

Officers Report

Planning Application No: 146509

PROPOSAL: Planning application for 1 no. detached dwelling

LOCATION: Land Adjacent to Stonefield House 10 Main Street Scothern LN2 2UF

WARD: Sudbrooke

WARD MEMBER(S): Cllr B Velan

APPLICANT NAME: Mrs M Aspinall

TARGET DECISION DATE: 08/09/2023

DEVELOPMENT TYPE: Minor - Dwellings

CASE OFFICER: Richard Green

RECOMMENDED DECISION: Grant with conditions attached.

This application has been referred to the Planning Committee for determination, following the objections received from the Parish Council and Local Residents.

Description:

The site is part of the garden of the host dwelling (No.10 Main Street, Scothern) and is located within the developed foot print of Scothern. No.10 is a two-storey detached brick and pantile dwelling which has been identified as a non-designated heritage asset as part of the Scothern Neighbourhood Plan. The site is accessed off Main Street to the rear (east of the No.10 Main Street) whose main architectural elevation is its west elevation. No.10 benefits from gardens to the west, south and to the east and there is a traditional outbuilding to the south of the dwelling. The application site is surrounded by dwellings on all sides apart from to the east where St Germain's Church (Grade II* Listed) is located on the other side of Church Street. Scothern Beck runs in a culvert along the northern boundary of the site. There is a Public Right of Way (Scth/153/1) located approximately 50 metres to the south of the site.

It is proposed to build a 1 bed (with a first floor study that could be used as a second bedroom) 1.5 storey detached traditional style stone and pantile roof dwelling. The dwelling will have an eaves height of approximately 3.36 metres and a ridge height of 7.85 metres. A single storey garden shed is also proposed located towards the south west corner of the site. The proposed dwelling will be accessed via the same access off Main Street as the host dwelling and will be located towards the northern end of the site. The proposed dwellings front elevation will be its north elevation fronting Main Street. A parking space will be provided to the front (north) and to the west. The dwelling benefits from landscaping to the north and to the east and its main gardens will be located to the south.

Amended plans have been received and re-consulted upon with the access changed from Church Street to Main Street as described above.

Relevant history:

W87/449/85 - Outline application to erect bungalow. Granted 04/07/85.

Representations:

Chairman/Ward member(s): No representations received to date.

Parish Council: Object for the following reasons:

- The proposed dwelling will be erected on the only remaining open area in the centre of the village of Scothern (apart from the Bottle and Glass garden) and will impinge on the Grade II* listed St Germain's Church and the nearby Grade II listed Manor house.
- The proposed vehicular access/egress to/from the proposed property is adjacent to the bus shelter and bus stop in the centre of the village and will therefore cause a road hazard to residents and public transport.
- The proposed vehicular access/egress will traverse the grass verge which is in ownership of Lincolnshire County Council and will necessitate the removal of two mature trees which are located outside of the "estate" metal fencing which has stood in place for circa 100 years and again is a feature of the centre of the village. A privet hedge has recently been planted behind this estate fence. It is suggested that in the days of global warming we should be planting additional trees and not removing mature trees that are not diseased or damaged.
- The photographs of cottages shown within the Design and Statement are in the adjoining village of Nettleham and should not be seen as indicative of similar properties currently in Scothern.
- Reference is made to application 144608 [Householder for proposed side and first floor extension at 10 Church Street Scothern]. Condition 3 [materials] and 4 [cease to use the existing access when the new access is brought into use] are referenced. My Council is of the view that this condition should also apply to this proposed property which should therefore be refused as the access will be located on a short stretch of Church Street where it is approaching Main Street.
- This proposed property is in close proximity to the Grade II* listed St Germain's Church and my Council is firmly of the view it will not be respectful to the church and will not comply with planning policy.
- A recent application (*144716 – The Bottle and Glass, Scothern) outlined the reasons for refusal which should also apply to this application. Namely the proposal will harm the setting of the Grade II* Listed Church and it will harm the character and appearance of the street scene.

*Planning application to form external covered seating area to current garden lawn.

Further comments received on the amended plans:

This application was further considered at the Scothern Parish Council meeting on 14 June 2023.

Councillors appreciate the steps the applicants have taken to negate road hazards by moving the access/egress to a shared driveway directly onto Main Street rather than Church Street.

Council seeks however confirmation that the boundary shown on the re-submitted plan is correct and does not encroach on the grass verge that is in the ownership of Lincolnshire County Council. The "estate" or "manor" style fence marks the known boundary and has done so for a great number of years.

Council is still of the view that the application should be considered by the full Planning Committee and would respectfully suggest that there would be benefit in a site visit, rather than the application being determined by officer delegated powers.

Local residents: 19a & 26 Craypool Lane, 6 Alders, 7, Abbot's Way, 2 Back Lane and 11 Main Street, Scothern - Object for the following reasons:

- In my view it will be disappointing for the view of the church from Main Street to be affected.
- I would object to the felling of a tree opposite the church, as it is in a beautiful line of trees.
- The plans could be altered so the drive comes through the trees as it does at the property next door.
- No objection to the development of the property but the proposed vehicle entry to the property directly opposite the churchyard entails the destruction of cherry trees which I understand to be on public land, not part of the applicant's property. I believe the parish council pay for the maintenance of the land road side of Stonefield House property.
- Cars traditionally park opposite the proposed entrance both for local residents and those visiting the church. The proposed entrance would present, together with the bus shelter blocking view of the entrance, a danger.
- There is already a wide entrance to Stonefield House and it is difficult to see why this cannot be utilised as a shared entrance or indeed widened onto Main Street to access the property rather than degrade the beauty of the village.
- It would be a real shame to see one of the only green spaces in the village built on, especially in regards to its historical position next to the church.
- Although a nice design I wonder if a two storey property with a high pitched roof is correct for this delicate site. The village needs more houses for the elderly but does a two storey building without downstairs facilities meeting these needs? Especially as they're an ancient barn on the site which would be ideal for conversion to protect its fabric.
- In addition after a campaign by the village to keep the open aspect of the Bottle and Glass garden when a planning application was

unsuccessful. The application was refused because the single storey proposal would spoil the view of the 12th Century Church and I fear that this proposal if passed will give the public house owners the precedent to go to Appeal on their single storey application.

- The development of the open green space which forms the garden of Stonefield house will have a significant impact on the character of the main street of Scothern, views of the grade II* St Germain's church will be obscured by the placement of the proposed dwelling which sits within the curtilage of the listed building.
- The proposal also seeks to remove established cherry blossom trees, which have been categorised as category C and are also the largest trees on site, to form a new access. The site plan indicates an intention to provide replacement alternative trees though this would clearly be with smaller unestablished specimens and would have a significant impact on the ecology of an established green corner of the village. The siting of the proposed dwelling would also remove a number of the existing fruit trees which line the drive way of Stonefield house indicating its encroachment over the existing access to Stonefield house.
- The stated need for the dwelling is to care for elderly parents, while the time frame of care to relatives could be up to 20 years the building would remain and the impact of its siting and the harm it does to the setting would remain

Honeysuckle Cottage School Crescent Scothern – Supports the proposal for the following reasons:

- I wish to support the application as great care has been taken to design a property sympathetic to the local history of the area, (which is a very rare thing these days) especially as it overlooks the church.
- However, I would like to add that it is unfortunate that the access route will remove a much loved mature street tree, and note that another large tree is also going to be felled. I hope that this is an opportunity to replace them with a species which will give maximum benefit to biodiversity and wildlife as well as enhancing the appearance of the site.
- Also, I see that it has already been noted that development of this site could reveal things of historic interest and I hope that anything that is unearthed respected and shared rather than being lost forever.

Apple Tree Cottage School Crescent Scothern – Supports the proposal for the following reasons:

- Full disclosure, I assisted in the design of this cottage, and I know the applicant has always been fully appreciative of the value and importance of the site from a conservation point of view and is of course aware of the description of Stonefield House contained in the Neighbourhood Plan.
- Scothern was indeed formerly a largely agricultural village and the scale and design of Stonefield House, believed to have been built for

the farm foreman, reflects the importance of agriculture to the village in the 19th century.

- When designing the cottage, she did consider reflecting the farmyard of the 19th century as I think the conservation officer is suggesting, but decided that Stonefield House and its barn already was a sufficient reminder of that part of Scothern's history.
- Long before the existence of the farmstead represented by Stonefield House and barn, the site of the proposed cottage had another history. In fact, it is the last remaining part of the three-quarter acre site on which stood the 16th century Scothern Vicarage and its orchard. There is a sketch of what was possibly the old vicarage (or its successor) within the design statement, and there is also a photograph of Beck Cottage, Nettleham, which was its very rare local 16th C contemporary.
- Hamlet's Cottage is designed to be a reminder of this lost part of Scothern's late medieval period (within the site constraints she has even tried to give a nod to the orchard) and it would be a shame if she is denied the chance to create this visible reminder of the real significance of this important village site.

Comments received on the amended plans:

30 Sudbrooke Road, 16 Dunholme Road, 2 Back Lane, Ellison House & Shades, School Crescent, 16 Weir Farm Paddock & Weir Farm Paddock and 9 Church Street, Scothern and 13 Greetwell Gate, Lincoln and The Lodge Main Street, Ossington – Support the proposal for the following reasons:

- I am pleased to see that the initial entrance has been moved from Church Street and the cottage does look lovely, complementing the scene near the beck.
- I would suggest that if the council want to improve the historic church setting they should start by limiting parking outside the church.
- I'm pleased to see the revised plans have negated the need for a new driveway put opposite the church, although the loss of the view of the church from Main Street is still disappointing.
- It looks like tree TI is on the council verge.
- The proposed development will be a perfect complement to Stonefield House. The stone picked for the design is a welcome change from the new build developments which have multiplied over recent years and as such, I support the introduction of properties to the village which conserves the history of Scothern and enhances the beauty of St Germain's Church.
- I consider that much thought and research has gone into the application. The proposed property appears to be a suitable dwelling in keeping with the area. I feel sure that the question of access to the property may be resolved amicably.
- I think Hamlet's Cottage and garden will only make the church and Church Street better.
- I would like to comment in support of the planning application, the proposed property looks in keeping with the surrounding area and

other properties nearby. The intention to replicate the traditional cottage look would well suit the village and it is clear the plans are sympathetic to the rest of the street.

- With many new houses being built throughout the village; some beautiful, some not so much. I think this would be a great spot for a new house which will be sympathetic to its' surrounding buildings. It is in a beautiful, desirable location which, if built, will really compliment the village.
- It's hard to think of a better building for this important village site. It's the right size and scale, and made of the right materials, to enhance the church setting. And a two bedroom cottage is the sort of accommodation which is in short supply in Scothern, especially near the village centre.
- I find it refreshing that the application has been made for a period stone cottage which is more in keeping with the village and the existing property within the grounds rather than many of the recently built brick houses.
- The materials they propose to use bring further character to the church area of Scothern. I can see that a lot of thought has been put into the design of the stone cottage.

LCC Highways and Lead Local Flood Authority: The proposal is for the erection of a dwelling, the access meets the guidelines as set out in Manual for Streets and adequate provision for car parking is proposed within the limits of the site, therefore, it is considered that the proposals would not result in an unacceptable impact on highway safety.

Note to Planner:- It is recommended that a condition is included within the decision notice for the replanting of three trees, within the highway, as a result of a loss in a highway tree as a result of the proposed access.

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.

Two informatives are suggested.

LCC Archaeology: The proposed development is located within the centre of the medieval settlement of Scothern, directly adjacent to St Germain's Church that dates back to the 12th century. There is a high potential for as yet unrecorded archaeological remains to be uncovered here as medieval occupation would reasonably be anticipated in this area. The site is also one of few undeveloped plots within the core of the village where there is potential for any medieval and early medieval remains to be better preserved and less disturbed than elsewhere. An example of this comes from a previous excavation in 1976 within an undeveloped garden plot on the east side of the

church that revealed the in situ remains of a 13th century medieval house floor composed of clay and limestone rubble, with occupation material including pottery, bone and freshwater mussel shells overlying it.

Recommendation: insufficient site-specific information has been provided with which to make a reliable observation regarding the impact of this development upon any archaeological remains. It is recommended that further information is required from the applicant in the form of an archaeological evaluation the results of which should be provided prior to determination. This evaluation should provide the local planning authority with sufficient information to enable it to make a reasoned decision on this planning application. This evaluation should consist of trial trench excavation.

Following the submission of a Written Scheme of Investigation and the results of the Trial Trench Excavation LCC Archaeology state that the evaluation has been effective in demonstrating the nature of the archaeology within the footprint of the proposed new dwelling. This comprises a series of deep quarry pits, probably excavated in the 15th-18th centuries. Amongst the finds were modest quantities of earlier medieval and Saxon material which have no doubt been disturbed by the later quarrying and represent a potential earlier phase of activity on the site. The remains identified do not warrant preservation in situ, however, I recommend that should planning permission be granted there be an archaeological condition to ensure any archaeology is recorded before its destruction. This is principally to ensure that any earlier phases of activity that may have survived the quarrying will be recorded, though any further evidence to more closely date the quarrying would be useful. I recommend that if permission is granted there be a condition for an archaeological scheme of works consisting of archaeologically supervised and controlled excavation of proposed groundworks and any other associated works which may impact upon surviving archaeology within the red line boundary.

Conservation Officer: The proposed development is within the settlement with the grade II* listed Church of St Germain situated to the east.

The Church of St Germain is was built in 1200 with later alterations. It is built in coursed and squared limestone rubble with some red brick and ashlar dressings, and a plain tiled roof.

The church presides in an elevated position overlooking the settlement with its built environment and soft green landscapes. The proposed development site and impacted upon the setting of the church with the loss of its soft boundary treatments in its immediate setting. The proposal is to remove a number of the trees that form the boundary of the property in order to open up a space to include a new drive entrance for the new dwelling.

Policy S57 of the Central Lincolnshire Local Plan (CLLP, 2023), seeks to protect, conserve, or enhance the historic setting of listed buildings. The proposal to lose the boundary treatments which offer a soft landscape and

screening for the new development would negatively harm the setting of the listed building.

Stonefield House and outbuilding is considered a Non-Designated Heritage Asset (NDHA) due to its reference as a Locally Important Building within the Scothern Neighbourhood Plan.

Stonefield House is an early 19th century farmhouse built as a pre-enclosure farmstead within the village. The only surviving outbuilding is to the south which is part of the NDHA record.

The open green space to the east is noted to positively add character to the NDHA as it is a rare survival of the character of the old farmstead. Stonefield House offers a positive impact upon the setting of the grade II* listed church.

However, the housing development to the south has already replaced the former farm buildings associated with NDHA which has degraded the significance of the space.

The proposed development within this green space would be harmful to the NDHA as the green space is significant to the character of the historic farmstead as the last remaining open space associated with it.

Policy S57 of the Central Lincolnshire Local Plan (CLLP, 2023) favours the retention of the special features of NDHA's.

Any development in this space would not be appropriate as it will harm the special significance of the remaining open space of the pre-enclosure farmstead. Paragraph 203 of the National Planning Policy Framework requires a balanced judgement when considering the scale of harm and the significance of the NDHA.

If the planning officer deems development appropriate in this area, then it must be a small development and a traditional agricultural design would be most appropriate.

The Ramblers Association: No representations received to date.

Historic England: In this case we are not offering advice. We suggest that you seek the views of your specialist conservation and archaeological advisers.

Internal Drainage Board: The site is within the Witham Third District Internal Drainage Board area. A culverted section of the Board maintained Scothern South (Fen Drain) [2012] is adjacent to the site and Main Street. The Board has no responsibility for the culvert structure and potentially the site owner does.

Under the terms of the Board's Byelaws, the prior written consent of the Board is required for any proposed temporary or permanent works or structures in,

under, over or within the byelaw 9m distance of the top of the bank of a Board maintained watercourse.

Although the site is in zone 1 on the Environment Agency Scothern South (Fen Drain) is subject to flooding with surface water on the highway. So potentially the property is subject to flooding.

The suitability of new soakaways, as a means of surface water disposal, should be to an appropriate standard and to the satisfaction of the Approving Authority in conjunction with the Local Planning Authority. If the suitability is not proven the Applicant should be requested to re-submit amended proposals showing how the Site is to be drained. Should this be necessary this Board would wish to be reconsulted.

Tree and Landscape Officer: It is accepted that Tree (T1) is low quality and has a life expectancy of less than 10 years. Due to the profusion of powerlines around the tree if it does have to be removed then a native hedge should suffice.

Relevant Planning Policies:

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Here, the Development Plan comprises the provisions of the Central Lincolnshire Local Plan (adopted in April 2023) and the Scothern Neighbourhood Plan (adopted in January 2017).

Development Plan:

The following policies are particularly relevant:

Central Lincolnshire Local Plan adopted 2023 (CLLP):

Policy S1: The Spatial Strategy and Settlement Hierarchy

Policy S2: Growth Levels and Distribution

Policy S4: Housing Development in or Adjacent to Villages

Policy S6: Design Principles for Efficient Buildings

Policy S7: Reducing Energy Consumption – Residential Development

Policy S12: Water Efficiency and Sustainable Water Management

Policy S21: Flood Risk and Water Resources

Policy S47: Accessibility and Transport

Policy S49: Parking Provision

Policy S53: Design and Amenity

Policy S54: Health and Wellbeing

Policy S57: The Historic Environment

Policy S61: Biodiversity Opportunity and Delivering Measurable Net Gains

Policy S66: Trees, Woodland and Hedgerows

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

Scothern Neighbourhood Plan:

S1: Location of new development

D1: Design and Character
E2: Biodiversity
E3: Scothern Beck Green Corridor
T1: Parking standards

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

Scothern Neighbourhood Plan Review:

Scothern Parish Council has submitted its Neighbourhood Plan Review and supporting documents for consideration under Neighbourhood Plan Regulation 16. Limited to moderate weight can be given to the plan at this stage as it has still to go through its examination to be tested against basic conditions and all the unresolved objections have still to be subject to the examination process.

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

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 July 2021.

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

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

LB Legal Duty

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

<https://www.legislation.gov.uk/ukpga/1990/9/section/66>

Main issues

- Principle of Development
- Residential Amenity

- Visual Impact
- Non Designated Heritage Asset
- Listed Building
- Archaeology
- Highway Safety and Car Parking
- Foul and Surface Water Drainage
- Trees, Landscaping and Boundary Treatments
- Garden Space
- Other Matters

Assessment:

Principle of Development

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

The application site is located within the developed foot print of Scothern as it is surrounded by residential development on 3 sides and St Germain's Church to the east. The settlement of Scothern is designated as a Medium Village under Policy S1 of the Central Lincolnshire Local Plan. Medium Villages will be the focus for some limited growth via allocated sites. Beyond site allocations, residential development will be limited to that which accords with Policy S4: Housing Development in or Adjacent to Villages. Policy S1 of the Scothern Neighbourhood Plan states that new developments will be focussed within the built-up area of Scothern and will be supported provided they accord with the provisions of the Neighbourhood Plan and other relevant development plan policies.

The site is considered to be an appropriate location for growth within the developed foot print of Scothern and is for one dwelling and therefore accords with Policy S4 of the Central Lincolnshire Local Plan and Policy S1 of the Scothern Neighbourhood Plan. The principle of development for one residential dwelling can therefore be supported.

Residential Amenity

Local Plan Policy S53 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. It further states that development must provide homes with good quality internal environments with adequate space for users and good access to private, shared or public spaces.

It is proposed to build a 1 bed (with a first-floor study that could be used as a second bedroom) 1.5 storey detached traditional style stone and pantile roof dwelling. The dwelling will have an eaves height of approximately 3.36 metres and a ridge height of 7.85 metres. A single storey garden shed is also proposed located towards the south west corner of the site

There are no issues of loss of light or over dominance with the proposed dwelling and single storey outbuilding due to the location with large separation distances to neighbouring dwellings and the scale of the proposal.

The proposed front (north) elevation will overlook Mains Street with a large separation distance to dwellings beyond. The side (west) elevation will have two small windows at first ground level and at first floor level with a single storey rear off shoot having a set of French doors and a roof light. The closest part of No.10 the host dwelling which is located to the west approximately 9.7 metres away is a single storey rear element which has no openings in its east elevation. The side (east) elevation overlooks Church Street with St. Germain's Churchyard beyond. The proposed south (rear) elevation has three windows at ground floor level and here roof lights and will overlook rear garden of the proposed dwelling which is approximately 12 metres in length from the proposed single storey rear element of the proposed dwelling.

There are no issues of overlooking with the proposed single storey outbuilding located close to the south western corner of the site.

It is therefore considered that the proposal will not harm the living conditions of future occupiers of the proposed dwelling or the residential amenity of neighbouring occupiers in compliance with the NPPF and Policy S53 of the Central Lincolnshire Local Plan.

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'*. It further states that development should *'contribute positively to the sense of place, reflecting and enhancing existing character and distinctiveness'*, and should *'be appropriate for its context and its future use in terms of its building types, street layout, development block type and size, siting, height, scale, massing, form, rhythm, plot widths, gaps between buildings, and the ratio of developed to undeveloped space both within a plot and within a scheme.'* In addition, development must *'achieve a density not only appropriate for its context but also taking into account its accessibility.'*

Policy D1 of the Scothern Neighbourhood Plan states that development proposals should reinforce local character through design and materials and in relation to the height, scale and space of buildings.

It is proposed to build a 1 bed (with a first-floor study that could be used as a second bedroom) 1.5 storey detached traditional style stone and pantile roof dwelling. The dwelling will have an eaves height of approximately 3.36 metres and a ridge height of 7.85 metres. The dwelling is located towards the

northern boundary of the site and will not exceed the building line created by the host dwelling No.10 Main Street. The front (north) elevation of the proposed dwelling will face onto Main Street as do neighbouring dwellings located on the other side of Main Street to the north east of the site. The proposed dwelling and single storey outbuilding are small in scale and will be of a traditional design to complement No.10 Main Street and will be built from stone and have a pantile roof to match the host dwelling. The dwelling will utilise the existing access and appropriate boundary treatments are proposed (see below).

With the use of appropriate materials and boundary treatments which will be conditioned if it is minded to grant this application, it is considered that the proposal to build one dwelling and a single storey outbuilding in this location will not harm the character and appearance of the street-scene. The proposal complies with the NPPF, Policy S53 of the Central Lincolnshire Local Plan and Policy D1 of the Scothern Neighbourhood Plan.

Non-Designated Heritage Asset

The site is part of the garden of the host dwelling (No.10 Main Street, Scothern) and is located within the developed foot print of Scothern. No.10 is a two-storey detached brick and pantile dwelling which has been identified as a non-designated heritage asset as part of the Scothern Neighbourhood Plan.

Policy D1 of the Scothern Neighbourhood Plan states that development proposals will be supported where they have regard to the Scothern Character Assessment, and particularly, where they respect the historic assets of the surrounding area.

The Character Assessment states that Stonefield House and Outbuilding (No.10 Main Street) is a very prominent site located at a busy road junction at the heart of the village. The house and outbuilding form a group and together they are part of the setting of the Grade II* listed Parish Church and the open nature of the setting to the east is a rare survival of the former farmyard and a contrast with the more highly developed nature of the later development in this area.

Policy S57 of the Central Lincolnshire Local Plan states that '*development proposals should protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire.*' Development Proposals will be supported where they '*protect the significance of heritage assets (including where relevant their setting) by protecting and enhancing architectural and historic character, historical associations, landscape and townscape features and through consideration of scale, design, architectural detailing, materials, siting, layout, mass, use, and views and vistas both from and towards the asset.*'

The historic farmyard of No.10 Main Street has already been eroded by the surrounding development most notably the development of bungalows to the south. This part of the site is also located to the rear of the host dwelling and

under permitted development rules outbuildings could be erected on almost the entirety of this part of the garden of No.10 Main Street.

The proposed dwelling and single storey outbuilding are small in scale and will be of a traditional design and will be built from stone and have a pantile roof to complement No.10 Main Street. The dwelling will not exceed the building line established by No.10 Main Street and is located towards the northern end of the site keeping the rest of the site open in character.

If it is minded to grant permission a condition will be attached to the decision notice to remove certain permitted development rights to ensure that further inappropriate development is not carried out on the site in order to preserve its openness. Further conditions to ensure the use of appropriate materials and boundary treatments will also be attached to the decision notice if it is minded to grant this application.

It is therefore considered that this proposal would not undermine or harm the appearance and setting of No.10 Main Street which is a non-designated heritage asset. The proposal accords with the NPPF, Policy S57 of the Central Lincolnshire Local Plan and Policy D1 of the Scothern Neighbourhood Plan.

Listed Building

St Germain's Church (Grade II* Listed) is located on the other side of Church Street from the application site.

S.66 of the Listed Buildings Act 1990 places a legislative requirement that when considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Paragraph 197 of the NPPF states that Local Planning Authorities in determining applications, should take account of:

*'a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
c) the desirability of new development making a positive contribution to local character and distinctiveness.'*

Policy S57 of the Central Lincolnshire Local Plan 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.'*

Policy D1 of the Scothern Neighbourhood Plan states that development proposals should the historic assets of the surrounding area.

The proposed dwelling and single storey outbuilding are small in scale and will be of a traditional design and will be built from stone and have a pantile roof. The dwelling is also located at the northern end of the site approximately 39.5 metres to the north west of the Church and will utilise an existing access off Main Street.

If it is minded to grant permission a condition will be attached to the decision notice to remove certain permitted development rights to ensure that further inappropriate development is not carried out on the site to the detriment of the setting of this nearby Listed Building. Further conditions to ensure the use of appropriate materials and boundary treatments will also be attached to the decision notice if it is minded to grant this application.

It is therefore considered that this proposal would not undermine or harm the appearance and setting of the Grade II* Listed St Germain's Church. The proposal accords with the NPPF, Policy S57 of the Central Lincolnshire Local Plan and Policy D1 of the Scothern Neighbourhood Plan.

Archaeology

The proposed development is located within the centre of the medieval settlement of Scothern, directly adjacent to St Germain's Church that dates back to the 12th century. There is a high potential for as yet unrecorded archaeological remains to be uncovered here as medieval occupation would reasonably be anticipated in this area. The site is also one of few undeveloped plots within the core of the village where there is potential for any medieval and early medieval remains to be better preserved and less disturbed than elsewhere. An example of this comes from a previous excavation in 1976 within an undeveloped garden plot on the east side of the church that revealed the in situ remains of a 13th century medieval house floor composed of clay and limestone rubble, with occupation material including pottery, bone and freshwater mussel shells overlying it.

Following the submission of a Written Scheme of Investigation and the results of the Trial Trench Excavation LCC Archaeology state that the evaluation has been effective in demonstrating the nature of the archaeology within the footprint of the proposed new dwelling. This comprises a series of deep quarry pits, probably excavated in the 15th-18th centuries. Amongst the finds were modest quantities of earlier medieval and Saxon material which have no doubt been disturbed by the later quarrying and represent a potential earlier phase of activity on the site. Lincolnshire County Council Archaeology state that the remains identified do not warrant preservation in situ, however conditions are recommended to ensure any archaeology is recorded before its destruction.

Given this, a condition will be attached to the permission requiring the developer to undertake a scheme of archaeological monitoring and recording if it is minded to grant planning permission.

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 for a dwelling with 2 bedrooms in this location there should be off-street parking provision for 2 cars as does Policy T1 of the Scothern Neighbourhood Plan.

It is proposed to build a 1 bed (with a first-floor study that could be used as a second bedroom) 1.5 storey detached dwelling. The proposed dwelling will be accessed via the same access off Main Street as the host dwelling. A parking space will be provided to the front (north) of the proposed dwelling and another parking space to the side (west) of the dwelling.

Lincolnshire County Council Highways have been consulted on the application and raise no objections to the proposal.

Paragraph 110 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.

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. Policy T1 of the Scothern Neighbourhood Plan and the NPPF. If it is minded to grant permission the informatives suggested by the Highways Authority will be attached to the decision notice.

Foul and Surface Water Drainage

The site is in flood zone 1 which is sequentially preferable and therefore meets the test within Policy S21. This policy (S21) also contains drainage guidance.

Foul sewerage will be dealt with by way of the mains sewer and surface water by way of a sustainable drainage system/the existing water course. The appropriateness of the intended method(s) cannot be assessed at this stage. If permission was to be granted a planning condition to secure full foul and surface water drainage details would be recommended.

A condition would also be attached to the decision notice if permission was to be granted requiring that any hardstanding should be constructed from a porous material and be retained as such thereafter or should be drained within the site.

It is considered that Policy S21 is consistent with the drainage guidance of the NPPF and can be attached full weight

Trees, Landscaping and Boundary Treatments

The site has several trees on its boundary with Church Street and Main Street beyond existing estate style fencing. A Tree Report has been submitted in support of this application and the trees will be retained apart from Tree (T1) located towards the north eastern corner of the site which is low quality and has a life expectancy of less than 10 years. Due to the profusion of powerlines around the tree it will not be replaced and a native hedge will be planted instead.

It is proposed to retain the existing estate style fencing on the boundary with Main Street and Church Street and to replace a section of chicken wire fencing on this boundary with further estate style fencing. An existing hedge on this boundary will be retained and gapped where required with native species. A new white picket fence is proposed on the western boundary and an existing wooden post and rail fence will be retained on the southern boundary. New tree planting will take place on the boundary with Main Street and Church Street and within the site towards the southern boundary.

If it is minded to grant permission an appropriate landscaping and tree protection condition will be attached to the decision notice. It is considered that the proposal accords with the NPPF and Policy S66 of the Central Lincolnshire Local Plan.

Garden Space

The development provides for an acceptable amount of private amenity space for the proposed to one bed dwelling with a first floor study that could be used as a second bedroom and the host dwelling (No.10 Main Street, Scothern)

Other Matters

Comments on energy efficiency and biodiversity net gain policies:

It is considered that it is unreasonable to request changes to the scheme in relation to energy efficiency and biodiversity net gain, given the application was validated on the 24/03/2023 in advance of the adoption of the Central Lincolnshire Local Plan on the 13/04/2023.

Public Right of Way

There is a Public Right of Way (SctH/153/1) located approximately 50 metres to the south of the site. The proposal would not be detrimental to existing users and potential future users of the nearby Public Right of Way.

Ownership

The applicant has provided title deeds showing that the trees on the verge beyond the estate style fencing are within the ownership of the applicant.

Conclusions and reasons for decision:

The decision has been considered against Policy S1: The Spatial Strategy and Settlement Hierarchy, S2: Growth Levels and Distribution, S4: Housing Development in or Adjacent to Villages, S6: Design Principles for Efficient Buildings, S7: Reducing Energy Consumption – Residential Development, S12: Water Efficiency and Sustainable Water Management, S21: Flood Risk and Water Resources, S47: Accessibility and Transport, S49: Parking Provision, S53: Design and Amenity, S54: Health and Wellbeing, S57: The Historic Environment, S61: Biodiversity Opportunity and Delivering Measurable Net Gains and S66: Trees, Woodland and Hedgerows of the adopted Central Lincolnshire Local Plan in the first instance and policies contained within the Scothern Neighbourhood Plan (Policy S1: Location of new development, D1: Design and Character, E2: Biodiversity, E3: Scothern Beck Green Corridor and T1: Parking standards) and the guidance contained in National Planning Policy Framework and National Planning Practice Guidance and against Section 66 of the Planning (Listed Building and Conservation Area) Act 1990.

The principle of development is supported as the site is considered to be an appropriate location for one dwelling within the developed foot print of this Medium Village. It is also considered that the proposal will not have a negative impact on the living conditions of future occupiers and neighbouring dwellings and it is considered that the proposal would not undermine or harm the appearance and setting of St Germain's Church which is a Grade II* Listed Building. There will also be no adverse effect on the street scene or the host dwelling which is a Non-designated Heritage Asset and the proposal would not be detrimental to existing users and potential future users of the nearby Public Right of Way.

Recommendation: Grant planning permission subject to the conditions below:

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

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

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

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

2. No development shall take place until a written scheme of archaeological investigation has been submitted to and approved by the Local Planning Authority. This scheme should include the following:

1. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).
2. A methodology and timetable of site investigation and recording

3. Provision for site analysis
4. Provision for publication and dissemination of analysis and records
5. Provision for archive deposition
6. Nomination of a competent person/organisation to undertake the work

The scheme of archaeological investigation must only be undertaken in accordance with the approved details.

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in accordance with the National Planning Policy Framework.

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

3. No development, other than to foundations level shall take place until the proposed new walling, roofing, windows, doors and other external materials have been submitted to and approved in writing by the local planning authority. The development shall thereafter be constructed in accordance with the approved details. The details submitted shall include; the proposed colour finish, rainwater goods and type of pointing to be used (see notes to the applicant below).

Reason: To ensure the use of appropriate materials to safeguard the character and appearance of the locality and the setting of a Non-Designated Heritage Asset in accordance with the NPPF, Policies S53 and S57 of the Central Lincolnshire Local Plan and Policy D1 of the Scothern Neighbourhood Plan.

4. No development, other than to foundations level shall take place until full details of all external doors and windows (including the proposed garage doors) at a scale of no less than 1:20 showing the method of opening, cills, headers and lintels, colour and finish are submitted and approved in writing by the local planning authority. The development shall thereafter be constructed in accordance with the approved details.

Reason: To ensure the use of appropriate materials to safeguard the character and appearance of the locality and the setting of a Non-Designated Heritage Asset in accordance with the NPPF, Policies S53 and S57 of the Central Lincolnshire Local Plan and Policy D1 of the Scothern Neighbourhood Plan.

5. No development, other than to foundations level shall take place until a 1m square sample panel of the proposed new stonework, showing the coursing of the stonework, colour, style and texture of the mortar and bond of the stonework have been provided on site for the inspection and approval in writing by the Local Planning Authority (the sample is to be retained on site until the new development is completed). The development shall thereafter be constructed in accordance with the approved details

Reason: To ensure the use of appropriate materials to safeguard the character and appearance of the locality and the setting of a Non-Designated Heritage Asset in accordance with the NPPF, Policies S53 and S57 of the Central Lincolnshire Local Plan and Policy D1 of the Scothern Neighbourhood Plan.

6. 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 prior to occupation of the dwelling.

Reason: To ensure adequate drainage facilities are provided to serve the development in accordance with Policy LP21 of the Central Lincolnshire Local Plan.

7. The development shall proceed wholly in accordance with the approved scheme of archaeological works approved by condition 2 of this permission. The applicant will notify the Local Planning Authority of the intention to commence at least fourteen days before the start of archaeological work in order to facilitate adequate monitoring arrangements. No variation shall take place without prior consent of the Local Planning Authority.

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

8. No development, other than to foundations level shall take place until, a scheme of landscaping including details of the size, species and position or density of any trees and hedging to be planted and boundary treatments (including boundaries within the site) and hardstanding 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.

Reason: To ensure the site is visually softened by appropriate methods and to enable any such proposals to be assessed in terms of their impact on the Non-Designated Heritage Asset and Listed Building in accordance with the National Planning Policy Framework and Policies S53 and S57 of the Central Lincolnshire Local Plan.

9. All existing trees and hedges shown as being retained on the plans hereby approved shall be protected by protective fencing (to BS 5837:2012 standards) prior to the commencement of development around the retained trees and hedges. The fencing should be positioned at the outer extents of the trees Root Protection Areas, as specified on Drawing No. 5314-03 Rev E dated 26/05/2023. Such fencing shall be erected before development commences including ground scraping and shall be retained at all times whilst construction work is taking place. Nothing shall be stored or placed in any root protection area, nor shall the ground levels within those areas be altered, without prior written approval of the Local Planning Authority.

Reason: To ensure that adequate measures are taken to preserve trees and hedges and their root systems whilst construction work is progressing on site in accordance the National Planning Policy Framework and Policy S66 of the Central Lincolnshire Local Plan.

10. New hardstanding shall be constructed from a porous material or shall be appropriately drained within the site 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

11. 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: RD5314-04 REV D dated 21/03/2023 and 5314-03 Rev E dated 26/05/2023. 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

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

12. Following the archaeological site work referred to in condition 7 a written report of the archaeologist's findings shall be submitted to the Local Planning Authority and the Historic Environment Record Officer at Lincolnshire County Council within 3 months of the works hereby given consent being commenced unless otherwise agreed in writing by the Local Planning Authority; and the condition shall not be discharged until the archive of all archaeological work undertaken hitherto has been deposited with the County Museum Service, or another public depository willing to receive it.

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

13. All planting and turfing approved in the scheme of landscaping under condition 8 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 and to enable any such proposals to be assessed in terms of their impact on the Non-Designated Heritage Asset and Listed Building 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 and 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, and no buildings or structures shall be erected within the curtilage of the host dwelling, no new hardstanding, chimney's or flues, microwave antenna and gates, walls or fences 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 which is a Non-Designated Heritage Asset and its surroundings in accordance with Policies S53 and S57 of the Central Lincolnshire Local Plan.

Notes to the Applicant

Archaeology

For advice on the written scheme required by condition 2 please contact Lincolnshire County Council Historic Environment advisor (tel. 01522 554823).

Highways

The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. Any traffic management required to undertake works within the highway will be subject to agreement. The access must be constructed in accordance with a current specification issued by the Highway Authority. Any requirement to relocate existing apparatus, underground services, or street furniture because of the installation of an access will be the responsibility, and cost, of the applicant and must be agreed prior to a vehicle access application. The application form, costs and guidance documentation can be found on our website, accessible via the following link: <https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb>

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

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.