramming effect, not in keeping with the surroundings. It will significantly change the rural open feel of School Lane, creating a character more like an urban development in what is a rural settlement in the open countryside. It is disappointing the developer didn't have a more sympathetic approach, involving the community of their intentions, up front, as this area of land was always considered to attract maybe one or two suitably spaced dwelling in the future.

Grayingham relies on the NPPF & Central Lincolnshire Local Plan 2023 Policies to provide the controls on development in these settlements; These policies should ensure the characters of small rural settlements are retained. That character being the very reason many residents came & wished to continue living here.

Grayingham is not considered a sustainable location for further new developments. There is very little work within the Parish & a lack of facilities to meet the day-to-day needs of residents.

Access and issues with School Lane: Highways Safety, School Lane at a width of only 2.5 metres, is extremely narrow with risks involved when larger vehicles turn into school lane only then do they find no suitable turning area up the lane, thus have to reverse back down the lane & out on to Low Road 'blind'. This occurs often, particularly with delivery vans & drivers unfamiliar with the Grayingham. Previously this has resulted in one resident nearly being knocked down, having to jump out of the way of the reversing vehicle. Note that Grayingham has no actual footpaths just verges of varying widths throughout the settlement. Another resident who lives on Low Road near the junction with School Lane had their parked car damaged by a vehicle reversing out 'blind' on to Low Road. Although the proposed dwelling will have a private turning space for their own smaller vehicles, these spaces are 'private' will not help larger vehicles turn round to exit the lane in a forward direction. Note - The one letter of support, although not sent to the parish, referenced that 'highway safety not a problem' that's because they had a large access & turning space on their property for their delivery vehicles.

Foul water Infrastructure: Grayingham residents are very concerned about the effect more growth will have on the existing capacity of our utility services; particularly with reference to the sewerage infrastructure. Resident living close to the Grayingham sewerage pumping station, see road tankers visiting to remove excess volume when the pumping station is unable to cope, it often is in winter & during periods of heavy rainfall. Parish suggests the sewerage infrastructure may be already over its design capacity. We understand that Grayingham had only a total of 20 dwellings in 1971 when the Mains Sewerage System was installed, we don't know what the actual designed capacity is in terms of number of dwellings, we do know that it now has over 130% more properties connected to the system today. Severn Trent Water advise the system should 'theoretically' cope with the current number of dwellings in Grayingham; In practice this theory has been proved incorrect as problems are witnessed by residents who have experienced foul water backing up in their drains when heavy rainfall occurs, the parish believe rainfall has not been factored in to the theory. This results in STW, particularly in wintertime, needing to assist the Grayingham

Pumping station to empty by using road tankers, but often don't or cannot respond to the situation fast enough. Building more dwellings will just make matters worse.

Thank you for this opportunity to address the planning committee.”

The Chairman invited the second speaker, Kate Kelly, Agent for the Applicant, to address the Committee. She stated that the site was an existing garden area for number 2 School Lane and met the definition of infill, was within the existing development and did comply with policy. She highlighted that all policies had been met, there had been no concerns raised from the Highways Agency, and that public concerns regarding the problems with the lane would remain whether the dwelling was there or not. She stated that disruptions during the construction phase would be kept to a minimum, as the intention was for the dwelling to be built quickly. It was also highlighted that the drainage plans for the recently constructed property had been approved and a similar approach would be taken with this proposal. She highlighted the letter of support which had been received, stating that the land had been used as a car breakers' yard, meaning the proposal would have no greater detriment than previous uses of the land. She thanked the Committee for their time and requested support for the Officer recommendation to approve.

The third and final speaker, Mr David Harrison, was invited to address the Committee.

Note: Councillor K. Carless left the Chamber at 7:32pm

Mr Harrison thanked the Committee for the opportunity to speak, and stated his support for the comments from the Parish Meeting. He recognised that Members could only deal with the application that was placed before them, however stated his belief that there was the intention of building more dwellings, with each one being applied for individually to fulfil the criteria of infill construction. He requested Members to be sympathetic to the concerns of residents, highlighting that should the area be developed in such a piecemeal manner, it would detract from the character of Grayingham, and it would be preferable for the full intentions to be clear from the outset, meaning the development could be designed in a manner to compliment the existing area. Mr Harrison demonstrated the spread of the site on the maps shown to the Committee, suggesting to the Committee the space for additional builds to be requested. He reiterated the risk this posed to Grayingham, not that new construction should be restricted, but that it should be undertaken in an open manner with the design approved as a whole. He repeated his understanding that Members needed to address the proposal as it was presented to them, however he again requested that they consider the use of the land as whole, rather than piecemeal development.

Note: Councillor K. Carless returned to the Chamber at 7:35pm

The Chairman thanked all speakers and, on inviting Members of the Committee to offer comments, there were concerns raised regarding the pumping station and whether it was fit for purpose. Officers highlighted that the drainage hierarchy was being followed and it was not for the developer to resolve existing concerns. In response to queries regarding the suggested piecemeal approach, it was confirmed that there was a variety of styles and designs in Grayingham and therefore there was no obvious style to be adhered to.

Members expressed their recognition of the concerns raised by Mr Harrison, however also agreed that they could only address the proposal that was presented to them. Therefore,

having been moved, seconded and voted upon it was agreed 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:

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:

- Location Plan 708. 01 Rev B;
- Scheme Floor Plans and Elevations 708.04 Rev C;
- Scheme Block Plan 708.03 Rev B;
- External Materials Sheet;
- All received 11th May 2024.

The work, including proposed materials shall be carried out in accordance with the details shown on the approved plans.

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

3. The Biodiversity Gain Plan shall be prepared in accordance with the Ecological and Biodiversity Net Gain Statement dated August 2024 and prepared by ESL Ecological Services.

Reason: To ensure the development delivers a biodiversity net gain in accordance with Schedule 7A of the Town and Country Planning Act 1990.

4. The development hereby approved shall proceed in accordance with the surface water and foul drainage details submitted as part of the application, as shown on plan reference 708.03 Rev B. The development shall only proceed in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure adequate drainage facilities are provided to serve the development and to prevent pollution of the water environment in accordance with Policy S21 of the Central Lincolnshire Local Plan 2023.

5. The development hereby permitted shall be carried out in full accordance with the details set out in the submitted Energy Statement by G Reports received 08/02/2024 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 (2023).

6. Prior to the occupation of the dwelling hereby approved 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 by G Reports received 08/02/2024 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 (2023).

7. The proposed landscaping hereby approved as shown on drawing no.708.03 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.

8. The development hereby permitted shall proceed in strict accordance with the recommendations contained within Section 6 of the Ecological Appraisal by ESL dated August 2024.

Reason: In the interests of protected species in accordance with Policies S60 and S61 of the Central Lincolnshire Local Plan and the provisions of the NPPF.

9. Prior to occupation of the approved dwellings 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.

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

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and reenacting that Order with or without modification) no domestic oil tanks or domestic gas tanks shall be placed within the curtilage of the dwelling hereby approved. Without express planning permission from the Local Planning Authority.

Reason: In the interests of energy efficiency to accord with policies S6 and S7 of the Central Lincolnshire Local Plan 2023.

146 148165 - LAND ADJACENT TO GRANGE FARM, SANDY LANE, TEALBY

The Committee considered planning application number 148165, seeking permission to erect 2no. dwellings on land adjacent to Grange Farm, Sandy Lane, Tealby. There were no updates from the Officer however it was noted that a recommended condition had been missed regarding dropped kerbs. Following a presentation of the application, the Chairman invited the registered speaker, Mr Liam Riggall, Agent for the Applicant, to address the Committee.

Mr Riggall thanked the Committee for their time and stated that he found the Officer's report to be well-considered. He provided a brief summary of the application, highlighting that the proposal for the new dwellings enabled a much improved layout and would be far more energy efficient than simply attempting to convert the existing building. He stated that the removal of the existing building, with the replacement of new, would be far more in keeping with the aesthetics of the area, providing clear betterment and enhancement of the site. He highlighted that the development which would be possible under the existing Class Q permission would not provide the same level of betterment, nor abide by the newly updated policies, in the way the application under consideration would be able to. He again thanked the Committee and requested that they support the Officer recommendation to grant approval.

The Chairman thanked Mr Riggall for his time, and with no further comments from the Officer, invited Members of the Committee to speak.

On the basis of what was considered to be an obvious betterment of the site, when compared with the plans under Class Q provision, Members were content with the proposals. Having been moved, seconded and voted upon it was agreed 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. Prior to the commencement of the development, a 30-year Biodiversity Net Gain Management and Maintenance Plan & Landscape Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include the following details:

- Details of the size, species, planting arrangement and position of all trees, hedgerows and other vegetation to be planted in accordance with the details in the submitted Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment for 'Land off Sandy Lane, Tealby' (KJ Ecology Ltd June 2024) and Drawing No. LDC4041-201B dated 09/08/2024)

- Details of boundary treatments (including boundaries within the site) and hardstanding.

The development shall be carried out in accordance with the approved scheme.

Reason: To ensure that the biodiversity net gain measures are maintained for a 30-year period and a landscaping scheme is implemented to enhance the development in accordance with the NPPF and Policies S53, S60 and S61 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: Drawing No. LDC4041-201B dated 09/08/2024, LDC40923-202 Rev B dated February 2024 and LDC40923-200 Rev B dated 08/08/2024. 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.

4. No development, other than to foundations level shall take place until the following external materials (including the colour finish, type and manufacturer details) have been submitted to and approved in writing by the local planning authority:

- Roofing Materials.
- Details of Window and Doors including section drawings at 1:20 scale.
- Rainwater Goods.
- A 1 metre square sample panel of the proposed new stonework/brickwork, showing the coursing of the stonework/brickwork, colour, style and texture of the mortar and bond of the stonework/brickwork shall be erected on site for inspection and shall be retained on site until the new development is completed.
- A metre square panel of pointing with the specification identified.

The development shall thereafter be constructed in accordance with the approved details and retained as such thereafter.

Reason: To ensure the use of appropriate materials to safeguard the character and appearance of the locality in accordance with the NPPF and Policy S53 of the Central Lincolnshire Local Plan.

5. 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 shall be fully completed prior to occupation of the dwellings and retained as such thereafter.

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

6. New hardstanding shall be constructed from a porous material 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

7. The development hereby permitted shall be undertaken in accordance with the details set out in the submitted Energy Statement (Lincs Design Consultancy dated 03/05/2024) unless otherwise agreed in writing with the Local Planning Authority. For the avoidance of doubt this includes the standards set for the performance of the fabric of the building, the utilisation of air source heat pumps, solar panels and mechanical ventilation with heat recovery.

Reason: In order to ensure efficient buildings and reduce energy consumption, in accordance with Policies S6 and S7 of the Central Lincolnshire Local Plan.

8. Prior to occupation of the dwellings hereby permitted, 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 (Lincs Design Consultancy dated 03/05/2024) 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.

9. The development hereby permitted shall be undertaken in accordance with the mitigation and enhancements in the following ecological documents:

- Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment for 'Land off Sandy Lane, Tealby' (KJ Ecology Ltd June 2024)

Reason: To ensure that a landscaping scheme to enhance the development is provided in accordance with Policy S60 and S61 of the Central Lincolnshire Local Plan and the National Planning Policy Framework.

10. No development, other than to foundations level shall take place until details of the position of the bat bricks and bird boxes, as per the recommendations of the Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment for 'Land off Sandy Lane, Tealby' (KJ Ecology Ltd June 2024) has been submitted to and approved by the Local Planning Authority. The approved bat bricks and bird boxes must be installed prior to occupation of the site and retained as such thereafter.

Reason: To ensure that a landscaping scheme to enhance the development is provided in accordance with Policy S60 and S61 of the Central Lincolnshire Local Plan and the National Planning Policy Framework.

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

the approved details.

Reason: In order to safeguard human health and the water environment as recommended in accordance with Policy S56 of the Central Lincolnshire Local Plan and the National Planning Policy Framework

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

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no domestic oil tanks or domestic gas tanks shall be placed within the curtilage of the dwelling(s) hereby approved. Without express planning permission from the Local Planning Authority.

Reason: In the interests of energy efficiency to accord with Policies S6 and S7 of the Central Lincolnshire Local Plan.

13. All planting and turfing approved in the Biodiversity and Landscape Management Plan under condition 2 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 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, 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, no porches, no outbuildings, no hard surfaces, no chimneys and flues, no microwave antenna and no new gates, walls or fences shall be erected 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(s) and its surroundings in accordance with the NPPF and Policy S1, S5 and S53 of the Central Lincolnshire Local Plan.

Note: Councillor D. Dobbie left the Chamber at 7:53pm

147 148001 - GLEBE FARM BARN FEN ROAD OWMBY BY SPITAL

The Committee considered the next application, number 148001, seeking permission for the conversion of existing barn building to 1no. dwelling including erection of extension and new garage, boundary features and access gates, at Glebe Farm Barn, Fen Road, Owmbly by Spital, Market Rasen. There were no updates from the Officer. During the course of the presentation Members heard that the barn was considered to be a non-designated heritage asset as it was listed on the Lincolnshire HER, and dated back to the mid-19th century. The proposal went beyond the 'minimal alterations' requirement of Part A, criteria b of Policy S5 of the Central Lincolnshire local Plan, however significant weight was given to the fact that the conversion would bring back into use a non- designated heritage asset as well as securing its long-term use.

Note: Councillor D. Dobbie returned to the meeting at 7:55pm

With no speakers registered, the Chairman invited comments. There was overall support for proposal, with Members noting the design and approach had been consulted on, with the proposed design being preferred over previous options.

Having been moved, seconded and voted upon, it was agreed 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:

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 details as shown on the approved plans and any other document forming part of the application:

- OMS/01 Site Location Plan
- OMB_02 Rev B Proposed Floor Plans
- OMB_03 Rev A Proposed Block Plan
- OMB_04 Rev B Proposed Elevations

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

3. No development, other than to foundations level on the proposed extension shall take place until details and samples (where stated) of the following materials have been made available on site for inspection and agreed in writing with the Local Planning Authority. The

proposed development shall only proceed in accordance with the approved materials.

- Details of the reclaimed Brickwork, fencing and gates to be used in the boundary treatments; Page 140
- Specifications of Roof Tiles;
- All new external cladding– Samples to be made available on site for inspection;
- Specifications of all new windows (including roof lights), doors (including garage door), glazing and joinery details at a scale of 1:20, including colour and finish;
- Rainwater goods.

Reason: In the interests of visual amenity and to ensure the materials used are appropriate in this sensitive setting in accordance with Policies S53 and S57 of the Central Lincolnshire Local Plan 2023 and the NPPF.

4. No development other than to foundation level on the proposed extension shall take place until full details of foul and surface water drainage (including the results of percolation tests) has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: To ensure adequate drainage facilities are provided to serve the development and to prevent pollution of the water environment in accordance with Policy S21 of the Central Lincolnshire Local Plan 2023.

5. The development hereby approved must only be carried out in accordance with the recommendations set out in the Bat Roost and Nesting Bird Potential Survey by Delta Simons dated April 2024.

Reason: In the interest of nature conservation to accord with the National Planning Policy Framework and Policies S60 and S61 of the Central Lincolnshire Local Plan 2023

6. All new external and internal finishes and works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the Local Planning Authority.

Reason: To safeguard the fabric and appearance of the host building, a non- designated heritage asset in accordance with Policies S53 and S57 of the Central Lincolnshire Local Plan 2023.

7. No development other than to foundation level on the proposed extension shall take place until full details until a scheme of ecological enhancements, including the provision of Bat and Bird Boxes and the Owl nest box have been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect and enhance the biodiversity value of the site to accord with the National Planning Policy Framework and Policies S60 and S61 of the Central Lincolnshire Local Plan.

8. Prior to the first occupation of the dwelling hereby permitted, a scheme of landscaping including details of the size, species and position or density of all trees and hedges to be planted, shall be submitted to and approved in writing by the Local Planning Authority. All planting comprised in the approved details of landscaping shall at the latest be carried out in

the first planting season following the occupation of the relevant dwelling; 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: 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.

9. Prior to occupation of the approved dwellings 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.

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

10. Notwithstanding the provisions of Class A, AA, B, C, D and E of Schedule 2 Part 1 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order), following the commencement of the development hereby permitted, there shall be no further alterations, windows, additions or enlargement of the dwelling, or additional buildings within its curtilage, unless planning permission has first been granted by the local planning authority.

Reason: To allow the Local Planning Authority to appropriately assess the visual impacts of any alterations to the development in accordance with Policies S53 and S57.

148 00585 - BALTIC MILL LAND, BRIDGE STREET, GAINSBOROUGH

The Committee gave consideration to the final application of the evening, application number 00585, seeking approval for the demolition of the remaining Baltic Mill wall on Baltic Mill Land, Bridge Street, Gainsborough. It was explained that since the report was published, a consultation response had been received from the Environment Agency. Whilst they had no objections to the application, they had advised that the applicant would require a Flood Risk Activity Permit due to the proximity of the site in relation to the River Trent. In the event permission be granted, an informative advising the applicant on how to obtain a permit would be added to the decision notice. Additionally, a 'no objection' response had been received from Gainsborough Town Council. The Officer summarised that the application proposed to demolish the remaining south flank wall of Baltic Mill. Structural issues with the wall had come to light since the granting of the landscaping scheme, meaning that the proposed landscaping could affect the stability of the wall. Members received a short presentation on the application.

With no registered speakers, the Chairman thanked the Officer and invited comments from Members. Councillor D. Dobbie reiterated his declaration from earlier in the meeting and stated that, on the basis of the application as presented to the Committee, the proposal was

entirely reasonable.

Having been moved and seconded, the Chairman took the vote and it was unanimously

RESOLVED that approval to **GRANT** planning permission (subject to conditions) be delegated back to officers to issue a decision once the re-consultation period on changes to the site location / red line ownership plan had expired.

149 DETERMINATION OF APPEALS

With no comments, questions or requirement for a vote, the determination of appeals report was **NOTED**.

The meeting concluded at 8.02 pm.

Chairman