

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 22 July 2026 commencing at 6.30 pm.

Present: Councillor Ian Fleetwood (Chairman)
Councillor Matthew Boles (Vice-Chairman)
Councillor David Dobbie
Councillor Karen Carless
Councillor Tom Smith
Councillor Jim Snee

In Attendance:
Sally Grindrod-Smith Director Planning, Regeneration & Communities
Russell Clarkson Head of Planning
Martha Rees Legal Advisor
Molly Spencer Democratic & Civic Officer
Ian Elliott Development Management Team Leader
Danielle Peck Senior Development Management Officer

Apologies: Councillor Emma Bailey
Councillor Jacob Flear
Councillor Adam Duguid
Councillor Sabastian Hague

Membership: Councillor Karen Carless was appointed substitute for
Councillor Adam Duguid

Also in Attendance: 4 Members of the public

17 PUBLIC PARTICIPATION PERIOD

There was no public participation.

18 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on Wednesday, 24 June 2026, be confirmed and signed as an accurate record.

19 DECLARATIONS OF INTEREST

Councillor Boles declared a non-pecuniary interest in application WL/2025/147538, Elm Tree Farm, Heapham, by virtue of his relationship with the applicant through Gainsborough Trinity Football Club. It was stated that he would take no part in the debate or determination of the application..

Councillor Smith declared a non-pecuniary interest in application WL/2026/00514, Land Rear of Langmead, North Kelsey, having received correspondence directly from an objector to the application. Councillor Smith confirmed that the declaration would not affect participation in the debate or determination of the application.

The Chairman declared a non-pecuniary interest in application WL/2025/147290, Highfield Cliff Farm, having received correspondence directly from the applicant advising that a representative would attend and speak on their behalf. The correspondence had been forwarded to Officers and it was confirmed that the declaration would not affect participation in the debate or determination of the application.

20 UPDATE ON GOVERNMENT/LOCAL CHANGES IN PLANNING POLICY

The Lead Officer provided an update on recent changes to national planning policy and legislation. Members were advised that amendments to Biodiversity Net Gain (BNG) regulations would come into effect from 6 August 2026, including new exemptions for developments on sites below 0.2 hectares and temporary developments of 5 years or less, the removal of the exemption for self and custom build development, and changes to the biodiversity gain hierarchy for minor development.

An update was also provided regarding Planning Committee Reform. Members were informed that new regulations had been made introducing a national scheme of delegation for planning applications and limiting Planning Committees to a maximum of 13 Members, that will come into force on 31 October 2026. It was noted that a Member briefing had been held on 13 July 2026 and that amendments to the Constitution had been approved by the Governance and Audit Committee, with a further report due to be considered by Full Council in September 2026.

Members were advised that revised national planning application fees had been laid before Parliament and, subject to approval, would take effect from 8 December 2026. The changes were expected to increase cost recovery for planning services and form the basis of future local fee setting arrangements.

Finally, Members were informed that publication of the revised National Planning Policy Framework (NPPF) had been delayed until after the Parliamentary summer recess following the recent change in Prime Minister.

In response to a question regarding the impact of Local Government Reorganisation on planning policy functions, Officers advised that the Central Lincolnshire Joint Strategic Planning Committee had agreed to review the adopted Central Lincolnshire Local Plan using the existing Central Lincolnshire geography. Members were advised that legal advice had confirmed that a local plan could continue to operate across boundaries that differed from future unitary authority areas. As such, the current review would proceed on the existing geography, ensuring a robust policy framework remained in place for planning decision making. It was noted that consideration could be given to future reviews based on new local government boundaries, however no immediate changes were anticipated.

Members also sought clarification regarding the operation of the proposed gateway process under the national scheme of delegation. Officers advised that decisions on whether applications met the gateway criteria for determination by the Planning Committee would be

made jointly by a nominated Member and a nominated Officer, with the Chairman of the Planning Committee and Vice-Chairman identified as the proposed nominated Member and substitute. It was explained that applications attracting objections, particularly from Parish Councils and Ward Members, would automatically be referred for consideration under the gateway process. Members discussed the implications of situations where agreement could not be reached between the nominated Member and Officer and the importance of ensuring that applications of significant local interest continued to receive appropriate consideration. Discussions also took place regarding the role of Parish Councils in requesting that applications be considered by the Planning Committee.

21 WL/2026/00514 - FPA LAND REAR OF LANGMEAD, NORTH KELSEY

NOTE: The Lead Officer left the Council Chamber at 6.45 pm.

The Officer advised Members of a correction to the report at page 27 within the Residential Amenity section. Reference to "Beech House" should instead read "Beck House", being the property located to the north of the application site adjacent to the proposed access.

Members were further advised that, since publication of the agenda, a neutral representation had been received from North Kelsey Parish Council. The Parish Council had raised concerns regarding the proposed access from West Street, suggesting that improved access may be achievable from Occupation Lane. Concerns were also expressed regarding the absence of detailed service plans and the scale of the proposed gym, garage and ancillary storage building in relation to a single dwelling.

An objection had been received from a neighbouring property on West Street. Concerns related to the scale of the proposed development, its location in relation to the developed footprint of the village, highway safety associated with the proposed access, the impact on Beck House, the size of the proposed storage building and the potential impact on protected species arising from the demolition of the existing stable building.

The Chairman welcomed the applicant to address the Committee. It was argued that concerns relating to the proposed access should carry limited weight, as prior approval had previously been granted for demolition of an existing garage to facilitate the access arrangement. The applicant emphasised the size of the site, its proximity to village services and facilities, and the relationship of the proposal to surrounding residential development.

The applicant advised that the proposal was for a single self-build dwelling for family occupation and highlighted the limited number of objections received. Reference was made to the proposed ancillary buildings and the need for secure storage of equipment and vehicles.

The applicant further drew comparisons with other residential developments approved within North Kelsey and questioned the assessment that the site lay outside the developed footprint of the settlement. It was also explained that the proposal accorded with Policy NS24 of the Central Lincolnshire Local Plan relating to self and custom build housing and the applicant indicated a willingness agree additional conditions restricting occupation accordingly.

In conclusion, the applicant requested that the Committee approve the application. With no

reply from Officers, the Chairman opened to Members of the Committee to discuss.

During discussion, Members considered the Officer assessment that the site lay outside the developed footprint of North Kelsey and whether the proposal represented an appropriate location for development. Reference was made to the site's relationship with the existing built form of the village, its proximity to local facilities and services, and comparisons drawn by the applicant with other properties and developments within the settlement.

The Chairman expressed the view that a site visit would assist Members in assessing the site's position in relation to the settlement and understanding how the proposed development would relate to the character of the surrounding area. Clarification was sought from the Legal Advisor regarding the reasons for a site visit and, following further explanation, it was confirmed that Members could reasonably seek additional information regarding the site's relationship to the developed footprint and the appropriateness of the location.

The Officer advised that the principal considerations for the Committee were whether the site fell within the developed footprint and whether it represented an appropriate location for development.

A Member of the Committee supported the proposal for a site visit, drawing comparisons with a previous application where an inspection of the site had assisted Members in understanding the relationship between the proposal and the surrounding settlement. Another Member indicated that a site visit would assist in obtaining a fuller understanding of the site and its surroundings.

With no further comments, and having been proposed, seconded and voted upon, it was therefore agreed that application WL/2026/00514 be **DEFERRED** to enable a site visit to be undertaken.

22 WL/2026/00311 - ELM TREE FARM, HEAPHAM LANE, HEAPHAM, DN21 5PT

The Officer introduced the application and advised Members that agreement had now been reached with the applicant in respect of the recommended pre commencement conditions. Members were further advised that condition 3, as set out within the report, could be amended from a pre commencement condition to an in accordance with approved plans condition, as details of the proposed bird and owl boxes had now been incorporated within the submitted plans.

Members were reminded that the application had been referred to the Planning Committee as a departure from the development plan and contrary to Policy S5 of the Central Lincolnshire Local Plan. The departure arose from the extent of new build development proposed as part of the conversion scheme, which was considered to exceed the minimal alterations normally expected under the policy.

The application sought permission for the conversion of an existing barn to residential use, the removal of an agricultural building, and the erection of a replacement building for mixed agricultural and domestic purposes.

In presenting the application, the Officer outlined the site layout, including the repositioning

of the proposed mixed use agricultural and domestic building and the removal of an existing steel framed structure within the courtyard. Members were advised of the site's relationship to nearby Scheduled Monuments, including the medieval moated manorial complex and the dovecote associated with Elm Tree Farm.

Details of the proposed conversion works, including alterations to the barn, associated extensions, and the proposed replacement building, were shown. Members were advised that the scheme had been subject to pre application discussions and amendments following negotiations with Officers.

Member of the Committee expressed support for the application, noting that the proposal represented a pragmatic approach to securing the long-term preservation of the building. Reference was made to the extensive discussions and negotiations that had taken place between the applicant and Officers, and it was considered that, without intervention, the building would continue to deteriorate.

The Chairman acknowledged that, whilst some elements of the design would not necessarily reflect his personal preference, he recognised the wider benefits of the scheme and the investment proposed in securing the future of the heritage asset.

Councillor Snee declared a non-pecuniary interest by virtue of undertaking voluntary work at Gainsborough Trinity Football Club. Councillor Snee confirmed that he had not discussed the application with the applicant or any representatives and would consider the matter with an open mind.

With no further comments, the proposal to accept the Officer's recommendations was duly seconded and voted upon. It was therefore 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 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 comprehensive Historic Building Record to level 3 standard has been submitted to and approved in writing by the local planning authority.

Reason: To ensure a complete written and photographic record of the building(s) is submitted prior to works commencing to accord with the National Planning Policy Framework and local policy S57 of the Central Lincolnshire Local Plan 2023-2043.

3. No development must take place until further bat surveys on all the buildings have been completed by a suitably qualified professional person and a bat survey report submitted to and approved in writing by the Local Planning Authority. The bat survey report must include any necessary mitigation measures including a plan showing their position. The

development must be completed in strict accordance with the recommendations and retained as such thereafter.

Reason: In the interest of nature and to ensure the protection of roosting bats to accord with the National Planning Policy Framework and local policy S60 and S61 of the Central Lincolnshire Local Plan 2023-2043.

4. No development must take place until a written scheme of archaeological investigation has been submitted to and approved in writing by the local planning authority. This scheme must include the following
 - a) An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).
 - b) A methodology and timetable of site investigation and recording.
 - c) Provision for site analysis.
 - d) Provision for publication and dissemination of analysis and records.
 - e) Provision for archive deposition.
 - f) Nomination of a competent person/organisation to undertake the work.
 - g) The scheme to be in accordance with the Lincolnshire Archaeological Handbook.

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation and in accordance with the National Planning Policy Framework and local policy S57 of the Central Lincolnshire Local Plan 2023-2043.

6. The local planning authority must be notified in writing of the intention to commence the archaeological investigations in accordance with the approved written scheme referred to in condition 4 at least 14 days before the said commencement. No variation must take place without prior written consent of the local planning authority.

Reason: In order to facilitate the appropriate monitoring arrangements and to ensure the satisfactory archaeological investigation and retrieval of archaeological finds in accordance with the National Planning Policy Framework and local policy S57 of the Central Lincolnshire Local Plan 2023-2043.

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

7. 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:
 - SBP1 Rev PL2 dated 7th May 2026 – Site Plan
 - D02 Rev PL1 dated 27th March 2026 – Barn Conversion Elevation and Floor Plans
 - D05 Rev PL1 dated 27th March 2026 – Barn Conversion Courtyard Elevation Plans
 - D06 Rec PL1 dated 27th March 2026 – Agricultural/Domestic Storage Unit Elevation and Floor Plans

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

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

to accord with the National Planning Policy Framework and local policy S5, S47, S49, S53 and S57 of the Central Lincolnshire Local Plan 2023-2043.

8. No construction works above ground level must take place until details of a scheme for the disposal of foul/surface water (including any necessary soakaway/percolation tests) from the barn conversion and the agricultural/domestic building including a plan identifying connectivity and their position has been submitted to and approved in writing by the local planning authority. No occupation must occur until the approved scheme has been carried out.

Reason: To ensure adequate drainage facilities are provided to serve the proposed residential unit and the agricultural/domestic building, 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 2023-2043.

9. Prior to the commencement of any external repairs being undertaken, a full specification and methodology for external repairs must be supplied and agreed in writing by the Local Planning Authority. This to include:
 - a) Repairs to the roof covering and structure;
 - b) Brickwork repairs/repointing (extent to be shown shaded on elevations). A sample panel of repointing must be made available for inspection and approval by the Local Planning Authority.
 - c) Structural repairs (including any works to remove any timber beam);

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

Reason: To ensure the retention of key historical features in the first instance or appropriate replacements to accord with the National Planning Policy Framework and local policies S5, S53 and S57 of the Central Lincolnshire Local Plan 2023.

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

Reason: To ensure the use of appropriate materials in the interests of visual amenity and the character and appearance of the barns, the site, the open countryside and to preserve the setting of the Schedule Ancient Monuments to accord with the National Planning Policy Framework and local policies S5, S53 and S57 of the Central Lincolnshire Local Plan 2023-2043.

11. Prior to installation, the external material listed below must be submitted to and approved in writing by the Local Planning Authority:
 - A one metre square sample panel of brickwork, mortar and bond of all new types of brickwork. The brickwork panel(s) constructed must be retained on the site until the development hereby approved has been completed.
 - Retained and new roof tiles

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

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

Reason: To ensure the use of appropriate materials in the interests of visual amenity and the character and appearance of the site and the surrounding area including the setting of the Scheduled Ancient Monuments to accord with the National Planning Policy Framework and local policies S5, 53 and S57 of the Central Lincolnshire Local Plan 2023-2043.

12. If during the course of development, contamination is found to be present on site, then no further development (unless otherwise agreed in writing by the local planning authority) must 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 must then be dealt with in accordance with the approved details.

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

13. The archaeological site work shall be undertaken only in full accordance with the written scheme required by condition 4.

Reason: To ensure the satisfactory archaeological investigation and retrieval of archaeological finds in accordance with the National Planning Policy Framework and local policy S57 of the Central Lincolnshire Local Plan 2023-2043.

14. Following the archaeological site work referred to in condition 12 a written report of the findings of the work shall be submitted to and approved in writing by the local planning authority within 3 months of the said site work being completed.

Reason: To ensure the satisfactory archaeological investigation and retrieval of archaeological finds in accordance with the National Planning Policy Framework and local policy S57 of the Central Lincolnshire Local Plan 2023-2043.

15. The report referred to in condition 13 and any artefactual evidence recovered from the site shall be deposited within 6 months of the archaeological site work being completed in accordance with a methodology and in a location to be agreed in writing by the local planning authority.

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

policy S57 of the Central Lincolnshire Local Plan 2023-2043.

16. The development hereby approved must be completed in strict accordance with the bird and owl mitigation measures listed below:

- All bird nest boxes identified on plan D02 Rev PL1 dated 27th March 2026 must be installed prior to the occupation of the barn conversion.
- The owl nesting box identified on plan D06 Rev PL1 dated 27th March 2026 must be installed prior to the operation and occupation of the agricultural and domestic building.

All the mitigation measures listed above must be retained as such thereafter.

Reason: In the interest of nature to accord with the National Planning Policy Framework and local policy S60 and S61 of the Central Lincolnshire Local Plan 2023-2043

17. Apart from the bird boxes approved in condition 15 of this permission the development must be completed in strict accordance with Section 5 of the Preliminary Ecological Appraisal and Phase 2 survey by Archer Ecology dated September 2024.

Reason: In the interest of nature to accord with the National Planning Policy Framework and local policy S61 of the Central Lincolnshire Local Plan 2023-2043.

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

18. Notwithstanding the provisions of Classes A, AA, B, C, D, E, F, G and H of Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) the dwellings, annex and carport building hereby permitted must not be extended, altered and no buildings or structures shall be erected within the curtilage of the dwellings, annex and carport building unless planning permission has first been granted by the Local Planning Authority.

Reason: To enable any such proposals to be assessed in terms of their impact on the design, character and appearance of the dwellings within its historic setting and on the living conditions of neighbouring occupiers in accordance with the National Planning Policy Framework, local policy S5, S53 and S57 of the Central Lincolnshire Local Plan 2023 and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

19. Notwithstanding the provisions of Class A of Schedule 2 Part 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) the dwellings, annex and car port building hereby permitted no gates, fences, walls or other means of enclosure must be erected within or on the boundary of the site unless planning permission has first been granted by the Local Planning Authority.

Reason: To enable any such proposals to be assessed in terms of their impact on the area and the historic setting to accord with the National Planning Policy Framework, local policy S5, S53 and LP57 of the Central Lincolnshire Local Plan 2023 and Section 66 of the

Planning (Listed Buildings and Conservation Areas) Act 1990

23 WL/2025/01163 - 4 SILVER STREET, GAINSBOROUGH, DN21 2DP

Members were advised that the application sought full planning permission for the conversion of the upper floors of 4 Silver Street, Gainsborough, to provide five residential flats, whilst retaining the ground floor in retail use. The property was a Grade II Listed Building, and the application had been referred to the Planning Committee as a departure from the Council's parking standards.

In presenting the application, the Officer outlined the proposed accommodation, comprising of 1x one-bedroom flat and 1x two-bedroom flat at first floor level, together with 2x one-bedroom flats at second floor level. Members were advised that the proposals also included the installation of new windows to the rear elevation and the replacement of an unauthorised flat roof with a lean-to roof. Site photographs showing the front and rear of the building were displayed.

Councillor David Dobbie declared a non-pecuniary interest, having previously considered the application as a Member of Gainsborough Town Council. Councillor Dobbie advised that Gainsborough Town Council had supported the proposal, principally because it would contribute towards increasing residential occupation within the town centre.

A Member of the Committee sought clarification regarding access arrangements to the proposed residential accommodation. Officers advised that access would be taken from the rear of the building via an alleyway and rear entrance.

In discussing the application, Members expressed support for the proposal, noting the benefits of bringing additional residential accommodation into the town centre and securing improvements to a listed building. Positive reference was also made to the success of similar renovation projects undertaken in the immediate vicinity.

A Member of the Committee sought clarification regarding whether any works were proposed to the ground floor retail unit. Officers advised that only repair works were proposed.

With no further comments, the proposal to accept the Officer's recommendations was duly seconded and voted upon. It was therefore 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 and documents:

ZAAVIA/4SS/512 Rev B dated 4 May 2026
ZAAVIA/4SS/511 Rev B dated 4 May 2026
ZAAVIA/4SS/510 Rev B dated 4 May 2026
ZAAVIA/4SS/509 Rev B dated 4 May 2026
Site Location Plan (Red Line) received 24/11/2025
ZAAVIA/4SS/524 Rev A dated 29 July 2025
ZAAVIA/4SS/522 Rev A dated 29 July 2025
ZAAVIA/4SS/521 Rev A dated 29 July 2025
ZAAVIA/4SS/520 Rev A dated 29 July 2025
ZAAVIA/4SS/519 Rev A dated 29 July 2025
ZAAVIA/4SS/518 Rev A dated 29 July 2025
ZAAVIA/4SS/517 Rev A dated 29 July 2025
ZAAVIA/4SS/513 Rev A dated 29 July 2025
ZAAVIA/4SS/508 Rev A dated 26/03/2024
ZAAVIA/4SS/507 Rev A dated 29 July 2025

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.

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

None.

NOTE: Following determination of the application, the Legal Advisor corrected advice given earlier in the meeting relating to voting eligibility on application WL/2026/00514. It was confirmed that a Member of the Committee had been entitled to vote on that application and that their vote had been correctly included in the resolution relating to the site visit. The clarification was noted.

24 WL/2026/00290 - HIGHFIELD CLIFF FARM, SHADOWS LANE, GLENTHAM, MARKET RASEN

The Officer reminded Members that the application had previously been considered by the Planning Committee and deferred to allow further discussions to take place with the applicant and agent regarding the marketing exercise undertaken in support of the application.

Members were advised that the application sought the removal of an agricultural occupancy condition from the dwelling at Highfield Cliff Farm, Glenthams.

An update was provided in respect of additional information received on 14 July 2026. The applicant had advised that nearby farms had been approached to ascertain whether there was any interest in the property. However, no supporting evidence had been submitted to substantiate this claim. Members were further advised that the property had since been advertised through Perkins George Mawer & Co. at an asking price of £420,000, representing a 30% reduction to reflect the agricultural occupancy restriction, and that a marketing board had been erected at the site entrance on the A631.

The Officer presented the site location plan and photographs of the dwelling and surrounding area, demonstrating its location within the open countryside. Members were also shown details of the existing agricultural occupancy condition and the marketing information submitted in support of the application.

The Chairman then invited the applicant's representative to address the Committee. The agent addressed the Committee in support of the application. It was acknowledged that the marketing undertaken to date may not have fully satisfied the Council's expectations; however, it was contended that the occupancy condition relied upon the term "local", which was not specifically defined within the condition. The agent argued that the meaning of "local" was a matter of interpretation and that the marketing requirements should be considered in that context.

The Committee was advised that the property had been marketed locally through an estate agent for a period of nine months and that a marketing board had been displayed at the site, albeit intermittently due to concerns regarding rural crime and the security of the wider farming operation. It was further stated that wider marketing had been undertaken but had generated no interest from qualifying purchasers.

The agent submitted that the dwelling was beyond the financial reach of most agricultural workers, even at a reduced price, and advised that the property had not originally been constructed as a farm worker's dwelling. It was further explained that changes in farming practices meant there was no longer a requirement for an employee to occupy the property and that the dwelling had remained vacant for several months.

Concern was expressed that the ongoing vacancy of the property increased the risk of crime and vandalism. The agent also highlighted the property's proximity to Glenthams and referred to recent residential development within the village.

In conclusion, the Committee was asked to support the removal of the agricultural occupancy condition and approve the application.

The Officer advised that the application related to a dwelling constructed in an isolated countryside location where policy would not ordinarily support residential development. As such, the key consideration for Members was whether sufficient evidence had been provided to demonstrate that the property could not reasonably be sold subject to the existing occupancy restriction. The Officer further clarified that the dwelling had originally been granted planning permission as accommodation for an agricultural worker and the condition remained relevant in planning terms.

In opening the debate, the Vice-Chairman expressed disappointment that the additional information requested by the Committee had not been fully provided. Concern was expressed that insufficient evidence had been submitted to demonstrate that the property had been effectively marketed, particularly through online channels. It was noted that Members had requested additional information regarding the marketing exercise, however no supporting evidence had been provided to demonstrate the extent of the marketing undertaken or enquiries received.

A Member of the Committee acknowledged the concerns raised regarding the marketing exercise but also reflected on changes within the agricultural industry and questioned whether any further marketing would realistically result in a purchaser capable of satisfying the occupancy restriction. It was suggested that the ongoing vacancy of the dwelling could result in deterioration of the property and increase the risk of criminal activity.

In response, the Officer advised that the application before the Committee was made under Section 73 to vary or remove an existing planning condition. Members were advised that they could refuse the application, remove the condition entirely or vary it. The Officer noted that, whilst the applicant had raised concerns regarding the use of the word "local" within the condition, insufficient evidence had been submitted to demonstrate that there was no demand for the dwelling from a qualifying occupier. The Officer reiterated that additional information had been requested following the previous meeting, however the evidence sought by the Committee had not been provided.

During consideration of the application, the Chairman declared a non-pecuniary interest on behalf of all Members of the Planning Committee, as the applicant was known to Members. It was confirmed that Members would consider the application with an open mind.

A Member of the Committee sought clarification regarding the interpretation of the term "local" within the occupancy condition and raised the potential implications of Local Government Reorganisation on any geographical definition. In response, the Officer advised that, should the Committee be minded to vary the condition, the preferred approach would be to remove the word "local" altogether whilst retaining the agricultural occupancy restriction.

A Member of the Committee then proposed that, rather than removing the occupancy restriction entirely, the condition be varied by removing the word "local". The proposal was seconded.

During discussion of the motion, Members were advised that such an amendment would allow the property to be marketed more widely whilst still retaining an agricultural occupancy restriction. The Chairman noted that, should the amended condition subsequently prove ineffective, it would remain open to the applicant to submit a further application in the future.

The Officer further advised that, should the Committee resolve to vary the condition, reference to agriculture should also be updated to reflect the definition contained within the Town and Country Planning Act 1990 rather than the earlier legislative reference currently cited within the condition. The proposer confirmed agreement with the suggested amendment.

Upon being put to the vote, it was agreed that permission be **GRANTED** subject to the

variation of condition 1 as follows:

1. The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, prior to retirement, in agriculture as defined in Section 336 of the Town and Country Planning Act 1990, or in forestry or a dependant of such person residing with them (but including a widow or widower of such a person).

Reason: The site is in a rural area where it is the policy of the district planning authority, in the interests of safeguarding the rural character and appearance of the area, not to permit development unless it is required to meet an agricultural need

25 DETERMINATION OF APPEALS

With no comments, questions or requirement for a vote the appeal decisions were **DULY NOTED.**

The meeting concluded at 7.33 pm.

Chairman