

Officers Report

Planning Application No: WL/2025/00872

PROPOSAL: Planning application for change of use from residential to alternative educational provision with respite and the erection of a detached sensory room

LOCATION:

THE HIDEAWAY
12A WELDON ROAD
HEMSWELL
GAINSBOROUGH
DN21 5UG

WARD: HEMSWELL

WARD MEMBER(S): Cllr Howitt-Cowen

APPLICANT NAME: Illuminate Care Group

TARGET DECISION DATE: 23/10/2025 EoT 11/12/2025

CASE OFFICER: Vicky Maplethorpe

Recommended Decision: Grant permission subject to conditions

The application is referred to the planning committee for determination in line with the constitution as there are outstanding objections from the Parish Council and neighbouring residents on planning matters.

Site Description and Proposal:

The application site is located within Hemswell and is set back from Weldon Road. It is within the Conservation Area and located within an Area of Great Landscape Value. The site is surrounded by other residential dwellings to the north and east and open countryside to the east and south.

The proposal is for a change of use from a dwellinghouse (use class C3: Dwellinghouses) to an alternative educational provision for up to five young people who require a therapeutic learning environment, including the erection of a detached sensory room within the rear garden area (use class F.1 Learning and non-residential institutions).

Alternative provision settings are places that provide education for children who can't go to a mainstream school. In February 2025 the Department for Education published a substantive re-write of the Arranging Alternative Provision: A Guide for Local Authorities and Schools. Alternative provision is defined as *'education arranged by local authorities for pupils who, because of exclusion, illness or other reasons, would not otherwise receive suitable education; education arranged by*

schools for pupils on a fixed period exclusion; and pupils being directed by schools to off-site provision to improve their behaviour’ (DfE February 2025).

Relevant Planning History

Reference	Proposal	Decision
120986	Planning Application to convert one area of flat roofing to pitched to match existing pitched roof	Granted time limit plus conditions
140636	Planning application for the removal of existing workshop and erection of 1no. bungalow - resubmission of 140123.	Granted time limit plus conditions 14/05/2020
141873	Request for confirmation of compliance with conditions 2, 6, 8, 9, 10 and 11 of planning permission 140636 granted 14 May 2020.	Condition discharged 29/10/2021
147774	Planning application to install 2no. velux roof windows to the rear elevation	Granted time limit plus conditions 08/03/2024
WL/2025/00581	Planning application for creation of 2no. additional external doors to the existing dwelling, alter fencing location on south side of building, and erect an outbuilding.	Grant with conditions 18/08/2025

Representations

Chairman/Ward member(s): None received

Parish/Town Council/Meeting: Concerns raised:

‘1.2.1 Site Location. The planning statement refers to a private access to the site, whereas it is, and always has been a shared access with two other residential properties. Access to other properties in the immediate vicinity is not referenced in the Planning Statement. Company representatives at the PC meeting confirmed that two 7-seater vehicles would use the shared drive daily during school term times, with additional ‘trips out’ and use for respite visits/stays. Additionally, respite use would require staff or family vehicles to access the facility. The PC and residents believe the movement of vehicles to and from the property will exceed that of a typical family residence, contrary to the position given in the Planning Statement.

3.1.1. and 4.1.2 The Planning Statement refers to the ‘accessibility of services and facilities’. As has been stated by residents and the PC, Hemswell village has no ‘local services or facilities’ other than a children’s play area (pre-school/primary school age), therefore, trips to shops to support the teaching of life skills (cooking, etc.) will require transport by cars, not on foot as described by the company representatives

and not by public transport which is very limited to/from Hemswell Village. The PC and residents believe that references to accessible services and facilities within the Planning Statement are inaccurate and are not pertinent to the submitted change of use application.

4.1.2 The Planning Statement indicates the proposal will meet the existing need for alternative educational facilities in the local community. It is understood that children will be collected by car from Gainsborough, Lincoln and Nottinghamshire. The PC and residents believe it is misleading to suggest the facility is meeting a local need when no evidence has been provided by Illuminate Care Group to support this statement, and therefore does this statement is not pertinent to the change of use application.'

Local residents: 9 letters of objections received from The Old Chapel, 10a, 12 and 14 Weldon Road; Grooms Cottage, Bunkers Hill; Pear Tree House, Brook Street and Windy Ridge, Middle Street.

Objections summarised:

- Inadequate access and parking
- Illuminate Care Group, Foot Forward Property Investments and Money Stone Investments) are one entity operating under different company names.
- Hemswell is not a suitable location for 'disruptive' individuals.
- The village has no facilities and very limited bus services.
- Impact on heritage of the village.
- The nature of the respite care to be offered is extremely vague.
- Loss of privacy.
- Noise, disturbance and anti-social behaviour.

LCC Highways and Lead Local Flood Authority: The site already has permission for residential use and this will generate a comparable amount of trips. It is therefore not be possible to raise an objection to the proposals based on traffic impact, in accordance with the NPPF. There is no precise definition of "severe" with regards to NPPF Paragraph 116, which advises that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe." Planning Inspector's decisions regarding severity are specific to the locations of each proposal, but have common considerations:

- The highway network is over-capacity, usually for period extending beyond the peak hours
- The level of provision of alternative transport modes
- Whether the level of queuing on the network causes safety issues

In view of these criteria, the Highways and Lead Local Flood Authority does not consider that this proposal would result in a severe impact with regard to NPPF.

LCC Archaeology: None received

Conservation Officer: None received

Date Checked: 11/11/25

Representations following reconsultation

Chairman/Ward member(s): None received

Parish/Town Council/Meeting: None received

Local residents: None received

LCC Highways and Lead Local Flood Authority: None received

LCC Archaeology: None received

Conservation Officer: 'The change of use does not change the setting of the listed buildings, therefore, I have no objections to this application.'

Date Checked: 25/11/25

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), the Lincolnshire Minerals and Waste Local Plan (adopted June 2016) and Hemswell and Harpswell Neighbourhood Plan (Made 2023).

Under s38(5) of the Planning & Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published.

Development Plan

- ***Central Lincolnshire Local Plan 2023 –***

Relevant policies of the CLLP include:

S1 The Spatial Strategy and Settlement Hierarchy

S6 Design Principles for Efficient Buildings

S7 Reducing Energy Consumption –Residential Development

S20 Resilient and Adaptable Design

S21 Flood Risk and Water Resources

S23 Meeting Accommodation Needs

S45 Strategic Infrastructure Requirements

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

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

- ***Hemswell and Harpswell Neighbourhood Plan (NP)***

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

Relevant policies of the NP include:

Policy 6: Design Principles

Policy 7: Protecting Non-Designated Heritage Assets

Policy 9: Community Facilities

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

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

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

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 2024. 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-planningpolicy-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>

Other:

LB Legal Duty

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

CA Legal Duty

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Main Considerations:

- Principle of development
- Neighbouring/Residential amenity
- Highway safety and parking provision
- Heritage/Visual amenity
- Flood risk, Water efficiency and drainage
- Energy
- Ecology, biodiversity, and Net Gain
- Other Considerations:

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.

The NPPF in paragraph 100 states '*It is important that a sufficient choice of early years, school and post-16 places are available to meet the needs of existing and new communities. **Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:***

- a) **give great weight** to the need to create, expand or alter early years, schools and post-16 facilities through the preparation of plans and decisions on applications; and*
- b) work with early years, school and post-16 promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.*

Policy S45 of the Central Lincolnshire Local Plan states that '*Proposals for new or extended school facilities will be expected to relate well to the population that they are to serve, ensuring that they are easily accessible for all.*'

Policy 9 (2) of the Neighbourhood Plan states that "Development proposals which would improve... or expand the range of services and facilities for the local community will be supported".

The proposed school is an alternative educational provision for up to five young people who require a therapeutic learning environment for young people aged 11 to 16 years of age which will provide a specialist service for young people in Lincolnshire. During the school holidays the building will be used as a respite facility for a child and their family.

It is considered that the proposal to create a new educational facility and widen choice in education is therefore given great weight in planning policy and is supported in principle, subject to ensuring that it would "relate well" to the population it would serve.

Residential Amenity

Policy S53 of the Central Lincolnshire Local Plan states that all development must 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.

The Parish Council and local residents have raised concerns with regard to the use of the property and the impact this would have on nearby residents in terms of noise, disturbance, anti-social behaviour and overlooking.

Access to the site is via the existing shared drive off Weldon Road between number 10a and 14, which leads to a parking and turning area within the application site.

Open countryside bounds the property to the south. The residential gardens of 10, 10A and 14 adjoin the eastern boundary of the site. The dwellings themselves measure approx 20-40 metres from the boundary.

The garden of 24 Church Street adjoins both the north and western site boundaries. The house is located approx 10 metres from the boundary.

The Planning Statement details how the educational facility will be used:

'The daily routines and operational structure of the provision have been developed to reflect those of an ordinary household, ensuring that the comings and goings of staff and young people will not generate noise, traffic, air quality, or activity levels beyond what is normally expected in a residential setting. The educational use of the property will prioritise a calm, structured, and respectful interaction with the local community. Group sizes will remain small, and activities will be managed in a way that is consistent with the nature of the neighbourhood.'

The submitted Planning Statement details that up to 5 children (aged between 11-16) will be transported to the property in 2 vehicles with a maximum of 5 staff members present at the site during the daytime, between the hours of 9.30am and 2.30pm during term time. During school holidays the property will be used as a respite facility, which will operate with a maximum of 1 family at a time with an onsite carer.

It is considered that the hours and use are reasonable for vehicle movements and it is not dissimilar to vehicle movements associated with a dwelling to be coming/going at these hours.

The Planning Statement explains that *'the daily routines and operational structure of the provision have been developed to reflect those of an ordinary household, ensuring that the comings and goings of staff and young people will not generate noise, traffic, air quality, or activity levels beyond what is normally expected in a residential setting. The educational use of the property will prioritise a calm, structured, and respectful interaction with the local community. Group sizes will remain small, and activities will be managed in a way that is consistent with the nature of the neighbourhood.'*

The school will on occasion utilise the outdoor space and have play breaks where the children can play outside. However, the school is limited to five children and will only operate between the hours of 9.30am and 2.30pm.

It is considered that any increase in noise and nuisance would not be likely to be significant or result in having an unduly adverse impact upon the amenities which neighbours may reasonably expect to enjoy.

Conditions will be attached to any permission limiting the number of children and staff on site along with hours of operation.

It is understood that children will be brought to the site together, minimising vehicular movements throughout the day.

Given the number of comings and goings anticipated as detailed within the Planning Statement, along with the number of proposed occupiers, and the type of educational provision it is to provide, it is considered that the proposed use would be very similar to that of its use as a typical family home, and therefore the proposed use would not be considered an over-intensification of the site, nor excessive in nature.

Based upon the above assessment it is therefore considered that the proposal would not have an unacceptable harmful impact on the living conditions of neighbouring occupiers and would accord with Policy S53 of the CLLP, and the provisions of the NPPF.

Highway Safety and Car Parking

Local Plan Policy S47 and S49 requires well designed, safe and convenient access for all, and that appropriate vehicle parking provision is made for development users. Policy S49 states that all development apart from residential should incorporate a level of car parking that is suitable for the proposed development taking into account its location, its size and its proposed use, including the expected number of employees, customers or visitors.

Paragraph 114 of the NPPF states that in assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:

- a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
- b) safe and suitable access to the site can be achieved for all users; and
- c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

It is stated within the supporting information that all pupils and staff will be transported to the site in two vehicles utilising the existing access and parking area.

LCC Highways have stated that the proposed use will have a comparable amount of trips as the existing use and therefore have no objections.

Overall, the proposed access, parking and turning arrangements are acceptable and the proposal is considered to accord with Policy S47 and S49 of the Central Lincolnshire Local Plan and the NPPF.

Heritage/Visual Impact

Local Plan 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’.

In the Listed Building section of Policy S57, it states that; Development proposals that affect the setting of a Listed Building will, in principle, be supported where they make a positive contribution to, or better reveal the significance of the Listed Building. Under Section 66 of the Planning (Listed Building & Conservation Areas) act 1990 the local planning authority is required to have ‘special regard’ for the preservation of the setting of a listed building. The dwelling itself is not listed, but is within a conservation area.

Policy 7 of the NP states that ‘*The effect of a proposal on the significance of non-designated heritage assets, including their setting, will be taken into consideration when determining planning applications.*’

The application site is located within Hemswell Conservation Area and an Area of Great Landscape Value. All Saints Church, Grade II* is located 70m to the north of the site. There are also a number of buildings identified as important buildings within the conservation area including no.’s 14 and 14a Weldon Road to the east of the site. Policy 7 of the NP also identifies no. 12 Weldon Road as a Non-Designated Heritage Asset.

The site does not occupy a prominent position, being set back from Weldon Road and surrounded by other residential dwellings to the north and east.

The proposed sensory room is domestic in size and scale and replaces an existing shed. Any views of the proposed sensory room are mainly limited to those from

within the site. It has previously been deemed acceptable when planning permission was previously granted for a householder application.

The Conservation Officer has raised no objections.

It is therefore considered that the proposed change of use and sensory room will preserve the setting of the nearby Listed Buildings and conservation area and accords with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy S57 of the CLLP, and Policy 7 of the NP.

Drainage

The proposal is for the change of use of a dwelling to a children's education provision which is positively drained. The additional sensory room is small in scale and will tie into the existing drainage system. Therefore further information in regard to drainage is not required. It is therefore considered that the scheme would accord with Policy S21 of the Central Lincolnshire Local Plan.

Design for Efficient buildings

Policy S6 relates to the design expectation to enable more efficient buildings. It seeks design principles such as orientation, form, fabric, heat supply and renewable energy generation to be considered in the design of all new buildings.

In addition to this Policy S8 requires all new non-residential development proposals to include an energy statement which confirms that all development for non-residential buildings meet the following energy requirements:

1. Can generate at least the same amount of renewable electricity on-site (and preferably on-plot) as they demand over the course of a year, such demand including all energy use (regulated and unregulated), calculated using a methodology proven to accurately predict a building's actual energy performance; and
2. To help achieve point 1 above, target achieving a site average space heating demand of around 15-20kWh/m²/yr and a site average total energy demand of 70 kWh/m²/yr. No unit to have a total energy demand in excess of 90 kWh/m²/yr, irrespective of amount of on-site renewable energy production. (For the avoidance of doubt, 'total energy demand' means the amount of energy used as measured by the metering of that building, with no deduction for renewable energy generated on site).

The Energy Statement must include details of assured performance arrangements. As a minimum, this will require:

- a) The submission of 'pre-built' estimates of energy performance; and
- b) Prior to each building being occupied, the submission of updated, accurate and verified 'as built' calculations of energy performance. Such a submission should also be provided to the first occupier (including a Non-Technical Summary of such estimates);

Policy S8 does however include an exceptional basis Clause for the policy requirements. Clause 1 is set out below:

Where, on an exceptional basis, points 1-2 cannot be met for technical (e.g. overshadowing) or other policy reasons (e.g. heritage) or other technical reason linked to the unique purpose of the building (e.g. a building that is, by the nature of its operation, an abnormally high user of energy), then the Energy Statement must demonstrate both why they cannot be met, and the degree to which each of points 1-2 are proposed to be met.

An energy statement has been submitted with the application which is summarised in the table and bullet points below:

Table 1 - Summary of fabric performance (as modelled)

Element	Construction (summary)	Representative U-value (W/m ² K)
External walls	Insulated timber frame	≈ 0.32
Roof	Insulated roof	≈ 0.26
Floor	Insulated suspended timber floor	≈ 0.20
Doors / glazing	Double-glazed doors/windows	≈ 2.66

These values are consistent with typical modern modular educational buildings and are used directly in the SBEM-based model

- The building is a small, single-room teaching space constructed as a compact modular unit with insulated timber frame, insulated roof and insulated suspended floor.
- A fabric-first approach has been adopted, supported by U-value and condensation risk calculations, and a reasonable airtightness target for the modular construction.
- Services are simple, all-electric and efficient, with:
 - Direct-acting electric heating with time and temperature control.
 - Instantaneous electric hot water.
 - LED lighting with appropriate controls.
 - Natural ventilation without mechanical cooling.
- The building has been assessed using the SBEM methodology via iSBEM for a non-domestic EPC, ensuring a recognised national method underpins the understanding of its energy use.
- The energy strategy focuses on demand reduction, efficient systems and compatibility with a decarbonising electricity grid, and is proportionate to the building's very small scale and intermittent educational use.

Although the building does not meet the full requirements of the policy when considering the nature, size and scale of the building, the energy demand and that it is to be used in association with an existing building it is considered reasonably justified. The classroom is also not capable of hosting solar panels; however, the main building does have solar panels installed.

It is because of the unique purpose of the building, the nature of its use that the development is considered to fall within exceptions clause 1 of Policy 8.

Ecology and Biodiversity Net Gain

The 10% BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers must deliver a BNG of 10% This means a development will result in more or better-quality natural habitat than there was before development. There are some exemptions to this requirement, one of which is development proposals meeting with the de- minimis exemption, the NPPG details this as follows;

- the development must not impact on any onsite priority habitat; and
- if there is an impact on other onsite habitat, that impact must be on less than 25 square metres (e.g. less than a 5m by 5m square) of onsite habitat with a biodiversity value greater than zero and on less than 5 metres of onsite linear habitat (such as a hedgerow).

The proposed sensory room is replacing an existing shed on site. The additional area covered by the proposed sensory room is less than 25 square metres and as the proposal does not impact any onsite priority habitat it is considered that this proposal meets with the de-minimis definition and is exempt from being subject to the biodiversity net gain condition.

Policy 61 of the CLLP states '*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.*'

As part of the proposal a species Enhancement Plan has been submitted which shows the provision of a species rich lawn, bird box, hedgehog box and insect box within the garden area of the site.

The Ecology Officer has no objections to the proposal.

A condition will be attached to any permission to ensure the enhancements are implemented and retained.

Other matters:

Matters in relation to the applicants, their website and other companies associated with them are not material planning considerations.

This application considers only the land use planning implications in accordance with UK planning law and legislation.

Conclusion and reason for decision:

The proposed development has been assessed against policies 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, S20 Resilient and Adaptable Design S21 Flood Risk and Water Resources, S45 Strategic Infrastructure Requirements, S47 Accessibility and Transport, S53 Design and Amenity of the Central Lincolnshire Local Plan 2023 and policies 6: Design Principles, 7: Protecting Non-Designated Heritage Assets and 9: Community Facilities in the Hemswell and Harpswell Neighbourhood Plan. Furthermore, consideration has been given to guidance

contained within the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and the National Design Code, as well as all other material considerations and representations received.

The application proposes an alternative education provision within the village. National policy (paragraph 100 of the NPPF) requires that the local planning authority gives great weight to the need to create, expand or alter early years, schools and post-16 facilities through decisions on applications.

The proposal is of a size and scale that will not harm the character and appearance of the street scene or countryside and will not have an unacceptable impact on the living conditions of neighbouring occupiers of the proposed school. Furthermore, the proposal will not have an unacceptable impact on the highway network or the setting of nearby listed buildings. It is considered that it would relate well to the population that it would serve.

Decision Level: Committee

Recommended Conditions:

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

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

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

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

None.

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

2. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings and documents:
 - FF-213-14 dated Aug 25
 - FF-213-15 dated Aug 25
 - FF-213-16 dated Aug 25
 - FF-213-17 dated Aug 25
 - 509 01 dated November 1 2024
 - 509 02 dated November 1 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 and to accord with the National Planning Policy Framework and Policy S53 of the Central Lincolnshire Local Plan.

3. On site staffing numbers shall not exceed 5, as detailed in the submitted Planning Statement and the use shall only provide education provision for a maximum of 5 children at any one time.

Reason: In the interests of residential amenity and in accordance with the National Planning Policy Framework and policy S53 of the Central Lincolnshire Local Plan.

4. The ecological enhancements as shown on the submitted Enhancement Plan dated 16/11/2025 shall be implemented within 3 months of the building being brought into first use and retained in perpetuity thereafter.

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.

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

5. The educational provision use hereby permitted shall not be open to pupils and staff outside the following times during school term time:

- Monday to Friday: 9:30 am to 14:30 pm.

Reason: In the interests of residential amenity and to accord with the National Planning Policy Framework and Policy S53 of the Central Lincolnshire Local Plan.

6. The respite facility shall only be used outside of school term and will be limited to a maximum of 1 child occupant and their family and carer.

Reason: In the interests of residential amenity and to accord with the National Planning Policy Framework and Policy S53 of the Central Lincolnshire Local Plan.

7. The buildings shown on Drawing No. FF-213-14 dated Aug 25 shall only be used as an 'Alternative Educational Provision' for young people aged 11 to 16 years of age and for no other use, including for any other purpose under use class F.1 Learning and non-residential institutions of the Town & Country Planning (Use Classes) Order 1987 (as amended) or its equivalent in any successive legislation, without having first obtained the planning permission of the local planning authority.

Reason: The application has been assessed and found to be acceptable in accordance with the National Planning Policy Framework and Policy S45 of the Central Lincolnshire Local Plan.

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.