

## WEST LINDSEY DISTRICT COUNCIL

MINUTES of the Meeting of the Planning Committee held in the Council Chamber - The Guildhall, Marshall's Yard, Gainsborough, DN21 2NA on 28 February 2024 commencing at 6.30 pm.

**Present:** Councillor Matthew Boles (Chairman)  
Councillor Jim Snee (Vice-Chairman)

Councillor Emma Bailey  
Councillor John Barrett  
Councillor Karen Carless  
Councillor David Dobbie  
Councillor Ian Fleetwood  
Councillor Peter Morris  
Councillor Tom Smith  
Councillor Paul Swift

**Also Present:** Councillor Mrs Jackie Brockway  
Councillor Paul Howitt-Cowan

**In Attendance:**  
Russell Clarkson Development Management Team Manager  
George Backovic Development Management Team Leader  
Ian Elliott Development Management Team Leader  
Danielle Peck Senior Development Management Officer  
Martha Rees Legal Advisor  
Ele Snow Senior Democratic and Civic Officer

**Also in Attendance:** 15 members of public

**Apologies:** Councillor Sabastian Hague

**Membership:** Councillor P. Swift was appointed substitute for Councillor S. Hague

### 84 PUBLIC PARTICIPATION PERIOD

There was no public participation at this point in the meeting.

### 85 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

**RESOLVED** that the minutes of the meeting of the Planning Committee held on Wednesday, 31 January 2024 be confirmed and signed as an accurate record.

## 86 DECLARATIONS OF INTEREST

The Chairman made a declaration on behalf of all Members regarding agenda item 6c, planning application number 147511, Whitton Gardens, as the applicant was West Lindsey District Council.

Councillor D. Dobbie declared he would leave the meeting for agenda item 6c, planning application number 147511, Whitton Gardens, as he had publicly voiced his opposition to the proposal. He also stated he would not vote in relation to agenda item 6a, planning application number 146729, West Bank Saxilby, as he had not attended the site visit.

Councillor J. Snee also declared he would not vote in relation to agenda item 6a, planning application number 146729, West Bank Saxilby, as he had not attended the site visit.

## 87 UPDATE ON GOVERNMENT/LOCAL CHANGES IN PLANNING POLICY

Members heard that the government had announced it would be creating a new use class, defined as the use of a dwelling house, not a sole or main residence, for temporary sleeping, accommodation for the purpose of holiday, leisure, recreation, business or other travel, for example, Airbnb. This would bring such dwellings within planning remit.

Additionally, it was explained that the government was also consulting on strengthening planning policy for brownfield development, seeking to amend national policy to make it clear that significant weight should be given to all housing delivery, but especially significant weight on brownfield sites. It proposed that councils should be less bureaucratic and more flexible in applying policies that halt housebuilding on brownfield land, so long as any new housing provided acceptable living standards. It was anticipated that 52 local planning authorities in England's 20 year largest citizen towns would be made to follow a new brownfield presumption. The consultation would run until 26 March 2024.

The government was also running a consultation around making changes to permitted development rights, mainly around household extensions. They were consulting on whether to increase the overall size limits on home extensions which would allow larger rear home extensions and also L-shaped extensions, removing the volume limits for home roof extensions, and the size limit for extensions to commercial buildings to be doubled to up to 100%, or 200m<sup>2</sup>, whichever was the lesser. Additionally, provision of, or limitations on, the location and size of air source heat pumps was being reviewed.

With regard to Neighbourhood Plans, Members were provided with the following update.

Neighbourhood Plan/s	Headlines	Planning Decision Weighting
Made Neighbourhood Plans	Brattleby, Caistor*, Cherry Willingham*, Dunholme*, Great Limber, Lea, Nettleham*, Osgodby, Riseholme, Scotter, Scothern*, Saxilby with Ingleby*, Welton by Lincoln*, Willoughton, Glentworth, Spridlington, Sudbrooke*, Scotton, Bishop Norton and Atterby,	Full weight

	Gainsborough, Morton, Corringham, Sturton by Stow and Stow*, Hemswell and Harpswell, Keelby, and Hemswell Cliff.	
Scothern Review*	Examination at its final stage.	Review NP has increasing weight
Nettleham Review*	Examination underway.	Review NP has increasing weight
Reepham	Regulation 16 consultation has closed. An examiner is to be appointed.	Increasing weight
Ingham	Regulation 14 consultation is underway and closes on 5 April.	Some weight
Sturton by Stow and Stow Review*	Minor updates are being made to the NP.	Review NP has little weight
Grasby and Searby cum Owmbly	A planning consultant has been appointed to help with the NP.	Little weight
Springthorpe and Sturgate	The parish meeting has received approval to prepare a NP.	No weight
Swallow	The parish council is considering having a NP.	No weight
North Kelsey	The parish council is considering having a NP.	No weight
Neighbourhood Plans - made (26) - designated/in preparation (17) - under review (9)* - future (40 approx)	To view all of WL's neighbourhood plans please go to: <a href="https://www.west-lindsey.gov.uk/my-services/planning-and-building/neighbourhood-planning/">https://www.west-lindsey.gov.uk/my-services/planning-and-building/neighbourhood-planning/</a>	<b>NP stage-weighting</b> - Made–full weight - Referendum successful–full weight - Examination successful/Decision Statement issued–significant weight - Submission Reg 16–increasing weight - Draft Reg14 - some weight - Designated – little weight

A Member of the Committee requested that Councillors be kept informed of policy matters as they were passed, in order for all to understand the weighting to be afforded and how it interacted with existing policy. This was confirmed and Members were assured training would also be provided.

## 88 146729 - 33 WEST BANK, SAXILBY, LINCOLN

The Chairman introduced the first application of the evening, application number 146729, to raise the ground to 5.90m AOD and increase the width and depth of the existing pond at 33 West Bank, Saxilby, Lincoln. The Planning Officer confirmed there was no update to the published report and presented a summary of the application.

The Chairman thanked the Officer for his presentation and advised the Committee there were four registered speakers. He invited the first speaker, Mr Giles Kirk, applicant, to address the Committee.

Mr Kirk stated that his comments from the previous meeting still stood. He highlighted that the road had been repaired and was due to be resurfaced. He had met with Anglian Water regarding the tanker movements, and highlighted that the vehicles used for his application would be lighter than those used by Anglian Water. He also highlighted that the work was proposed to take place in summer months, meaning the issues with mud and surface water flooding would be less restrictive than in winter months. Mr Kirk explained they had been working on the site for some time, and had not been leaving mud on the roads, nor would they. He stated they took pride in what they were doing and as an additional mitigation, there would be wheel washing facilities on site. He summarised the measures they were putting in place to alleviate concerns, such as additional drainage measures, and highlighted that there had been no objections from the statutory consultees. He thanked the Committee for their time and requested approval based on the key facts of the application.

The Chairman thanked Mr Kirk and invited Mrs Anita Buchanan, the first of the registered objectors, to address the Committee.

Mrs Buchanan reiterated concerns regarding the damage to the road, highlighting it was the only point of access to the homes of residents along West Bank. She explained that there had been no permanent repairs to the road and the only way to avoid bigger issues was to stop the heavy vehicle movements on the road. She highlighted the damage that had been done to the grass verges and the banks, stating that the road and verges would not be able to cope with additional vehicle movements. She accepted she could not argue with the experts, but expressed her own experience, and that of other residents, seeking to prevent further problems on their road.

The Chairman thanked Mrs Buchanan and invited the second registered objector to address the Committee. It was noted that the speaker subsequently withdrew his request to speak. The Chairman invited Councillor J. Brockway, Ward Member, to address the Committee.

Councillor Brockway stated that she wished to correct statements she had made at the previous meeting which had proven to be incorrect. Firstly, She had stated the land had been marsh land, based on ordnance survey maps of old, however, subsequent research had shown there were also maps that did not show it as marsh land, it had not been a permanent feature of the land. Secondly, she had said the land was a flood plain, she corrected that statement to recognise it had never been designated as a flood plain. Thirdly, she corrected her statement that flooding along West Bank was caused by surface run off, stating that in fact there were water pipes that did not have a 'non-return flap' meaning the water flowed both ways. Councillor Brockway explained that Anglian Water now had a piece of equipment that dealt with ammonia levels and she hoped her residents would gain confidence from the conditions put in place to protect them.

The Chairman thanked Councillor Brockway for her corrections and invited any response from Officers. Members heard that since the previous meeting, Officer had revisited the matter with the Highways Agency, and based on the traffic management plan it was confirmed that movement numbers were acceptable and they were satisfied.

**Note:** Councillor D. Dobbie left the room at 6.55pm and returned at 6.56pm

Members of the Committee enquired as to the protection of wildlife, to which it was confirmed that the construction methodology would be submitted and reviewed by Lincolnshire Wildlife Trust amongst others to ascertain whether it was suitable. Those who had attended the site visit highlighted it had been very informative, and whilst residents had raised understandable concerns, it had been made clear by the statutory consultees that there were no objections to the proposals. On this basis, the Officer recommendation was proposed and seconded.

On taking the vote, it was agreed that planning permission be **GRANTED** subject to the following conditions.

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

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

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

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

2. No development must take place until details of the material used to raise the land levels have been submitted to and approved in writing by the Local Planning Authority. The material must be a clean inert material and appropriately certificated as contaminant free. The infilling of the site must be completed using the approved material.

Reason: To ensure that material brought onto the site is appropriate and will not contaminate the site to accord with the National Planning Policy Framework and local policy S56 of the Central Lincolnshire Local Plan 2023.

3. No development must take place until the following details have been submitted to and approved in writing by the Local Planning Authority:

- Position and type of reptile refugia
- Position and type of hedgehog refugia
- Construction methodology for the protection of hedgehogs and other mammals

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

4. No development must take place until a 30-year Biodiversity Net Gain Management and Maintenance plan has been submitted to and approved in writing by the Local Planning Authority. The development must be completed in strict accordance with the approved Management and Maintenance plan.

Reason: To ensure the biodiversity net gain measures are maintained for a 30-year period to accord with the National Planning Policy Framework and local policy S60 and S61 of the

Central Lincolnshire Local Plan 2023.

**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 must be carried out in accordance with the following proposed drawings:

- A1/L01 Rev G dated May 2023 – Site Plan, Land Sections, Pond Sections and Land Drainage Details

The land levels must not be raised any higher than 5.90 metres Above Ordnance Datum as identified on the plan listed above and all other works must be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework, local policy S53 of the Central Lincolnshire Local Plan 2023 and Policy 2 of the Saxilby with Ingleby Neighbourhood Plan.

6. The development must be completed in strict accordance with the surface water land drainage scheme identified in Technical Note 01 (RLC/1183/TN01) by Roy Lobley Consulting dated 19th December 2023. The approved scheme must be maintained and retained as such thereafter.

Reason: To ensure adequate drainage facilities are provided to serve the development to reduce the risk of flooding and to prevent the pollution of the water environment to accord with the National Planning Policy Framework and local policy S21 of the Central Lincolnshire Local Plan 2023.

7. The development hereby approved must be completed in strict accordance with Traffic Management Plan received 12th December 2023.

Reason: To manage the routing of traffic and delivery of earth to the site to accord with the National Planning Policy Framework, local policy S47 of the Central Lincolnshire Local Plan 2023 and Policy 17 of the Saxilby with Ingleby Neighbourhood Plan.

8. Apart from the biodiversity measures listed in condition 4 of this permission, the development hereby approved must only be carried out in accordance with the recommendations set out in section 4.3 and the landscape specification (excluding hedgehog refugia) set out in appendix 4 of the Preliminary Ecological Appraisal by CBE Consulting dated 4th December 2023.

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

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

NONE

**89 147233 - LAND TO REAR OF 3A 3B AND 5B CHURCH STREET, HEMSWELL**

The Chairman introduced the second application for consideration. Planning application number 147233 to erect 2no. dwellings with garages including installation of a private driveway on land to the rear of 3a, 3b and 5b Church Street, Hemswell. Following the presentation of the application, the Chairman noted there were three registered speaker and invited the first, Councillor Bryan Mander of Hemswell Parish Council, to address the Committee.

Councillor Mander stated that there had been a significant number of objections from residents, based on the Neighbourhood Plan. He stated that Beck Lane was an important local green space and was considered common land with public rights of access. Under the NPPF, CLLP and Neighbourhood Plan, Councillor Mander considered that anticipated growth levels had been met already, and where development could be permitted with community support, he stated that there was no support for the proposals, rather there was significant objection. He stated that the infrastructure was already struggling and the proposal would only exacerbate existing issues, with the adverse impact outweighing any positives of the proposal. Councillor Mander concluded by stating he believed there were material planning considerations that had been overlooked and requested the Committee reject the application.

The Chairman thanked Councillor Mander and invited the next registered speaker, Mrs Michelle Sheppard, to address the Committee.

Mrs Sheppard explained she was a resident and highlighted the village was in a conservation area. She expressed her shock that there was a plan to build in a garden, despite being contrary to the Neighbourhood Plan. Mrs Sheppard also questioned how the development could be considered as sustainable, when there were no amenities in the area to service additional properties, and growth levels had been reached in Hemswell. Additionally, with regard to the requirement for community support, Mrs Sheppard stated that there had been no attempt to gain local support, she considered that the need for local support had been dismissed. As her final comment, Mrs Sheppard requested the Committee to consider the setting of the listed building, the conservation area, and the negative impact the proposal would have on the area.

The Chairman invited the final speaker, Ward Member Councillor P. Howitt-Cowan to address the Committee.

Councillor Howitt-Cowan stated this was a controversial application and requested the Committee to consider a site visit prior to making a decision, in order to better evaluate the application.

The Chairman invited an Officer response, and it was explained that the CLLP no longer contained growth limits, and the area considered in the application fell outside of the conservation area. He also clarified that the Neighbourhood Plan had been superseded by the strategic policies S1 and S4 of the CLLP, which was adopted after the Neighbourhood Plan.

On inviting comments from the Committee, it was enquired as to how the 20 identified conditions would be managed. Officers confirmed that there was no ongoing monitoring of

planning conditions, it would be reliant on members of the public to raise any identified issues. However, it was highlighted that the number of conditions was with the intention of making the proposal acceptable.

A Member of the Committee proposed a site visit, in order to understand the access to the site and the impact on the local area. This was seconded and voted upon. With a majority vote it was

**RESOLVED** that the application be deferred for a site visit to be held, to afford Members a greater understanding of the site access and impact on the local area.

**Note:** Councillor D. Dobbie left the meeting at 7.20pm prior to the consideration of the next application.

## **90 147511 - WHITTONS GARDENS, CASKGATE STREET, GAINSBOROUGH**

The Chairman introduced the next application for consideration, planning application number 147511 for change of use from a public convenience block to a Café (Use Class E) with external alterations and creation of a bin storage area, at Whittons Gardens, Caskgate Street, Gainsborough. The Officer explained that since the report had been published, 26 late objections and one letter of support had been received from residents of Gainsborough and surrounding villages, these had been received outside of the statutory consultation period. In summary, the objections stated that the buildings should be brought back into use as toilets, there were too many existing cafes in Gainsborough and that the proposal would affect the trade of those existing cafes. The objections had been published on the website and did not change the recommendation to approve the application.

Following the officer presentation of the application, the Chairman invited the registered speaker, Mr Matt Deakins, Agent for the Applicant, to address the Committee.

Mr Deakins provided some background to the site, highlighting that the public toilets had been closed since 2011 and suggesting that if there had been high demand for them to be re-opened it would have been raised prior to 2024. He also noted that there would be toilet facilities for customers in the new proposals. Mr Deakins noted that should the application be approved, it would bring back into full use a currently vacant building, and be a key aspect of the wider improvement schemes along the riverside and through into the town. The intention was to maintain as much of the originality as possible, using natural tones and hues to match with the surroundings. The Committee was asked to see the application as the improvement work it was, and show their support.

Members of the Committee expressed their agreement with the application, highlighting the current building as a derelict eyesore and welcoming the opportunity to rejuvenate the area. In response to an enquiry regarding the incorporation of energy efficient measures in the proposals, it was confirmed this could be included as a note to the applicant to encourage the use of such measures.

With widespread support, the officer recommendation was proposed and seconded on, and, on taking the vote it was unanimously agreed that permission be **GRANTED** subject to the following conditions.

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

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

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

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

None.

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

2. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the details and Page 70

materials specifications as shown on the approved plans and any other document forming part of the application:

- Proposed Site Plan and Location Plan- RD: 5281-05-B received 26/10/2023;
- Proposed Floor Plan (Café)- RD:5281-02 A received 26/10/2023;
- Proposed Elevations (shutters open)- RD:5281- 04 Rev C received 19/01/2024;
- Proposed Bin Store- RD:5281- 10 received 09/02/2024.

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

3. The development shall be carried out in accordance with the submitted Flood Risk Assessment (reference: '1208250 Version 1,' dated 22 Jan 2024, compiled by Ross Davy Associates). In particular, the finished floor levels of the café shall be set no lower than the existing level, at 6.5 metres above Ordnance Datum. The measures detailed shall be retained and maintained thereafter throughout the lifetime of the development.

**Reason:** To reduce the risk of flooding to the proposed development and future occupants in accordance with Policy S21 of the Central Lincolnshire Local Plan.

4. The café hereby approved shall not be occupied until details of the proposed opening times have been submitted to and approved in writing by the Local Planning Authority. The café shall only be open during the approved times.

**Reason:** To safeguard the residential amenities of nearby residents in accordance with policy S53 of the Central Lincolnshire Local Plan.

5. Prior to the café being first being brought into use a Flood Warning and Evacuation Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be occupied in accordance with the approved details.

**Reason:** To ensure the occupants are safe in a flooding event in accordance with Policy S21 of the Central Lincolnshire Local Plan.

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

6. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 and the Town and Country Planning (General Permitted Development) Order 2015 or any orders revoking and re-enacting those Orders, this permission shall relate to the use of the building as a Café (Use Class E b)) and for no other use including those described in Use Class E as defined by the amended Use Class Order 1987.

**Reason:** As the application was considered on this basis and was found to acceptable and to allow Local Planning Authority to assess alternative uses and the impacts they may have upon the area and residential amenity in accordance with Policies S53 and NS73 of the Central Lincolnshire Local Plan.

**Note:** Councillor D. Dobbie returned to the meeting at 7.31pm

**91 147708 - THE GUARDROOM UNIT, GIBSON ROAD, HEMSWELL CLIFF, GAINSBOROUGH**

The final application of the evening was introduced as planning application number 147708, for proposed two storey extension at The Guardroom, Unit 16 Gibson Road, Hemswell Cliff, Gainsborough. This was a resubmission of 146089. With no update from the Officer, Members had a short presentation of the application and the Chairman invited the first of two registered speakers, Mr Jon Cook, Agent for the Applicant, to address the Committee.

Mr Cook explained they had worked closely with Planning Officers and welcomed the recommendation to approve the application. He explained this would prove a substantial gain for the economy, increasing jobs and attracting visitors, as well as helping to bring investment into the area. The historic importance of the site was recognised, with notices and information boards providing the background and history of the location. He thanked the Committee for the consideration.

The Chairman invited the second speaker, Ward Member Councillor Howitt-Cowan, who stated his wholehearted support for the application and extolled the work undertaken to date to have brought previously derelict buildings into use. He also welcomed the officer recommendation to approve the application.

Members of the Committee expressed their understanding for the resubmission of the application, noting the marked differences to that of the previous application. The Officer recommendation was duly proposed.

A Member of the Committee enquired as to the strength of statements made previously by the Conservation Officer and Archaeology and proposed a site visit in order to ascertain the risk of impact on an historical area.

Further discussions further supported the proposals and in particular the layout of the current application in comparison with the previous plan. The Officer recommendation was duly seconded.

On having no seconder for the proposal for site visit, the proposal fell and the Chairman took the vote for the proposal on the table. With majority vote it was agreed that permission be **GRANTED** subject to the following conditions.

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

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

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

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

2. No development shall take place until, suitably qualified contaminated land assessments and associated remedial strategy with none technical summaries, conclusions and recommendations, together with a timetable of works, have been submitted to and approved in writing by the Local Planning Authority and the measures approved in that scheme shall be fully implemented. [Outcomes shall appropriately reflect end use and when combining another investigative purpose have a dedicated contaminative summary with justifications cross referenced]. The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically in writing.

a) The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site;

b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology;

c) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.

d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.

e) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

**Reason:** In order to identify potential contamination on-site and identify mitigation measures as recommended by the Environmental Protection Officer in accordance with policy S56 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:

- Existing Plans- including Site Location Plan Drawing no. 200- received 12/12/2023;
- Proposed Ground Floor Plan Layout Drawing no. 302 Rev B received 25/01/2024;
- Proposed First Floor Layout drawing no. 303 Rev A received 25/01/2024;
- Proposed Elevations drawing no. 304 Rev B received 25/01/2024;
- Proposed Site Layout drawing no. 305 Rev B received 25/01/2024.

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

**Reason:** In the interests of proper planning to ensure that the development proceeds in accordance with the approved plans.

4. No development, other than to foundations level, shall take place until details of all external facing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall proceed only in accordance with the approved details.

**Reason:** In the interests of visual amenity and to ensure the development assimilates appropriately with the host building in accordance with Policy S53 of the Central Lincolnshire Local Plan.

5. The extension hereby approved shall not be brought into use until details of surface water disposal have been submitted to and approved in writing by the Local Planning Authority. These details should include a plan showing the position of the drainage and location of the connections to the proposal. The development shall proceed only in accordance with the approved drainage details.

**Reason:** To ensure adequate drainage facilities are provided to serve the development to accord with the National Planning Policy Framework and Policy S21 of the Central Lincolnshire Local Plan (adopted April 2023).

6. The proposed landscaping hereby approved as shown on drawing no. 305 Rev B shall be carried out in the first planting season following the occupation of the extension and any landscaping which within a period of 5 years from the completion of the development dies, is removed, or becomes 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.

**Reason:** In the interests of providing biodiversity enhancements in accordance with the requirements of Policies S53, S60 and S61 of the Central Lincolnshire Local Plan.

**Conditions which apply or relate to matters which are to be observed following**

**completion of the development:**

None.

**92 DETERMINATION OF APPEALS**

With no comments, questions or requirement for a vote, the determination of appeals was **NOTED**.

The meeting concluded at 7.42 pm.

Chairman