

Officers Report

Planning Application No: 146628

PROPOSAL: Planning application to erect 2no. detached bungalows with detached garages & 1no. detached bungalow with attached garage.

LOCATION: Land off Caenby Road Glenthams LN8 2EZ

WARD: Waddingham and Spital

WARD MEMBER(S): Cllr A M Duguid

APPLICANT NAME: Mr Andrew Clover

TARGET DECISION DATE: 28/06/2023

DEVELOPMENT TYPE: Minor - Dwellings

CASE OFFICER: Dan Galpin

RECOMMENDED DECISION: Grant (subject to conditions)

This application has been referred to the Planning Committee following objections and concerns raised by Glenthams Parish Council and members of the public, in relation to relevant planning matters.

Description: The site is located on an arable field at the southern edge of the village of Glenthams on the administrative boundary of Glenthams and Caenby. Residential dwellings are located to the north, west and south of the site. Glenthams Methodist Church is also located to the direct south of the site. There is no overriding character on Caenby Road with the street scene exhibiting a mixture of dwellings in terms of materials, type, architectural style and age.

Rose Cottage is the most historically significant building on the street being designated as a Grade II Listed Building and dates from 1700 with further alterations being made in the 19th century. Glenthams Methodist Church is a Non-Designated Heritage Asset (NDHA) which is noted on the Historic Environment Record (HER) and can be seen on historic maps back to 1905.

Planning permission is being sought for the erection of three residential bungalows with two detached garages and one attached garage. The bungalows would have a single gable design with a projecting gable with atrium style glazing projecting west towards Caenby Road. The dwellings would each have an individual access from Caenby Road and a field access would be retained to the north of the dwellings. There would be additional landscaping and boundary treatments provided across the three plots. The dwellings would be finished in stone, brick and timber cladding, slate roofing, uPVC windows and hedges and fences that are currently unspecified. The doors would be uPVC or composite.

Relevant history:

143970 – Pre-application enquiry to erect 3no. dwellings. Response issued 15th April 2022.

Representations:

Sir Edward Leigh (MP)

Concerns raised – *‘I share my constituent’s objections to the Applications, specifically in regards to the impact on the countryside and indeed the already overstretched infrastructure.’*

Chairman/Ward Member(s)

No representations received to date.

Glentham Parish Council

Objection. *‘Glentham Parish Council objects to application number 146628 on the grounds that the parish is already at quota for its housing allocation. Also, there are many bungalows already in the village. It is affordable housing that is required, particularly when a previous site given permission has now removed its affordable housing stock on the grounds of affordability.’*

Caenby Parish Meeting

No reply received to date.

Local Residents

Letters of objection have been received from five local residents that raised the following points:

- Loss of privacy;
- Impact on the character and appearance of the settlement and countryside;
- Impact on Glentham Methodist Church and Rose Cottage which is a Grade II Listed Building and its setting;
- The location is not appropriate for residential development being in the Parish of Caenby not Glentham;
- The proposal would result in ‘runaway growth’;
- Impact on water resources and the permeability of the ground;
- The proposal does not fall within the definition of *development footprint* and therefore is not an appropriate location;

In contrast, three letters of support have been received to the proposed development. The following points were raised:

- Glentham needs additional bungalows to support the local pub and other amenities;
- The village requires an increase in the variety of house types;

- The proposal makes use of high-quality materials;
- Bungalows are appropriate for disabled and elderly people in terms of design and accessibility and reflect wider housing needs;

LCC Highways/Lead Local Flood Authority

No objection (condition) – *This Full planning application is to erect 2no. detached bungalows with detached garages & 1no. detached bungalow with attached garage. The principle of development is acceptable in Highway terms. The visibility from the proposed access locations fall within the recommended guidelines set out in Manual for Streets and drawing 40823-03 would seem to show suitable parking, albeit indicative only.*

In order to support this application, we would ask the applicant be made aware of the reduction of gathered accesses – a single access point can serve two of these properties in accordance with Manual for Streets 7.9.2.

There will be a requirement to provide new vehicular accesses in accordance with Lincolnshire County Council's Specification and a frontage footway which will make connection between the existing footway at Chapel Court and Glenthams Methodist Church.

The suggested condition relates to the creation of a new pedestrian footway in connection with the comments quoted above. An informative will be placed on the decision notice relating to the requirement to comply with the requirement of Section 184 of the Highways Act.

WLDC Archaeology

No objection – It was considered that the original submission did not include sufficient site-specific information to make an informed judgement on the proposed development. After the submission of a Pre-Determination Archaeological Field Evaluation, the following comments were provided:

'This section previously recommended that the results of an archaeological evaluation were required in order to establish the archaeological potential of the site. I note that the evaluation is now complete and a report has been submitted. The report demonstrates that the site contains several 20th century pits within a deep plough soil. These remains are not considered to be archaeologically significant, and I recommend that no further archaeological input is required into this application.'

WLDC Tree Officer

No objection (condition) – No objection was provided to the proposed development but it was noted that the garage for Plot 3 was close to the Root Protection Area (RPA) of a nearby tree to the south of the site. It was recommended that tree protection measures are provided prior to the construction works in accordance with British Standards (BS5837:2012).

WLDC Conservation Officer

No objection (condition) – Although the proposed development would impact the setting of the Listed Building and nearby Non-Designated Heritage Asset (NDHA), these heritage assets would still retain their setting when looking away from the main road. There is no overall form or character but there is use of traditional materials such as brick, stone, pantile and slate. The design of the proposed bungalows is contemporary but is done in a sympathetic manner.

It was considered that subject to the imposition of a standard materials condition, no objection was raised to the proposed development.

Lincolnshire Wildlife Trust

Holding objection – *‘The Preliminary Ecological Appraisal submitted with this application includes a BNG assessment calculating a 36.25% increase in habitat units. This has been achieved almost entirely through urban tree planting but overall, is a reasonable assessment of the potential net gain given the low ecological baseline of the site.’*

No detail has been provided pertaining to the ecological enhancement of the site. We would expect a landscape management plan submitted alongside the PEA that ensures appropriate native planting across the site (particularly the 11 tree specimens proposed) in accordance with Local Plan Policy S60.’

The Witham Third District IDB

No reply received to date.

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 (CLLP) (adopted in April 2023); and the Lincolnshire Minerals and Waste Local Plan (adopted June 2016).

Development Plan

- **Central Lincolnshire Local Plan (Adopted April 2023)**

Relevant policies of the CLLP include:

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 S14: Renewable Energy
Policy NS18: Electric Vehicle Charging
Policy S20: Resilient and Adaptable Design
Policy S21: Flood Risk and Water Resources
Policy S47: Accessibility and Transport
Policy S49: Parking Provision
Policy S50: Community Facilities
Policy S53: Design and Amenity
Policy S57: The Historic Environment
Policy S60: Protecting Biodiversity and Geodiversity
Policy S61: Biodiversity Opportunity and Delivering Measurable Net Gains
Policy S67: Best and Most Versatile Agricultural Land

- **Lincolnshire Minerals and Waste Local Plan (LMWLP) (Adopted June 2016)**

The site is not in a Minerals Safeguarding Area and Policy M11 of the Core Strategy does not apply.

National Policy & Guidance (Material Consideration)

- **National Planning Policy Framework (NPPF)**
- **National Planning Practice Guidance**
- **National Design Guide (2019)**
- **National Model Design Code (2021)**

Main issues

- Principle of Development
- Visual Amenity
- Residential Amenity
- Heritage Conservation
- Highways
- Archaeology
- Climate Change
- Ecology & Biodiversity
- Flood Risk
- Other Matters

Assessment:

Principle of Development

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

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

The 'developed footprint' is referenced in Policy S1 with the full definition being set out in the glossary and is defined as a *'settlement is defined as the continuous built form of the settlement and excludes:*

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

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

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

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

Although the site is situated within the administrative boundary of Caenby Parish, the spatial relationship of the surrounding built development is much more physically related to the developed footprint of the village of Glenthams.

For the purposes of this planning assessment and policy S1 it therefore falls to be considered against the definitions of *developed footprint* and *appropriate locations*, rather than administrative boundaries.

The bungalows would be situated between a number of dwellings to the north at Chapel Court and dwellings to the west on Caenby Road itself. Glenthams Methodist Church also adjoins the site to the south with an additional dwelling beyond the curtilage of the church. Whilst the site is undeniably on the edge of the settlement and on an arable field, it is not considered that this field relates more to the open countryside than the continuous built up area of the settlement. Given that the site would be bound by built development on three sides and the pattern of development on the western side of Caenby Road is linear, it is reasonable to conclude that the site falls within the continuous built

up area of the settlement. It is concluded that the site does fall within the “developed footprint” of Glenthams.

Whether the development is acceptable in principle therefore hinges on whether the site can be considered an *appropriate location* for the purposes of the CLLP. Taking each criteria of an *appropriate location* in turn; firstly, it is considered that the proposed development would retain the core shape and form of development. It would constitute an infill development between Chapel Court and Glenthams Methodist Church that matches the linear development pattern on Caenby Road and would not unacceptably deviate from the established urban grain of Caenby Road that does not have a clear overriding character and contains a broad array of house types, architectural styles and materials. Whilst there would be a loss of view of the immediate countryside, loss of view in itself is not a material planning consideration and cannot be afforded any weight. The visual impact of the development would be localised and there is no statutory or non-statutory designations that afford the site special protection. It is therefore considered that the site is an appropriate location and subject to the compliance with Policy S4, would be acceptable in principle. Policy S4 states that development would be supported in principle provided that it would comply with the following:

- a) preserve or enhance the settlement’s character and appearance;*
- b) not significantly harm the character and appearance of the surrounding countryside or the rural setting of the village; and*
- c) be consistent with other policies in the development plan.*

The first two criteria have been assessed above and it has been determined that the proposal would not unacceptably harm the character and appearance of the settlement or the wider landscape character in principle. The other relevant policies in the development plan will be assessed in the remainder of this report but it is considered that the proposed development is acceptable in principle.

Loss of Best and Most Versatile (BMV) Land:

The site is located on an arable field that does not appear to be in active use but is still managed as arable land and the proposal would retain a field access. However, notwithstanding this, the site is only 0.3 hectares in scale and Policy S67 only requires the submission of an Agricultural Land Classification (ALC) Report where a site is larger than one hectare in scale.

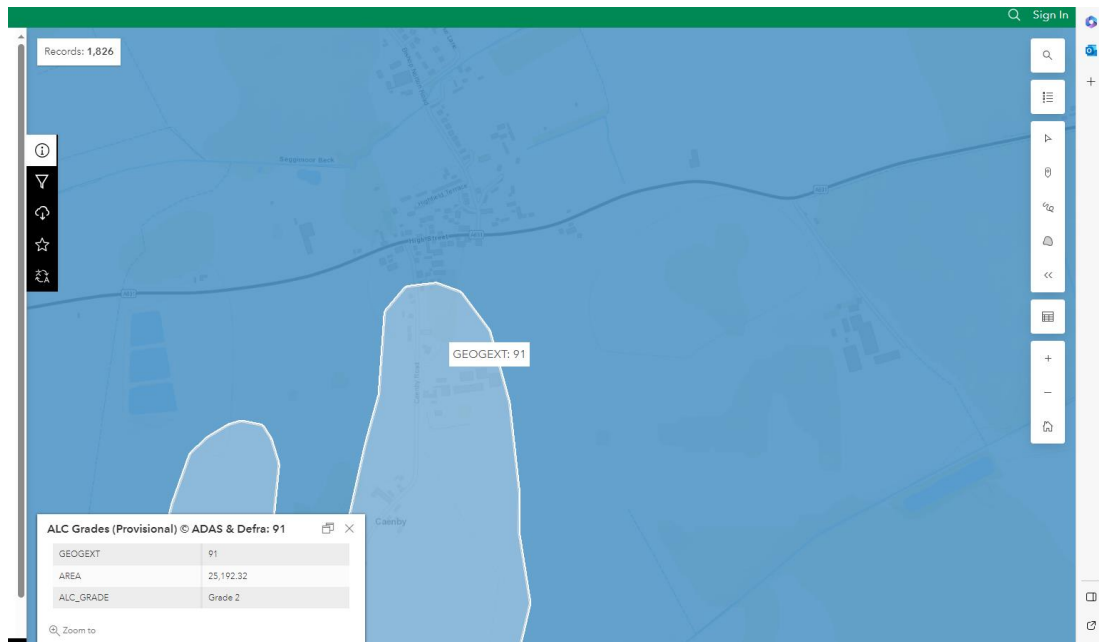


Figure 1: [Provisional Agricultural Land Classification \(ALC\) \(England\) | Provisional Agricultural Land Classification \(ALC\) \(England\) | Natural England Open Data Geoportal \(arcgis.com\)](#)

The site is located on an area of Grade 2 (very good). Assessing the proposal against S67 of the CLLP, the amount of BMV Land that would be lost would not exceed one hectare so is not considered to be significant. Given the constraints of the land within the red line boundary, it is not considered that there is lower grade land available in this instance. Other locations would also likely be unacceptable for housing development for other policy reasons which mainly relates to the development of new housing in the open countryside.

Notwithstanding the above, although the site is an arable field and appears to be managed, there did not appear to be any activity ongoing on the site and as such, there would be no material loss of crop production. Previous site images dating back to 2008 show that the site was utilised for equestrian purposes and not for agriculture. A field access would be retained and there is no reason to conclude that any ongoing farming operations would be unacceptably impacted as a result of the proposed development.

Natural England is only a statutory consultee when the loss of agricultural land over 20 hectares. Standing advice from Natural England states the following:

You should take account of smaller losses (under 20 hectares) if they're significant when making your decision. Your decision should avoid unnecessary loss of BMV land.

In respect of the above, it is therefore considered that the proposed development is acceptable in principle. The relevant material considerations will be assessed in the remainder of this report.

Visual Amenity

Policy S53 of the CLLP requires that all development proposals must take into consideration the character and local distinctiveness of the area (and enhance or reinforce it, as appropriate) and create a sense of place which demonstrates a sound understanding on their context. As such, and where applicable, proposals will be required to demonstrate, to a degree proportionate to the proposal, that they are well designed in relation to siting, height, scale, massing, and form. Important views into, out of and through a site should also be safeguarded.

The proposed development would see the introduction of three dwellings along a currently undeveloped agricultural field. The layout of the bungalows is considered to be acceptable as it would mimic the linear pattern of development that is present on the opposite side of Caenby Road. The number of dwellings would represent a lower density of housing per hectare than the dwellings on the opposite side of Caenby Road and at Chapel Court but this is not considered to be unacceptable given that the site is located at the very edge of the *developed footprint* of Glentham and would still afford glimpses of the countryside beyond. A higher density of residential development would be less likely to be acceptable in this location.

The scale of the dwellings at six metres to the ridge is considered to be acceptable for a detached bungalow and would be appropriate given the type of low-density housing that is being proposed. The dwellings would not appear to be overly dominant on the street scene and whilst they would appear as a contemporary addition to the street scene, this would be in keeping with the gradual evolution in visual character that has taken place on Caenby Road. There is no overriding type or form of development on Caenby Road and the design, form and appearance of the dwellings is considered to be to a high standard.

There is a visual distinction between the bungalows proposed and the existing bungalows to the west. However, it is not a requirement of Policy S53 or the NPPF for development to completely replicate the standards of previous development. In this instance, it is considered that the design of the proposed development would be sufficiently in keeping but would do so in a way that enhances local distinctiveness. The lack of uniformity makes this an ideal place for such a development.

Paragraph 134 of the NPPF states that although development that is not well designed should be refused, this should not prevent innovation in design standards. In this regard, the proposed development would introduce new features to the street scene such as atrium glazing and slate roof tiles. However, the form the bungalows would not detract from the character and appearance of the area and would allow for glimpses of open countryside to remain. It would also represent a visual enhancement from the bungalows to the west that were built during the mid-20th century and remain a common feature in many contexts that lack a sense of distinctiveness. The materials

are however appropriate for a rural context and would not result in the proposed development being an incongruous feature on the landscape.

For the reasons explained above, it is considered that the proposed development is in accordance with Policy S53 of the CLLP and Section 12 of the NPPF.

Residential Amenity

Policy S53 of the CLLP requires that development proposals do not have an unacceptable impact on residential amenity. This includes considerations such as compatibility with neighbouring land uses, noise, vibration, odour, and the creation of safe environments amongst other things. Furthermore, paragraph 130 f) of the NPPF requires that development proposals provide a high standard of residential amenity for both existing and future users.

It is not considered that the proposed development would not result in any unacceptable impact on residential amenity. The bungalows would be arranged in a linear fashion and would be considered to be a low-density form of housing at less than 15 dwellings per hectare (dph – gross). The dwellings would be just over six metres in height and there would be a 6.8 metre separation between Plot 2 and 3 and 9.8 metres between Plot 1 and Plot 2. Given the linear arrangement, this is considered acceptable. There would be a 15-metre separation distance between the side elevation of Plot 1 and the closest dwelling on Chapel Court.

The single storey nature of the bungalows would substantially reduce the risk of overlooking/loss of privacy and the low density of housing does not raise any concern with respect to overshadowing or an overbearing form of development. A condition will be attached in relation to a Construction Method Statement to ensure that the proposed development would not result in an unacceptable impact during the construction period.

As such, it is considered that the proposed development would accord with Policy S53 of the CLLP and paragraph 130 f) of the NPPF.

Heritage Conservation

Policy S57 of the CLLP requires that development proposals do not have an unacceptable impact on various heritage assets ranging from non-designated heritage assets to designated heritage assets which are primarily Listed Building and Conservation Areas. Any development proposal should aim to preserve or enhance the setting and/or the architectural significance of Listed Buildings and preserve and/or enhance the character and appearance of designated conservation areas. Any harm to such heritage assets should have a clear justification and where such a harm cannot be justified or outweighed by the public benefits, planning permission should be refused. These requirements are also contained within national legislation and guidance.

Section 66 of the Planning (Listed Buildings and Conservations Act) 1990 places a statutory duty on the Local Planning Authority to have special regard to the desirability of preserving a Listed Building, its setting, and any features of special architectural or historic interest.

Paragraphs 194 and 195 of the NPPF requires an applicant to describe the significance of any heritage asset that may be impacted. Paragraph 197 requires the Local Planning Authority to take account of the desirability of sustaining and enhancing the significance of heritage assets, the contribution that these assets can make to sustainable communities and the desirability of new development in making a positive contribution to the local character and distinctiveness of the area. Great weight should be given to the conservation of a designated heritage asset, regardless of the level of harm to its significance (paragraph 199) and in turn, any harm to, or loss of the significance of a designated heritage asset should require a clear and convincing justification under paragraph 200. Paragraph 202 allows for development that leads to a *less than substantial harm* to the significance of a designated heritage asset, this harm should be weighed against the public benefits of a proposal. For non-designated heritage assets, paragraph 203 requires that the impact of a development proposal on the significance of a heritage asset should be considered in determining an application.

The proposed development is located within the setting of Rose Cottage which is a Grade II Listed Building that dates back to 1700 with later alterations dating from the 19th century. The official list entry can be found here:

<https://historicengland.org.uk/listing/the-list/list-entry/1165036?section=official-list-entry>.

Glenthams Methodist Church to the south of the site is also an non-designated heritage asset (NDHA) which can be seen on historic maps back to 1905. Therefore, the impact of the proposed development must be considered against both this NDHA and the Listed Building.

No objection has been received from the Conservation Officer. It was noted that although the proposed development would impact the setting of these heritage assets via the loss of the open views of the countryside, this was not sufficient to warrant an objection as their setting would still be retained looking away from the main road. Notwithstanding these comments, it is also considered that glimpses of the open countryside would still be present should planning permission be granted. The requirements of Policy S57 d) are noted but it is considered that the setting of this heritage asset would be most preserved. Glimpses of the open countryside would still exist. Whilst the landscape character does contribute to its setting, the significance in the list description places emphasis on the architectural detailing. The low housing density and single storey nature of the proposal also takes steps to mitigate the impact on the setting as much as is reasonably possible.

The Conservation Officer does consider that *“The introduction of the bungalows would impact the setting of the listed building and NDHA as it would reduce the visible wider rural setting from the properties. However, these will still retain this setting when looking away from the main road.”* Paragraph 202 of the NPPF makes it clear that where a *less than substantial harm* exists that this should be weighed against the public benefits of the proposal.

In this instance, the public benefits are clear. The site would allow for the proportionate growth of housing in an *appropriate location* that would assist in boosting rural housing supply and would be of a density that respects the landscape character and does not visually dominate the site. The site would achieve a high standard of sustainable with each dwelling being built with 14 photovoltaic solar panels and being highly energy efficient. There would also be a 36% net gain associated with this site. All of these are clear public benefits and are considered to outweigh and limited harm to the setting of Rose Cottage.

Paragraph 203 also requires that harm to NDHAs is also considered when reaching a decision as to whether to grant or refuse planning permission. Much of the analysis with respect to Rose Cottage also applies to Glentham Methodist Church. The comments from the Conservation Officer note that whilst a harm to the setting of the NDHA exists that this would impact the north elevation which is plain in terms of architectural detail with the south and west elevation containing more details. The visual presence of the church would be reduced but the setting would be retained when looking away from the site.

Therefore, subject to the imposition of a standard materials condition, the proposed development is considered to be in accordance with Policy S57 of the CLLP, Section 16 of the NPPF and the statutory obligation in Sections 66 of the Planning (Listed Buildings and Conservation Areas Act) 1990.

Highways

Policies S47, S48 and S49 collectively require that development proposals do not have an unacceptable impact on highway safety or a severe cumulative impact on the wider highway network. Policy S48 requires that development proposals should facilitate active travel. It also requires that first priority should be given to pedestrians, cyclists, and people with impaired mobility. Policy S49 of the CLLP sets out minimum parking standards that are required for residential and non-residential development within Central Lincolnshire.

Paragraph 92 of the NPPF supports development proposals that allow for the creation of healthy and safe places. This is reinforced by paragraph 110 of the NPPF which requires that development proposals provide safe and suitable access to all users. Paragraph 111 of the NPPF in turn states that development proposals can only be refused on highways grounds where there is an unacceptable impact on highway safety, or the wider cumulative impact would be severe.

No objection has been received from the Local Highway Authority at Lincolnshire County Council who raised no objection to the proposed development. This was subject to the condition that a pedestrian footway is provided in order for a safe pedestrian access to the new dwellings. This can be secured via planning condition, as is recommended. There are no concerns in relation to a lack of visibility and the number of vehicular movements that would be generated as a result of the erection of three residential dwellings would not have an unacceptable impact on highway safety or an unacceptable cumulative impact on the wider network.

However, it is considered that it would be unreasonable for this to extend beyond the access to Plot 3. This is partially because of the pedestrian footway on the other side of the road but also because extend the footpath all the way to Glentham Methodist Church would require the removal of a section of wall and there would be a high likelihood of an unacceptable harm or total loss of the tree at the far corner of Plot 3. This would have a detrimental impact the character and appearance of the street scene. This tree is a dominant feature on the street scene and its loss would not be acceptable. The wording of the suggested condition will therefore be slightly altered to reflect this.

In respect of the above, it is considered that the proposed development would accord with Policies S47 and S49 of the CLLP and paragraphs 92, 110 and 111 of the NPPF.

Archaeology

Policy S57 of the CLLP requires that development proposals should take opportunities to protect and where possible, enhance the significance of heritage assets. Appropriate assessment proportional to the significance of a potential heritage asset should be submitted and where this is still sufficient, appropriate intrusive and non-intrusive mitigation should be undertaken. Similar guidance is also contained within paragraph 205 of the NPPF.

It was previously determined by Lincolnshire County Council's Historic Environment Officer that insufficient information had been submitted with the application due to the site being located within a site of archaeological interest. Following the submission of an Archaeological Investigation Report, it was concluded that no significant findings had been recorded. As such, no further archaeological consideration was required.

It is therefore considered that the proposed development is in accordance with Policy S57 of the CLLP and paragraph 205 of the NPPF.

Climate Change

Policy S6 sets out the overarching principles that relate to design of energy efficient buildings. In turn, Policy S7 outlines a specific requirement for all new residential development to be accompanied by an Energy Statement. This

sets out two criteria which require that new residential development provides generates at least the same amount of on-site renewable energy as the dwelling consumes. The second criteria sets out that no single dwelling should exceed a total energy demand of 60 kWh/m²/yr with a site average of 35 kWh/m²/yr.

This application has been accompanied by an Energy Statement which concludes that the total energy demand of the new dwellings would be less than 32kWh/m² /yr. There is some concern with regard to the Energy Statement as it does not provide an average space heating demand or a calculation of the total energy output of the solar array on each dwelling. However, the Proposed Elevations and Proposed Site Plan show that there would be 14 solar panels on each dwelling facing east and west. These would be mostly situated on the garages.

The first criteria of Policy S7 makes it clear that each dwelling should ideally generate the same amount of renewable energy on-site (and preferably on plot) as what would be consumed. Therefore, the dwellings would each need to generate 32 kWh/m²/yr. Although no specific calculation has been provided, other submitted Energy Statements for residential development have managed to achieve the required levels an energy output of 380-watt solar panels. The specification provided shows that the output of the solar panels on these dwellings would be up to 405. It is therefore considered to be highly likely that the proposal would comply with the first criteria of Policy S7.

In relation to the second criteria, it is considered that even though there a site average space heating demand or measurements for the individual plots have not been provided, the average total energy demand would comply with Policy S7. In addition, the u-values for the proposed development would comply with the recommended u-values that are set out in the Energy Efficiency Design Guide. The EPC rating of the new dwellings also suggests a high energy efficiency for the proposed dwellings (scoring 84/100 or a B rating).

Whilst it is considered that there would be some departure from the requirements of Policy S7, the proposal is broadly consistent with criteria's 1 and 2. There is more potential for solar gain on-site as the roof space has not been covered with solar panels. Notwithstanding that 14 solar panels would likely be sufficient, there is also policy reasons to avoid plastering the entire roof space with solar panels. The site is situated in a rural location with the setting of two heritage assets including the Grade II Listed Rose Cottage. It is considered that situating the solar panels on the garages away from the street scene would be better preserve the setting of the Listed Building.

In addition, and notwithstanding the previous paragraph, substantial weight is attached to the benefits of the provision of renewable energy as stated within Policy S14 of the CLLP. Paragraph 158 of the NPPF in turn recognises that even small-scale renewable energy production is invaluable in achieving reductions in carbon emissions. This proposal if granted, would achieve a material improvement on development that has been previously approved by allowing for all dwellings to be largely energy independent from low carbon

sources. This is in accordance with the ambition of paragraph 152 of the NPPF which seeks to achieve radical cuts in greenhouse gas emissions.

This is subject to the imposition of four standard conditions relating to the requirement that the proposed development is undertaken in accordance with the submitted Energy Statement, preventing the supply of piped natural gas and performance measurements.

Ecology & Biodiversity

Policies S60 and S61 of the CLLP requires that development proposals do not have an unacceptable impact on ecology or biodiversity and should take opportunities to provide a net gain in biodiversity wherever possible. These requirements are also contained within paragraph 174 of the NPPF. Given that the requirements of Policies S60 and S61 are consistent with the NPPF, they are afforded full weight. Paragraph 180 states further that some harm to biodiversity is permitted but where there is significant harm, planning permission should be refused.

The proposed development has been accompanied by a Preliminary Ecological Appraisal (PEA) and Biodiversity Net Gain calculation which had concluded that due to the low ecological baseline of the site, a net gain of 36% could be achieved.

The holding objection from the Lincolnshire Wildlife Trust is noted. It is considered that a Landscape Management Plan can be secured via the imposition of a pre-commencement condition as the ecological baseline has already been provided. The recommendation of the PEA will also be conditioned on the decision notice.

Subject to the imposition of the two conditions described above, it is considered that the proposed development would be in accordance with Policies S60 and S61 of the CLLP and paragraph 174 of the NPPF.

Flood Risk

Policy S21 of the CLLP requires that development proposals do not have an unacceptable impact on flood risk and implement appropriate mitigation (such as the use of SuDS) wherever possible. This policy is consistent with the requirements of paragraphs 159 and 167 of the NPPF and is therefore afforded full weight. Paragraphs 159 and 167 of the NPPF respectively require that development should be diverted away from areas at the highest risk of flooding and that all development proposals should not increase the risk of flooding elsewhere.

The proposed development is located within Flood Zone 1 which is at the lowest risk of flooding. No objections or concerns have been raised in relation to flood risk or drainage. Only limited drainage information has been provided with this application. Therefore, it is considered that the proposed development would be in accordance with the above policies subject to one

condition requiring the submission of a foul sewage and surface water drainage scheme.

The comments from a local resident about the impact on water resources are noted. However, no reply has been received from Anglian Water and the above condition will ensure that the proposed development has appropriate drainage.

It is considered that the proposed development is in accordance with Policy S21 of the CLLP and paragraphs 159 and 167 of the NPPF.

Other Matters:

Community Facilities

Some of the representations received relate to the impact of the proposed development on Glenthams Methodist Church which is considered to be an important community facility in Glenthams. The comments relate in part to loss of view which is not a material consideration and the indirect impact on the church. Policy S50 is generally not supportive of the loss of community facilities. However, in this instance the proposed development would not result in the loss of this facility and there is an adequate separation distance between Plot 3 and the church. A condition requiring protective fencing will be placed on the decision notice for this application.

Other Comments

It is noted that Glenthams Parish Council raised comments that stated that the 10% growth limit of the village had already been exceeded. This is no longer considered to be a material consideration due to the most recent Central Lincolnshire Local Plan (adopted April 2023) no longer containing a quantitative growth limit for settlements. This related to the 2017 iteration of the Central Lincolnshire Local Plan which is no longer the adopted development plan for Central Lincolnshire.

Conclusion:

The proposal has been considered in light of relevant development plan policies namely S1: The Spatial Strategy and Settlement Hierarchy, S4: Housing Development in or Adjacent to Villages, S6: Design Principles for Efficient Buildings, S7: Reducing Energy Consumption – Residential Development, S14: Renewable Energy, Policy NS18: Electric Vehicle Charging, S20: Resilient and Adaptable Design, S21: Flood Risk and Water Resources, S47: Accessibility and Transport, S49: Parking Provision, S50: Community Facilities, S53: Design and Amenity, S57: The Historic Environment, S60: Protecting Biodiversity and Geodiversity, S61: Biodiversity Opportunity and Delivering Measurable Net Gains and S67: Best and Most Versatile Agricultural Land of the Central Lincolnshire Local Plan.

In light of the assessment outlined in this report, it is considered that subject to conditions, the proposed development is acceptable on its merits. It is therefore recommended that planning permission is granted subject to conditions.

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

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

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

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

2. No development shall take place until a scheme of foul sewage and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be implemented in accordance the approved details.

Reason: To ensure appropriate foul sewage and surface water drainage in accordance with the National Planning Policy Framework and Policy S21 of the Central Lincolnshire Local Plan.

3. Prior to the commencement of construction works on any dwelling, including footings being commenced, a scheme shall be agreed in writing with the Local Planning Authority relating to the verification of the post-construction energy performance of the dwelling(s) to be constructed under this permission, including a mechanism for the provision of the verification to individual home owners. The approved scheme shall be implemented in full, including mechanisms by which any shortfall in performance against the updated Energy Statement received 13th September 2023 will be mitigated.

Reason: To ensure that the development takes place in accordance with the approved details and in accordance with the provisions of Policies S6 and S7 of the Central Lincolnshire Local Plan (2023).

4. Prior to the commencement of the development, a Biodiversity and Landscape Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include the following details:
 - Details of the size, species, planting arrangement and position of all trees, hedgerows and other vegetation to be planted in accordance with the details in the submitted Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment for land off Caenby Road, Glenthams, dated July 2023 and Biodiversity Metric 4.0 Calculations received 29th August 2023.

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

Reason: To ensure that a landscaping scheme to enhance the development is provided in accordance with Policies S53, S60 and S61 of the Central Lincolnshire Local Plan and Sections 12 and 15 of the National Planning Policy Framework.

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

5. 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: 40823-04 and 40823-05 received 3rd May 2023 and 4823-03 REV A, 40823-07_Rev A_ and 40823-06_Rev A_Plot 3 received 14th September 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 and to accord with the National Planning Policy Framework and Policy S53 of the Central Lincolnshire Local Plan.

6. No development above foundations level shall take place until a full schedule of materials has been submitted to and agreed in writing with the Local Planning Authority. The development thereafter shall be undertaken in strict accordance with the approved details.

Reason: To preserve the setting and significance of adjacent heritage assets in accordance with Section 66(1) of the Planning Listed Buildings and Conservation Areas Act and Policy S57 of the Central Lincolnshire Local Plan.

7. No development on the garage to Plot 3 shall take place until protective fencing has been placed on the existing tree shown on 4823-03 REV A in accordance with the British Standard – BS5837:2012. The protective fencing shall remain in place until the completion of the construction works.

Reason: In the interests of amenity and biodiversity in accordance with Policies S60 and S66 of the Central Lincolnshire Local Plan.

8. The development hereby permitted shall be carried out in accordance with the details set out in the updated Energy Statement received 14th September 2023 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development takes place in accordance with the approved details and in accordance with the provisions of Policies S6 and S7 of the Central Lincolnshire Local Plan (2023).

9. No services shall be laid within the development for the provision of piped natural gas.

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

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

- Preliminary Ecological Appraisal and Biodiversity Net Gain assessment for land off Caenby Road, Glentham dated July 2023;

Reason: To ensure that a landscaping scheme to enhance the development is provided in accordance with Policy S60 of the Central Lincolnshire Local Plan and Sections 12 and 15 of the National Planning Policy Framework.

11. The development hereby permitted shall not be occupied unless a full frontage footway, with width matching the existing frontage footway at Chapel Court, has been installed to connect the development to the access to Plot 3, which has been provided in accordance with details that shall first have been submitted to, and approved in writing by, the Local Planning Authority. The works shall also include appropriate arrangements for the management of surface water run-off from the highway.

Reason: To ensure the provision of safe and adequate pedestrian access to the permitted development, without increasing flood risk to the highway and adjacent land and property in accordance with Policy S47 of the Central Lincolnshire Local Plan.

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

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

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

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 their private and family life, their home, and their 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.

Representors to be notified -

(highlight requirements):

Standard Letter ☐

Special Letter ☐

Draft Enclosed ☐

Decision Level

Committee

