

Officers Report

Planning Application No: 146823

PROPOSAL: Planning application to erect 2no. dwellings, detached garage, stables with manege, construction of vehicular access and change of use of agricultural land to a paddock- resubmission of 145745

LOCATION: Land At Caenby Road Caenby Glentham

WARD: Waddingham and Spital

APPLICANT NAME: Mr Andrew Burkitt

TARGET DECISION DATE: 02/02/24

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 Glentham Parish Council and Local Residents on planning matters.

Description: The site is a grass field located between dwellings on Sunnyside, Caenby (2 storey detached dwellings) to the north and Glenfield, Caenby Road, Caenby (a detached bungalow) to the south. Directly to the east of the site on the other side of Caenby Road are dwellings located within the Parish of Glentham (mainly 2 storey detached dwellings). To the west of the site is open countryside. There is a Grade II Listed Building (Rose Cottage, Caenby Road) located approximately 25 metres to the south of the site.

The application seeks permission to erect 2no. detached 4-bedroom 2-storey dwellings that follow the building line set by Glenfield and Rose Cottage to the south. The dwellings proposed front elevation is the west elevation facing onto Caenby Road from which both of the dwellings are accessed via one access point which leads to off-road car parking and turning areas for Plot 2 located at the northern end of the site (Plot 2 also has a double garage in its rear range) and Plot 1 located at the southern end of the site which also has a large detached 1.5 storey triple garage (with games room on the first floor) located to the north of Plot 1 close to the boundary with Plot 2. Each dwelling benefits from a large amount of outside amenity space around each of the dwellings, in particular to the front (east) and to the rear (west).

It is also proposed to erect a manège to the rear (west) of Plot 1 and a single storey stable block to the south west of Plot 1 for the use of Plot 1 and to change the use of an agricultural field further to the west to a paddock for the use of Plot 1. This part of the proposal is for the personal use of Plot 1 and is not indicated to be for a commercial use and as such the application has been assessed on this basis.

Amended plans have been received changing the red line to include the aforementioned paddock which will include a wildflower meadow. The amended plans also now have the correct scale and reduce the size of the proposed stable block.

Relevant history:

W17/707/93 - Outline planning application to erect one bungalow and construct a vehicular access. Refused 21/10/93.

Site on the other side of Caenby Road (approximately 15 metres to the south east):

146628 - Planning application to erect 2no. detached bungalows with detached garages & 1no. detached bungalow with attached garage. Granted 05/10/2023.

Representations received (in summary):

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

Sir Edward Leigh MP: I share my constituent's objections [Rose Cottage, Caenby Road, Glenthams] to the applications, specifically in regards to the impact on the countryside and indeed the already overstretched infrastructure.

Caenby Parish Meeting: No representations received to date.

Glenthams Parish Council: Objects to this proposal on the grounds that it will alter the shape and nature of the village. The height of the proposed houses is too high and is not in keeping with surrounding properties. There is also concern regarding lighting to the menage.

Local residents: Glenfield, Ivy House and Rose Cottage, Caenby Road and The Cottage, High Street, Caenby - Object for the following reasons:

- The application site is within the hamlet of Caenby and is not supported by Local Plan policies or a Neighbourhood Plan.
- The site is listed as very good in the Agricultural Land Classification map.
- Where does the development footprint of Glenthams within Caenby cease due to the boundary situation between the two parishes and the development footprint Caenby within Caenby starts?
- If this application (146823) is granted it will set a precedent/consensus accepted that the Glenthams development footprint is within Caenby and will further add to continuous footprint of dwellings to Moat Farm
- Even if the consensus development footprint view is accepted, Glenthams is well beyond its development quota/allotted growth level in the CLLP, as is Caenby.
- Finally, the infrastructure, water, power, foul drain, telephone, footpaths, entrances onto road etc, is a real issue as well, along with

ensuring the shrunken settlement Caenby in relation to Glenthams is recorded and effect on setting of Listed Buildings.

- If this application is allowed to proceed (and 146628) then a precedent is set regarding future expansion into green space in Glenthams and/or Caenby.
- We have concerns regarding the impact on wildlife habitat. Both sites (146823 and 146628) have been in permanent pasture for many years. How can Biodiversity Net Gain be achieved? Both sites have mature trees and hedgerows on/around boundary lines so one would assume an Arboriculture Survey would be required, not to mention an Archaeological Survey prior to ground being disturbed.
- Will affect the setting of the Grade II Listed Rose Cottage.
- Due to the close proximity of the site to our property we too share the concerns of our immediate neighbours as to whether or not this truly is a residential application or if the intention is to run a business from the site in due course. The proposed stabling for half a dozen horses as well as parking for 6 vehicles would seem to indicate the latter, in which case the potential increase in traffic, noise and light pollution (if the intended ménage is to be floodlit after dark) would urgently need to be addressed.
- The stable block and ménage will have problems of access from plot 1 of the proposal. 6 stables in an enclosed yard will need vehicle access for services and storage as well as for the horses. The ménage is also considerably bigger than the other one located to the south of the property. Access to the stables is very narrow and restricted against our western boundary.
- It would appear that the stables and manège is being attached to the planning for enhancement and amenity for the building proposal and should not be considered as an integral part of the planning application.
- The proposal for 2 properties in ribbon development to the high way is another issue.
- The site is not infill as it is for 2 dwellings.
- Is part of the application a business venture? Will conditions limiting any business activity be used?
- I would also ask that it is considered that as the application is not just residential but requires an application for a change of use from agricultural to equine facility (stabling horses with an exercise arena are not deemed to be agricultural), the evidence being the manège and stable block for 6 horses.
- As an 'average horse' produces 20.4 kg of manure every day, 6 horses will produce 45 tonnes annually. The application shows no consideration to the siting and the run off of any hard standing required for a 'muck heap'.
- The environment agency has published guidance on horse manure management and there is an active water well within 50 metres of the proposal at Ivy House and the Environment Agency should be asked to comment.

- The proposal offers no consideration for horse transport parking for 6 horse boxes and/or trailers, as well as no consideration for where vets, farriers, dentists, horse therapists or riding instructors will park, or any area designed to provide their services from.
- The amended stable block drawing has no section and does not show the construction of the hard standing or drainage details.
- The conversion from agricultural to an equestrian business will lead to noise and light pollution into our property – garden, bedroom, and kitchen - which will dramatically affect our quiet enjoyment, and impact on the value of our property.
- In reference to the muck heap, the applicant states that this is “domestic”, please define domestic; which of the domestic properties on the plan is this linked to?
- The applicant states that fencing of the paddocks will be made out of traditional equestrian fencing “pieces of rope and plastic poles”. Traditional equestrian fencing is post and rail as detailed on the application proposal for around the ménage. The field is currently not stock proof and allows for access onto neighbouring gardens and the road.
- There has been constant building work in the vicinity of our home over recent years.

LCC Highways/Lead Local Flood Authority: The dimensions of the proposed access are adequate to enable 2 cars to pass in opposing directions and the proposal would therefore not result in an unacceptable impact on highway safety. 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 and a condition are suggested.

LCC Archaeology: 03/07/2023: The site area within the red line boundary is located on the edge of the shrunken medieval settlement of Glenthams and earthworks associated with it have been recorded. The earthworks might have been eroded since they were recorded, but this does not preclude the potential presence of below-ground archaeology.

Due to the site’s location on the edge of a shrunken medieval settlement, and the existence of earthworks, there is high potential for below-ground archaeological remains. I would therefore recommend that further information is provided by the applicant prior determination. A trial trench evaluation should be carried out which will aim to identify the presence/absence, significance, character, depth and date of any archaeology present within the site and provide clear evidence for an appropriate mitigation strategy if necessary and if consent is subsequently granted. An appropriate written scheme of archaeological investigation should be submitted to and approved by the Local Planning Authority before trenching commences.

Trenching results are essential for effective project risk management if permission is granted. Failing to adequately evaluate a site of this nature at an early stage could lead to unnecessary destruction of heritage assets, potential programme delays and excessive cost increases that could otherwise be avoided.

I believe that this is necessary to allow an informed planning recommendation and should be undertaken to meet the requirements of the National Planning Policy Framework (NPPF) paragraph 205.

Further comments received 11/12/2023: I will not be recommending any archaeological conditions to the above application, as the report provided [Archaeological Evaluation, Neville Hall, December 2023] shows an absence of archaeological remains of significance in the site area.

Conservation: I appreciate the reduction in size of the stables to reduce the impact to the setting of Rose Cottage. I have no objection to this application subject to the typical condition for external materials, including the fencing.

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).

Development Plan:

The following policies are particularly relevant:

Central Lincolnshire Local Plan adopted 2023 (CLLP):

Policy S1: The Spatial Strategy and Settlement Hierarchy

Policy S4: Housing Development in or Adjacent to Villages

Policy S5: Development in the Countryside

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 S60: Protecting Biodiversity and Geodiversity

Policy S61: Biodiversity Opportunity and Delivering Measurable Net Gains

Policy S66: Trees, Woodland and Hedgerows

Policy S67: Best and Most Versatile Agricultural Land

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

Neighbourhood Plan

No plan currently being prepared.

National policy & guidance (Material Consideration)

- **National Planning Policy Framework (NPPF)**

The NPPF sets out the Government's planning policies for England and how these should be applied. It is a material consideration in planning decisions. The most recent iteration of the NPPF was published in December 2023.

<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
- Highway Safety and Car Parking
- Listed Building
- Archaeology
- Foul and Surface Water Drainage
- Landscaping and Boundary Treatments
- Ecology & Biodiversity
- Climate Change/Energy Efficiency
- Other Matters

Assessment:

Principle of Development

- a) The erection of two dwellings

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

Policy S1 of the Central Lincolnshire Local Plan (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 (Small Villages) of Policy S1. Development of up to five dwellings in Small Villages such as Glenthams may be acceptable in principle under Policy S4 provided 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.

This is consistent with the approach previously taken on planning application 146628, to the south-east of the application site.

The proposed dwellings would follow the building line established by Glenfield and Rose Cottage to the south and this part of the arable field where the two proposed dwellings are located relates more to the continuous built up area of the settlement than the countryside. Given that the site would be bound by built development on three sides (to the north, south and to the east), 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 dwellings on Sunnyside, Caenby to the north and Glenfield, Caenby Road, Caenby to the south 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 proposed garage, stables and ménage associated with and for the personal use of Plot 1 are considered to be located within the curtilage of this dwelling and are also considered to be acceptable 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 proposal for two dwellings is acceptable in principle.

b) Change of use of agricultural land to paddock

It is also proposed to change the use of agricultural land to a paddock immediately to the west of Plots 1 and 2. This part of the proposal which will be used in association with Plot 1 (for the personal use of occupants of this dwelling) is considered to be located in the countryside. Under Policy S5 (Part E) of the Central Lincolnshire Local Plan proposals such as this will be supported providing the rural location of the enterprise is justifiable and it is suitable in terms of its accessibility and would not conflict with neighbouring uses.

It is considered that this recreational use (a paddock for horses) needs such a countryside location and it is unlikely to have an unacceptable impact upon accessibility, the rural landscape or neighbouring properties (as considered below).

It is therefore considered that this part of the proposal is also acceptable in principle. If it is minded to grant permission an appropriate condition will be attached to the decision notice restricting the use of the stable block, manège and paddocks for the purposes of keeping of horses in conjunction with the private use of the land (Plot 1), and shall not be used for any commercial purposes.

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.

The application seeks permission to erect 2no. detached 4-bedroom, 2 storey dwellings that follow the building line created by Glenfield and Rose Cottage to the south. The dwellings proposed front elevation is the east elevation facing onto Caenby Road from which both of the dwellings are accessed via one access point which leads to off road car parking and turning areas for Plot 2 located at the northern end of the site and Plot 1 located at the southern end of the site which also has a large detached 1.5 storey triple garage (with games room on the first floor) located to the north of Plot 1 close to the boundary with Plot 2. Each dwelling benefits from a large amount of outside amenity space around each of the dwellings, in particular to the front (east) and to the rear (west).

Plot 1 has a maximum eaves height of approximately 6.1 metres and a ridge height of 9 metres. Its associated garage has a maximum eaves height of 3.1 metres and a ridge height of 5.9 metres. Plot 2 has a maximum eaves height of approximately 5.3 metres and a ridge height of 8.4 metres.

The proposed dwellings are set in large plots with large separation distances to neighbouring dwellings (and between the plots themselves) and therefore

there are no expected issues of loss of light or over dominance. The proposed garage on the northern boundary of Plot 1 owing to its scale and the separation distance to Plot 2 further to the north will also be unlikely to present issues of loss of light or over dominance.

The front (east) elevation of Plot 1 will overlook the large front garden afforded the proposed dwelling with Caenby Road beyond and the nearest dwelling to the east being approximately 24 metres from this elevation. The rear (west) elevation of Plot 1 will overlook the large rear garden afforded the proposed dwelling with the proposed manège and paddocks beyond.

The south (side) elevation of Plot 1 will have a set of two French doors and 3 windows at ground floor level which will overlook the garden of the proposed dwelling with boundary treatments beyond. The first floor will have five windows and the side elevation of the balcony which is located off the rear (west) elevation of the dwelling. The two first floor windows to secondary rooms (bedrooms 3 & 4) in the main body of the proposed dwelling are located approximately 15.5 metres from the north (side) elevation of Glenfield, Caenby Road to the south and the other three first floor windows on the south elevation to secondary rooms (bedroom 1) in the rear wing are located approximately 20.6 metres from the north (side) elevation of Glenfield, Caenby Road to the south and 12 metres at the closest point from the southern boundary of the site (the end of the rear garden of Glenfield). The small side elevation of the balcony (approximately 1.5 metres in width) is located approximately 11.5 metres from the southern boundary of the site (the far end of the rear garden of Glenfield).

The north (side) elevation of Plot 1 will have a door and four windows at ground floor level which will look over the driveway of the proposed dwelling and its garage to the north and boundary treatments on the northern boundary. The first floor will have four windows to secondary rooms which will look over the proposed garage to Plot 1 to the north or the side (south) elevation of Plot 2 which is located approximately 18 metres to the north. The small side (north) elevation of the balcony (approximately 1.5 metres in width) which is located off the rear (west) elevation of the dwelling will overlook the driveway and garden of the proposed dwelling and is located approximately 14.3 metres from the northern boundary of the site

The proposed garage to Plot 1 in its front (south) elevation will have a set of three garage doors and a door at ground floor level and two dormer windows and a roof light at first floor level which will look over the driveway to the proposed dwelling with the north elevation of Plot 1 beyond. The rear (north) elevation will have a door at first floor level which will look over the boundary treatments to the north and two roof lights and the west and east (side) elevations will have no openings.

The front (east) elevation of Plot 2 will overlook the large front garden afforded the proposed dwelling with Caenby Road beyond and the nearest dwelling to the east being approximately 21 metres from this elevation. The rear (west)

elevation of Plot 2 will overlook the large rear garden afforded the proposed dwelling with the proposed paddock beyond.

The south (side) elevation of Plot 2 will have two sets of bi-fold doors, two garage doors and a doors at ground floor level which will overlook the garden and driveway of the proposed dwelling with boundary treatments beyond.

The north (side) elevation of Plot 2 will have two windows at ground floor level which will overlook the garden of the proposed dwelling with boundary treatments beyond.

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

It is also proposed to erect a manège to the rear (west) of Plot 1 (for the personal use of this dwelling and not a commercial use) and to the rear (west) of the large rear garden of Glenfield, Caenby Road. No flood lights are proposed and if it is minded to grant permission an appropriate condition will be attached to the decision notice to prohibit the use of flood lights or external lighting.

A single storey wooden stable block (approximately 2.7 metres to the eaves and 4.1 metres to the ridge) with two stables and a tack room is also proposed to the south west of Plot 1 for the use of Plot 1 (and not for a commercial use). The stable block is located to the rear (west) of the large rear garden of Glenfield, Caenby Road and to the north of the large rear garden of Rose Cottage, Caenby Road. The only openings proposed are in the north elevation of the proposed dwelling looking towards the proposed ménage to the north.

It is also proposed to change the use of agricultural land to the west of the Plot 2, the proposed manège and the stable block to a paddock for the use of Plot 1 (and not for a commercial use). If it is minded to grant permission an appropriate condition will be attached to the decision notice limiting the use of the ménage, stable block and paddock for the purposes of keeping of horses in conjunction with the private use of the land, and shall not be used for commercial premises.

It is therefore considered that the proposal as a whole will not harm the residential amenity of neighbouring occupiers or the proposed dwellings 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.'*

The application seeks permission to erect 2 detached 4 bed 2 storey dwellings that follow the building line created by Glenfield and Rose Cottage to the south. A large 1.5 storey garage is also proposed for one of the plots.

The dwellings are located in large plots and have the benefit of large front and rear gardens and are of a traditional design with Plot 2 to the north taking its design from traditional agricultural barns and Plot 1 to the south taking its design from a traditional 2 storey dwelling.

Plot 1 has a maximum eaves height of approximately 6.1 metres and a ridge height of 9 metres. Its associated garage has a maximum eaves height of 3.1 metres and a ridge height of 5.9 metres. Plot 2 has a maximum eaves height of approximately 5.3 metres and a ridge height of 8.4 metres. There are two storey dwellings to the north and east of the site with the dwellings to the north having an eaves height of approximately 5 metres and a ridge height of 7.8 metres.

Plot 1 is set back approximately 14.3 metres from the front (eastern) boundary of the site and Plot 2 is set back approximately 15 metres from this boundary. Plot 1 is located approximately 15.5 metres from the north (side) elevation of Glenfield, Caenby Road to the south which is a bungalow. It is considered that the scale of the proposed dwellings will not look out of place as they are set back from Caenby Road and are located in large plots with large separation distances to neighbouring dwellings.

In terms of materials stone is proposed for the walls of proposed dwelling and the garage, with a pantile roof for Plot 2 and a slate roof for Plot 1 and its garage. Stone is to be found on the dwellings to the east of the site as well as pantile roofs and slate effect roofs are to be found on the dwellings to the north of the site. If it is minded to grant permission appropriate conditions will be attached to the decision notice in terms of materials and boundary treatments.

It is considered that the scale and appearance of the proposed dwellings would not have an unacceptable harmful impact on the site or the street scene and accords to Local Policy S53 of the Central Lincolnshire Local Plan and the provisions of the NPPF.

As previously stated, It is proposed to erect a manège to the rear (west) of Plot 1 and to the rear (west) of the large rear garden of Glenfield, Caenby Road and to erect a single storey wooden stable block located to the rear (west) of the large rear garden of Glenfield, Caenby Road and to the north of the large rear garden of Rose Cottage, Caenby Road. It is also proposed to change the use of agricultural land to the west of the Plot 2, the proposed ménage and the stable block to a paddock.

It is considered that the proposed location and scale of the proposed manège, stable block and manège will not have a harmful visual impact on the locality and this part of the proposal will be screened by the proposed dwellings and existing boundary treatments.

It is therefore considered that the proposal as a whole will not harm the character and appearance of the locality including the street-scene and countryside with the proposal complying with the NPPF and Policy S53 of the Central Lincolnshire Local Plan.

Highway Safety and Car Parking

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

The application seeks permission to erect 2no. detached 4 bed 2 storey dwelling. Both of the dwellings are accessed via one access point off Caenby Road which leads to off road car parking and turning areas for Plot 2 located at the northern end of the site (Plot 2 also has a double garage in its rear range) and Plot 1 located at the southern end of the site which also has a large detached 1.5 storey triple garage (with games room on the first floor) located to the north of Plot 1 close to the boundary with Plot 2. In addition, it is proposed to erect a manège and a single storey stable block for the personal use of Plot 1 (to the south west of the proposed dwelling) which is accessed through this site and to change the use of agricultural land to the paddock to the west of the proposed dwellings, again for the personal use of Plot 1.

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

- a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
- b) safe and suitable access to the site can be achieved for all users; and

c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

Lincolnshire County Council Highways have raised no concerns in relation to highway safety. If it is minded to grant permission the condition and two informatives suggested by the Highways Authority will be attached to the decision notice.

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

Listed Building

There is a Grade II Listed Building (Rose Cottage, Caenby Road) located approximately 25 metres to the south of the site.

The Local Planning Authority (LPA) have a legal obligation to "have special regard to the desirability of preserving the [Listed] building or its setting" under the Planning (Listed Buildings & Conservation Areas) Act 1990 Section 66.

Paragraph 203 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.'*

Plot 1 to the south which is a traditionally designed 2 storey detached dwelling is located approximately 32 metres to the north of Rose Cottage with Glenfield, Caenby Road between the proposed dwelling and the listed building. It is therefore considered that the proposed dwellings will have no affect on the setting of this Grade II Listed Building (Rose Cottage).

A single storey wooden stable block is also proposed approximately 21.1 metres to the west of Rose Cottage to the north of its long rear garden. Owing to the location and scale of the proposed stable block and existing boundary treatments there will be no effect on the setting Rose Cottage.

It is therefore considered that the proposal subject to appropriate conditions

will preserve the setting of Rose Cottage (Grade II Listed) in accordance with the NPPF, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy S57 of the Central Lincolnshire Local Plan.

Archaeology

The site is located on the edge of the shrunken medieval settlement of Glentham and earthworks associated with it have been recorded. Due to the site's location on the edge of a shrunken medieval settlement, and the existence of earthworks, there is high potential for below-ground archaeological remains,

Following the submission of an Archaeological Evaluation (Neville Hall, December 2023) which shows an absence of archaeological remains of significance in the site area, Lincolnshire County Council Archaeology suggest no archaeological conditions.

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 soakaway. 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

Landscaping and Boundary Treatments

The site is currently given over to grass and has existing boundary treatments, the vast majority of which are native hedgerows including on the eastern boundary which fronts Caenby Road.

It is proposed to have landscaping/gardens to the front of the proposed dwellings as well as around the proposed dwellings and large gardens to the rear. Plot 1 to the south will also have a menage and stable block to the rear within its curtilage and a paddock for the use of Plot 1 is located to the rear of Plots 1 and 2. The gardens are shown as being given over to grass with several trees to be planted.

In terms of boundary treatments the existing boundary treatments around the site will be retained including the hedge on the eastern boundary fronting Caenby Road. The proposed manege will have a post and rail fence around it

and the paddock will retain its existing outer boundary treatments and equestrian tape will be used to divide the wider field into paddocks.

Subject to conditions if it is minded to grant permission the landscaping and boundary treatments of the plot are therefore acceptable and accords to local policy S53 of the CLLP and the provisions of the NPPF.

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 at least 10% net gain in biodiversity wherever possible. These requirements are also contained within paragraph 180 of the NPPF. Given that the requirements of Policies S60 and S61 are consistent with the NPPF, they are afforded full weight. Paragraph 186 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 has concluded that a net gain of 10.76% could be achieved. A new proposed Site Layout/Block Plan (Drawing No. 40923-110 Rev B dated 05/01/2024) has also been submitted which shows existing native hedgerows on the boundary of the site will be retained, the planting of 8 trees and a wildflower meadow located towards the rear of the paddock.

The proposed Site Layout/Block Plan (Drawing No. 40923-110 dated 8/12/2023) will be conditioned accordingly if it is minded to grant permission, alongside a landscaping condition and a condition in regards to the recommendations contained within the PEA.

It is therefore considered that the proposed development would be in accordance with Policies S60 and S61 of the CLLP and paragraph 180 of the NPPF.

Climate Change/Energy Efficiency:

Local policy S6 and S7 of the CLLP sets out design principles for efficient buildings and reducing energy consumption. Local policy LP7 states that:

“Unless covered by an exceptional basis clause below, all new residential development proposals must include an Energy Statement which confirms in addition to the requirements of Policy S6”.

Local policy S7 provides guidance and criteria on the generation of renewable electricity and the limit on the total energy demand for each single dwelling (“not in excess of 60 kWh/m²/yr”).

The application is accompanied by an Energy Statement which includes SAP (Standard Assessment Procedure) calculations

Sections 3, 4, 5 and 6 of the Energy Statement sets out how the development meets the five criteria set out in policy S6 of the CLLP. This includes the use of air source heat pumps, solar panels and mechanical ventilation with heat recovery.

In summary section 8 of the Energy Statement states that the proposed dwellings would have an average target energy demand of 34.29 kWh/m²/yr for Plot 1 and 31.10 for Plot 2 and that the total energy demand of 26.09 kWh/m²/yr for Plot 1 and 25.72 for Plot 2 would be well under the dwelling limit of 60 kWh/m²/yr.

The Energy Statement will be conditioned accordingly if it is minded to grant permission.

It is therefore considered that subject to conditions the development would accord to the requirements of local policy S6 and S7 of the CLLP and the provisions of the NPPF.

Other Matters:

Numbers

It is noted that residents have 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.

Manure

Manure from the stable block, ménage and paddock will be regularly collected and stored in a small 3-sided enclosure (no higher than 1.5m) to the west of the stables. This would then be used for fertilizer on the paddocks. The store would be constructed with 200mm hollow concrete blocks on a concrete base with hard core below. The floor would be slightly sloped so that drainage goes to an adjacent vegetative filter strip.

Agricultural 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. Policy S67 seeks to protect the best and most versatile agricultural land. The High-Level Natural England maps indicate the site is in Agricultural Land Classification (ALC) 3 (see below) – Good to moderate, and not within ALC 2 (Very Good) which is located to the south of the site.

There are no known other available sites of poorer agricultural quality which could serve Glenthams. The site is also only a small part (approximately 0.42 Hectares) of a larger field with the rest of the field being proposed to be used for paddocks which will not sterilise future agricultural use.

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



Conclusion and reasons for decision:

The decision has been considered against Policy S1: The Spatial Strategy and Settlement Hierarchy, S4: Housing Development in or Adjacent to Villages, S5: Development in the Countryside, 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, S60: Protecting Biodiversity and Geodiversity, S61: Biodiversity Opportunity and Delivering Measurable Net Gains, S66: Trees, Woodland and Hedgerows, S67: Best and Most Versatile Agricultural Land of the Central Lincolnshire Local Plan in the first instance and guidance contained within the National Planning Policy framework and National Planning Practice Guidance and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

In light of this assessment it is considered that the proposal is an acceptable development as it is supported by Policy S1, S4 and S5 of the Central Lincolnshire Local Plan and the proposed development will not harm the character and appearance of the street-scene or countryside, nor the living conditions of neighbouring occupiers. The proposal will also not impact unacceptably on the local highway network or affect the setting of a nearby Listed Building.

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. Prior to the commencement of the development, a 30-year Biodiversity Net Gain Management and Maintenance Plan & Landscape Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include the following details:

- Details of the size, species, planting arrangement and position of all trees, hedgerows and other vegetation to be planted in accordance with the details in the submitted Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment for 'The Paddock, Caenby Road, Glentham' (KJ Ecology Ltd) dated November 2023 and Drawing No. 40923-110 Rev B dated 05/01/2024.
- Details of boundary treatments (including boundaries within the site) and hardstanding.

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

Reason: To ensure that the biodiversity net gain measures are maintained for a 30-year period and a landscaping scheme is implemented to enhance the development in accordance with the NPPF and Policies S53, S60 and S61 of the Central Lincolnshire Local Plan.

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

3. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings: 40923-110 Rev B dated 05/01/2024, 40923-103 Rev B dated 05/01/2024, 40923-109 REV A dated 13/07/2023, 40923-108, 40923-107, 40923-106, 40923-105 and 40923-104 dated 28/05/2023. 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.

4. 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 in accordance with the NPPF and Policy S53 of the Central Lincolnshire Local Plan.

5. No development, other than to foundations level shall take place until a 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 in accordance with the NPPF and Policy S53 of the Central Lincolnshire Local 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 S21 of the Central Lincolnshire Local Plan.

7. 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

8. The development hereby permitted shall be undertaken in accordance with the details set out in the submitted Energy Statement by Andrew Clover Planning and Design received 11/12/2023, unless otherwise agreed in writing with the Local Planning Authority. For the avoidance of doubt this includes the standards set for the performance of the fabric of the building, the utilisation of air source heat pumps, solar panels and mechanical ventilation with heat recovery.

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

9. Prior to occupation of the dwellings hereby permitted, a written verification statement shall be submitted to demonstrate that the approved scheme has been implemented in full, in accordance with the submitted Energy Statement received 11/12/2023 and approved in writing by the Local Planning Authority.

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

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 'The Paddock, Caenby Road, Glentham' (KJ Ecology Ltd) dated November 2023.

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

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

11. 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.

12. The stable block, manège and paddocks hereby approved shall only be used for the purposes of keeping of horses in conjunction with the private use of the land, and shall not be used for any commercial purposes without the prior written consent of the Local Planning Authority.

Reason: For avoidance of doubt and in the interest of highway safety and residential amenity in accordance with the NPPF and Policy S47 and S53 of the Central Lincolnshire Local Plan.

13. No external lighting shall be installed around the manège as shown on Drawing No. 40923-110 Rev B dated 05/01/2024, 40923 -103 Rev B dated 05/01/2024 and 40923-109 REV A dated 13/07/2023 without the prior written consent of the Local Planning Authority.

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

14. Before the access is brought into use all obstructions exceeding 0.6 metres high shall be cleared from the land within the visibility splays illustrated on drawing number No. 40923-110 Rev B dated 05/01/2024 and 40923 -103 Rev B dated 05/01/2024 and thereafter, the visibility splays shall be kept free of obstructions exceeding 0.6 metres in height.

Reason: So that drivers intending entering the highway at the access may have sufficient visibility of approaching traffic to judge if it is safe to complete the manoeuvre in accordance with the NPPF and Policy S47 of the Central Lincolnshire Local Plan.

15. All planting and turfing approved in the Biodiversity and Landscape Management Plan under condition 2 shall be carried out in the first planting and seeding season following the completion of the development, whichever is the sooner; and any trees or hedging which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The landscaping should be retained thereafter.

Reason: To ensure the site is visually softened by appropriate methods in accordance with the National Planning Policy Framework and Policies S53 and S57 of the Central Lincolnshire Local Plan.

16. The garage hereby approved for Plot 1 shall not be occupied at any time other than for purposes incidental to the enjoyment of the dwellinghouse known as Plot 1.

Reason: The application has been assessed and found to be acceptable as an outbuilding incidental to the use of Plot 1 and not an independent dwellinghouse in accordance with the National Planning Policy Framework and Policy LP53 of the Central Lincolnshire Local Plan.

17. The paddock hereby approved and as shown on Drawing No. 40923-110 Rev B dated 05/01/2024 and 40923 -103 Rev B dated 05/01/2024 is not within the residential curtilage of Plots 1 and 2.

Reason: For the avoidance of doubt and in the interests of proper planning.

18. Notwithstanding the provisions of Classes A, AA, B, C 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 new gates, walls or fences shall be

erected unless planning permission has first been granted by the Local Planning Authority.

Reason: To enable any such proposals to be assessed in terms of their impact on the living conditions of the proposed dwelling/the resulting amount of space around the proposed dwelling and to safeguard the character and appearance of the host dwelling(s) and its surroundings in accordance with the NPPF and Policy S53 of the Central Lincolnshire Local Plan.

Notes to the Applicant

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.